NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
710 S. Main Street, Georgetown
January 28, 2025
9:30 A.M.

The Commissioners Court of Williamson County, Texas will meet in Regular Session at the above location, date, and time to consider the items set forth below. It is the intent of the Commissioners Court to have a quorum physically present at the meeting. Up to two (2) Commissioners Court members may participate by videoconference call in accordance with the Texas Open Meetings Act.

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 – 46)

3. Discuss, consider and take appropriate action on a line item transfer from Non-Departmental to the District Attorney's Office.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0409-004998	Non-Departmental	$10,765.00
To	0100-0440-001107	Temp Seasonal Help	$10,000.00
To	0100-0440-002020	FICA	$765.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0435.004100	Professional Services	$3,014.20
To	0100.0435.001107	Temporary Labor	$2,800.00
To	0100.0435.002010	FICA	$214.20

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

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0510-005700	Vehicles > $5,000	$1,531.72
TO	0100-0510-005711	Heavy Equipment > $5,000	$1,531.72

6. Discuss, consider and take appropriate action on a line item transfer for Non-Departmental.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0409-004998	Non-Departmental/Contingencies	$52,795
TO	0100-0409-004711	Non-Departmental/Tax App Dist	$52,795

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

8. Discuss, consider, and take appropriate action on approving property tax collections for the month of December 2024 for the Williamson County Tax Assessor/Collector.

9. Discuss, consider and take appropriate action on canceling the public hearing set for January 28, 2025, at 9:30 AM regarding proposed amendments to the Williamson County Subdivision Regulations pursuant to the authority of Chapter 232 of the Texas Local Government Code; setting a new public hearing on such proposed amendments to the Williamson County Subdivision Regulations for March 4, 2025, at 9:30 AM; and authorizing publication of notice of the new public hearing in the Williamson County Sun.

10. Discuss, consider, and take appropriate action to approve Justice of the Peace, Pct. 3, December 2024 Monthly Report in compliance with Code of Criminal Procedure § 103.005.

11. Discuss, consider and take appropriate action regarding the evidence submitted by Constable Kevin Wilkie showing he is a licensed Texas Peace Officer.

12. Discuss, consider, and take appropriate action regarding the 2024 Racial Profiling Report for Constable 4.

13. Discuss, consider, and take appropriate action regarding the evidence submitted by Constable Paul Leal showing he is a licensed Texas Peace Officer.

14. Discuss, consider and take appropriate action regarding the evidence submitted by Constable Jeffrey Anderson showing he is a licensed Texas Peace Officer.

15. Discuss, consider and take appropriate action regarding the 2024 Racial Profiling Report for Williamson County Constable Pct. 1.

16. Discuss, consider and take appropriate action regarding the evidence submitted by Constable Mickey Chance showing he is a licensed Texas Peace Officer.

17. Discuss, consider, and take appropriate action on approving the County Attorney's Office Racial Profile report for 2024.

18. Discuss, consider, and take appropriate action on the appointment of Christine Newman to fill out an unexpired term on the ESD 1 Board of Commissioners. The term will be from January 28, 2025 – December 31, 2026.

19. Discuss, consider, and take action on an agreement with PetPoint to transfer data from Georgetown Animal Shelter's Chameleon database system to the Williamson County Regional Animal Shelter.

20. Discuss, consider, and take action on accepting a grant from Petsmart Charities.

21. Discuss, consider and take appropriate action authorizing the Williamson County Sheriff's Office to accept funding through the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY2024, Local Solicitation.

22. Discuss, consider and take appropriate action to accept donations of Nutri-Source dog food for the Sheriff's Office K9 unit from Wag Heaven pursuant to Tex. Loc. Gov't Code 81.032.

23. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed solicitations for Night Vision Binoculars for Williamson County Sheriff's Office SWAT Team under IFB #25IFB27.

24. Discuss, consider, and take appropriate action on approving the Master Professional Service Agreement (MPSA) #2025110 not to exceed $500,000 and associated Work Authorization #1 between Williamson County and Gradient Professional Solutions, LLC for Advisement and Support and exempting the contract from the competitive bid process per TGC 2254.002 (2)(A)(i) accounting as a Professional Service, and authorize the execution of the agreement.

25. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed proposals for Enterprise Resource Planning (ERP) System under RFP #25RFP21.

26. Discuss, consider, and take appropriate action on approving purchase #2025108 between Williamson County and Motorola Solutions, Inc. In-Car Radio Equipment in the amount of $67,937.52, pursuant to Texas DIR #DIR-CPO-5433 cooperative contract.

27. Discuss, consider and take appropriate action on participation in the Williamson County Road Bond Program under the County's Habitat Conservation Plan (HCP) for improvements to Ranch to Market Road 2243 (Leander Road) Phase 1A, Williamson County, Texas.

28. Discuss, consider, and take appropriate action regarding the Williamson County Regional Habitat Conservation Plan (RHCP) approval of enrollment of properties participating during the 2024 calendar year (any participation received on or prior to 12/31/24) into the tax benefit financing plan for tax year 2024 and to re-enroll prior year permit participant properties.

29. Discuss, consider, and take appropriate on a Temporary Construction Easement between Williamson County and Atmos Energy Corporation authorizing Atmos' use of a temporary easement area for construction of the gas line relocation project adjacent to Southwestern Boulevard, Georgetown, Texas.

30. Discuss, consider, and take appropriate action authorizing the purchase and service agreement #202585 between Lerch Bates, Inc., and Williamson County for elevator consulting services for assessment and reporting of elevators at multiple locations, in the amount of Forty-Nine Thousand, Three Hundred Twenty-Two Dollars ($49,322.00), pursuant to Omnia Contract Number 2019001568, and execution of the agreement.

31. Discuss, consider, and take appropriate action on authorizing the service and purchase contract #202593 between Straight Arrow Striping, LLC and Williamson County for Fire Striping of Sheriff Office Training Center (SOTC) Parking Lot, in the amount of Three Thousand Seven Hundred Ninety-Seven Dollars ($3,797.00) and execution of the agreement.

32. Discuss, consider, and take appropriate action on approving the Services and Purchase Contract #2025105 with Vince Knight dba Knight Restoration to Seal 2nd Floor Windows at the Cedar Park Annex for Facilities Management in the amount of $5,500.00 and authorize execution of this agreement.

33. Discuss, consider, and take appropriate action on approving the Services and Purchase Contract #2025104 with Vince Knight dba Knight Restoration to Seal Windows on the Southeast Side of the JP4 office, with Vince Knight dba Knight Restoration for Facilities Management, in the amount of $2,000.00 and authorize execution of this agreement.

34. Discuss, consider, and take appropriate action on approving the Services and Purchase Contract #202582 with Trusco Inc. dba Russell Glass Company for Glass Replacement for Facilities Management in the amount of $5,669.84 and authorize execution of this agreement.

35. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for IFB Solicitation: Cul-de-Sac and Straight Section - Fog Seal Spring 2025, under IFB #25IFB25.

36. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Engineering Services for the Extension of Tracy Chambers Lane from East of Wilco Way to West of Southwestern Blvd, under RFSQ #25RFSQ26.

37. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for IFB Crack Sealer, under IFB #25IFB23.

38. Discuss, consider and take appropriate action on Work Authorization No 1 in the amount of $30,000.00 to expire December 31, 2027 under Williamson County Contract for Environmental Services between SWCA Environmental Consultants and Williamson County dated March 19, 2024 for Environmental On Call Services. Funding source: 01.0200.0210.004100

39. Discuss, consider and take appropriate action on approval of the preliminary plat for the 100 Hazel Hill subdivision – Precinct 4.

40. Discuss, consider and take appropriate action on ratifying and approving the revised preliminary plat for the Santa Rita Ranch Phase 2B subdivision – Precinct 2.

41. Discuss, consider and take appropriate action on approval of the final plat for the Lariat Sections 14-16 subdivision – Precinct 2.

42. Discuss, consider and take appropriate action on approval of the final plat for the County Estates subdivision – Precinct 3.

43. Discuss, consider and take appropriate action on approval of the final plat for the Nolina Phase 1 Section 3 subdivision – Precinct 3.

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

45. Discuss, consider and take appropriate action on ratifying and approving the preliminary plat for the Hillside Acres subdivision – Precinct 4.

46. Discuss, consider and take appropriate action on approving the preliminary plat for the Halcyon subdivision – Precinct 4.

REGULAR AGENDA

47. Discuss, consider, and take appropriate action to recognize the retirement of Jim Persons, EMS Outreach and Education Coordinator, from Williamson County.

48. Discuss, consider and take appropriate action on approving the appointment, Official Bond and Oath of Mike Lugo as Williamson County Fire Marshal for a two-year term commencing January 28, 2025, subject to the conditions of employment and employment policies of all Williamson County employees, pursuant to Local Government Code Section 352.011 (b).

49. Discuss, consider, and take appropriate action on a proclamation designating Tuesday, January 28, 2025, as WHO Ladies of Sun City Day.

50. Discuss, consider, and take appropriate action on approving a Memorandum of Agreement between Williamson County & Cities Health District and Williamson County related to the payment and testing associated with blood-borne pathogen exposure in the event a Williamson County EMS employee has a blood-borne exposure.

51. Discuss, consider and take appropriate action on a policy exception to allow for the salary of the new hire in the Senior Accountant position of the County Auditor's Office to exceed 15% above the minimum.

52. Discuss, consider, and take appropriate action on authorizing the termination of a contract for Jail Medical Supplies (24IFB45) with Trifecta Equipment LLC, awarded on May 21, 2024, for a termination date of February 27, 2025, and that appropriate officials take necessary actions to provide notice of such termination of contract.

53. Discuss, consider and take appropriate action on agreement with Yellow House Foundation for recovery support group services provided through grant funds awarded to Williamson County from the Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) grant award.

54. Discuss, consider and take appropriate action on an updated State Plan of Operation (SPO) Agreement between the State of Texas and the Williamson County Sheriff's Office with respect to excess Department of Defense (DOD) personal property transferred pursuant to 10 U.S.C. 2576a.

55. Discuss, consider, and take appropriate action on the approval of a Memorandum of Understanding between the Heroes Night Out Veterans Resource Center and Williamson County, Texas.

56. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenue for Veteran Services Donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.367400	Donations	1000.00

57. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for Veteran Services donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0405.003670	Donations	1000.00

58. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenues to the General Fund for Park Donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.367403	Park Donations	169.15

59. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for Park Donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0510.003670	Use of Donations	169.15

60. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to the General Fund Revenue.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.364100	Insurance Reimbursements	$551,943.87

61. Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment for Non-Departmental and Facilities Department in the General Fund.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0409.000777	Transfer to Capital Projects	$500,527.66
	0100.0409.004998	Contingencies	$35,913.21
	0100.0509.004510	Facility Repairs	$15,503.00

62. Discuss and take appropriate action on the proposed amendment to the FY21 Community Development Block Grant (CDBG) Action Plan project allocation.

63. Discuss, consider, and take appropriate action on approving the Service and Purchase Contract #2025115 between Williamson County and Dell Technologies for hardware, installation, and Wi-Fi maintenance in the amount of $438,265.00 and authorizing the execution of the service contract pursuant to DIR-TSO-3763.

64. Discuss, consider, and take appropriate action on approving the Service and Purchase Contract #2025116 between Williamson County and Dell Technologies for hardware, installation, and Wi-Fi maintenance in the amount of $149,010.00 and authorizing the execution of the service contract pursuant to DIR-TSO-3763.

65. Discuss, consider and take appropriate action on approving the purchase #2025114 with Motorola Solutions for two-way portable radios in the amount of $141,674.70 pursuant to cooperative contract DIR-CPO-5433.

66. Discuss, consider, and take appropriate action on awarding RFSQ #24RFSQ53 to Cleary Zimmermann Engineers, LLC, for Jail South AHU Replacement, in the amount of Ninety-Four Thousand Five Hundred Dollars ($94,500.00) and authorize execution of the agreement.

67. Discuss, consider, and take appropriate action on Amendment No. 2 to the Agreement for Design and Engineering Services between Williamson County and Johnston, LLC, being dated effective January 28th, 2022, relating to the Justice Complex Improvements.

68. Discuss, consider, and take appropriate action on authorizing a Master Service Contract No 2025109 with F.A. Bartlett Tree Expert Company d/b/a Bartlett Tree Experts for Tree Trimming, in the not exceed amount of Five-Hundred Thousand Dollars ($500,000.00) per fiscal year, pursuit to Choice Partners Cooperative # 24/048MR-04 and authorize the execution of the agreement.

69. Receive the January 2025 Construction Summary Report and PowerPoint Presentation.

70. Discuss, consider, and take appropriate action on a Consent and Development Agreement between Williamson County, Lakshmi Land Group LLC, and the proposed Lakshmi Municipal Utility District No. 1.

71. Discuss, consider, and take appropriate action on approving the second and FINAL Renewal of Contract #23IFB14 for Striping for the same terms and conditions without any price increase but with additional items added as per the attached bid tabulation with D.I.J. Construction Inc. for a 12-month term from January 10, 2025, to January 9, 2026.

72. Discuss, consider, and take appropriate action regarding an Antiquities Permit Application to the Texas Historical Commission (THC), required as part of the Due Diligence Environmental Investigation on the East Wilco Highway Segment 6, a 2023 Road Bond project in Commissioner Precinct 4. Project: P694.

73. Discuss, consider and take appropriate action on Contract Amendment No. 7 to the Corridor A1 and A2 contract executed March 13, 2017, between Williamson County and Johnson, Mirmiran, & Thompson (JMT) relating to the 2023 Road Bond Program. Project: P392. Fund Source: Road Bonds.

74. Discuss, consider, and take appropriate action regarding a Notice of Intent (NOI) for Stormwater Discharge associated with the Construction Activity under TPDES Construction General Permit (TXR150000) for 25IFB9 - CR 255 Realignment, a Road & Bridge project in Commissioner Pct. 3 Project: P546 Funding Source: Road & Bridge.

75. Discuss, consider and take appropriate action on the release of liens for 3 properties acquired by Habitat for Humanity using CDBG funds.

76. Discuss, consider and take appropriate action on a letter of agreement with Zoomers Investment Group, LLC to acquire an electric easement totaling 0.156 AC required for the Hero Way project (Parcel 338 PEC). Funding Source: TANS P588.

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)."

77. 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 a third person.)
A. Real Estate Owned by Third Parties
Preliminary discussions relating to the proposed or potential purchase or lease of property owned by third parties

a) Discuss the acquisition of real property: Bud Stockton Dr.
b) Discuss the acquisition of real property for CR 143
c) Discuss the acquisition of real property for County Facilities.
d) Discuss the acquisition of real property for CR 255.
e) Discuss the acquisition of real property for SH 195 @ Ronald Reagan.
f) Discuss the acquisition of real property for the future SH 29 corridor.
g) Discuss the acquisition of right-of-way for Hero Way.
h) Discuss the acquisition of right-of-way for E. Wilco Highway.
I) Discuss the acquisition of right-of-way for Corridor A-2.
j) Discuss the acquisition of right-of-way for Corridor B
k) Discuss the acquisition of right-of-way for Corridor C.
l) Discuss the acquisition of right-of-way for Corridor D.
m) Discuss the acquisition of right-of-way for Corridor E.
n) Discuss the acquisition of right-of-way for Corridor F
o) Discuss the acquisition of right-of-way for Corridor H
p) Discuss the acquisition of right of way for Corridor J.
q) Discuss the acquisition of right of way for Arterial K.
r) Discuss the acquisition of right of way for Corridor I.
s) Discuss the acquisition of right-of-way for Ronald Reagan Widening.
t) Discuss the acquisition of right-of-way for CR 313.
u) Discuss the acquisition of right of way for Bagdad Road/CR 279.
v) Discuss the acquisition of right of way for CR 314.
w) Discuss the acquisition of real property for the Seward Junction Loop

x) Discuss the acquisition of real property for CR 110N
y) Discuss the acquisition of real property for CR 175.
z) Discuss the acquisition of real property for the Long Range Transportation Plan.
aa) Discuss property located at 9500 Lake Creek Parkway, Austin, TX 78717
bb) Discuss the acquisition of real property for Williamson County Justice Center and Corrections Facilities.

B. Property or Real Estate owned by Williamson County
Preliminary discussions relating to the proposed or potential sale or lease of property owned by the County

a) Discuss country-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 at 747 County Rd. 138 Hutto, Texas
d) Discuss Blue Springs Blvd. property
e) Discuss the potential sale of the Williamson County owned properties within the downtown Georgetown area.

78. 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 Skyfall
b) Project Garden
c) Project School Bus
d) Project Lunch Lady
e) Project Sequoia

79. 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. Litigation:

1. Lawsuits and administrative complaints filed, served and/or received following the Williamson County Commissioners Court agenda submittal deadline
2. 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
3. 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
4. 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
5. 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
6. 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
7. Cause No. 23-1061-C368; Heather Lorenzen v. Williamson County; In the 368th Judicial District Court of Williamson County, Texas
8. Civil Action No. 1:23-cv-01120; Jeremy Story v. Williamson County, Texas, et al.; In the United States District Court for the Western District of Texas, Austin Division
9. Civil Action No. 1:24-cv-00318-DII; Laura Pressley et al. v. Jane Nelson et al.; In the United States District Court for the Western District of Texas, Austin Division
10. Civil Action No. 1:23-cv-00759-RP; Derrick Neal v. Williamson County and Cities Health District, et al.; In the United States District Court for the Western District of Texas, Austin

Division
11. Cause No. 23-2566-C480; Williamson County, Texas v. DM Medical Billings, LLC and Dina Mueller; In the 480 th Judicial District Court; Williamson County, Texas
12. Cause No. 24-1887-C26; Ivory Deon Hornsby v. Williamson County, et al.; In the 26th Judicial District Court of Williamson County, Texas
13. Civil Action No. 1:24-cv-01183; Johnny Joe Tijerina v. Andrew Rodriguez, et al.; in the United States District Court for the Western District of Texas, Austin Division
14. Civil Action No. 1:24-cv-1043-DII; Luis J. Ortiz Hernandez v. Williamson County, Texas; in the United States District Court for the Western District of Texas, Austin Division
15. Cause No. 24-2467-C425; Carlos Turcios, et al. v. Williamson County, et al; In the 425th Judicial District Court of Williamson County, Texas
16. Cause No. 24-2687-C395; Paul Johnson v. Williamson County Tax Office; In the 395th Judicial District Court of Williamson County, Texas

b. Administrative Complaints:

c. Claims:

1. Legal claim related to Bryan Ross.
2. Claim No. 09252024-560-347 - auto liability claim by Madisyn Grace Thomas for incident occurring on or about 09/25/2024.
3. Claim No. 09272023-560-151 - auto liability claim from Pablo Paguia for incident occurring on or about September 27, 2023 at or near 8713 W Parmer Lane, Austin, Texas 78729.

d. 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 and requirements relating to Texas Water Development Board (TWDB) funding through the Economically Distressed Areas Program (EDAP) and the Clean Water State Revolving Fund (CWSRF).
4. Legal matters and potential litigation relating to non-profit status of EPCOR/ 130 Regional Water Supply Corporation.
5. Legal matters and requirements relating to Purchasing and Contracting Authority of Counties under Texas Local Government Code Chapter 262.
6. Legal matters pertaining to proposed rules, Chapter 56 in Title 1 of the Texas Administrative Code relating to reporting requirements of District and County Attorneys in counties with a population of 500,000 or more.

80. Discuss and deliberate the employment and duties of the Williamson County Manager (Executive Session as per Gov. Code Section 551.074 – Personnel Matters: Deliberate the appointment and evaluation of public officer/department head).

81. 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).

REGULAR AGENDA (continued)

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

a. Litigation:

1. Lawsuits and administrative complaints filed, served and/or received following the Williamson County Commissioners Court agenda submittal deadline
2. 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

3. 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

4. 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

5. 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

6. 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

7. Cause No. 23-1061-C368; Heather Lorenzen v. Williamson County; In the 368th Judicial District Court of Williamson County, Texas

8. Civil Action No. 1:23-cv-01120; Jeremy Story v. Williamson County, Texas, et al.; In the United States District Court for the Western District of Texas, Austin Division

9. Civil Action No. 1:24-cv-00318-DII; Laura Pressley et al. v. Jane Nelson et al.; In the United States District Court for the Western District of Texas, Austin Division

10. Civil Action No. 1:23-cv-00759-RP; Derrick Neal v. Williamson County and Cities Health District, et al.; In the United States District Court for the Western District of Texas, Austin Division

11. Cause No. 23-2566-C480; Williamson County, Texas v. DM Medical Billings, LLC and Dina Mueller; In the 480 th Judicial District Court; Williamson County, Texas

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15. Cause No. 24-2467-C425; Carlos Turcios, et al. v. Williamson County, et al; In the 425th Judicial District Court of Williamson County, Texas

16. Cause No. 24-2687-C395; Paul Johnson v. Williamson County Tax Office; In the 395th Judicial District Court of Williamson County, Texas

b. Administrative Complaints:

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1. Legal claim related to Bryan Ross.

2. Claim No. 09252024-560-347 - auto liability claim by Madisyn Grace Thomas for incident occurring on or about 09/25/2024.

3. Claim No. 09272023-560-151 - auto liability claim from Pablo Paguia for incident occurring on or about September 27, 2023 at or near 8713 W Parmer Lane, Austin, Texas 78729.

d. 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 and requirements relating to Texas Water Development Board (TWDB) funding through the Economically Distressed Areas Program (EDAP) and the Clean Water State Revolving Fund (CWSRF).
4. Legal matters and potential litigation relating to non-profit status of EPCOR/ 130 Regional Water Supply Corporation.
5. Legal matters and requirements relating to Purchasing and Contracting Authority of Counties under Texas Local Government Code Chapter 262.
6. Legal matters pertaining to proposed rules, Chapter 56 in Title 1 of the Texas Administrative Code relating to reporting requirements of District and County Attorneys in counties with a population of 500,000 or more.

83. Discuss, consider and take appropriate action regarding the employment and duties of the Williamson County Manager (Executive Session as per Gov. Code Section 551.074 – Personnel Matters: Deliberate the appointment and evaluation of public officer/department head).

84. Comments from Commissioners.

85. 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 24th day of January 2025 at 4:00 pm and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Commissioners Court - Regular Session **3.**

Meeting Date: 01/28/2025

Non-Departmental transfer to District Attorney's Office

Submitted By: Grace Frias, District Attorney

Department: District Attorney

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line item transfer from Non-Departmental to the District Attorney's Office.

Background

The District Attorney's Office is requesting $10,000 as additional funding is needed for case review.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0409-004998	Non-Departmental	$10,765.00
To	0100-0440-001107	Temp Seasonal Help	$10,000.00
To	0100-0440-002020	FICA	$765.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/15/2025 09:11 AM
Budget Office	Saira Hernandez	01/23/2025 08:30 AM
Form Started By: Grace Frias		Started On: 01/15/2025 08:35 AM
Final Approval Date: 01/23/2025		

Commissioners Court - Regular Session **4.**

Meeting Date: 01/28/2025

LIT

Submitted For: Rebecca Clemons **Submitted By:** Rebecca Clemons, Commissioners Court

Department: Commissioners Court

Agenda Category: Consent

Information

Agenda Item

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

Background

This transfer will allow temporary funding to assist the District Court Judges while they have a vacancy in a critical role.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0435.004100	Professional Services	$3,014.20
To	0100.0435.001107	Temporary Labor	$2,800.00
To	0100.0435.002010	FICA	$214.20

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/15/2025 03:12 PM
Budget Office	Saira Hernandez	01/23/2025 11:24 AM
Form Started By: Rebecca Clemons		Started On: 01/15/2025 02:23 PM
Final Approval Date: 01/23/2025		

Commissioners Court - Regular Session **5.**

Meeting Date: 01/28/2025

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 is necessary for purchase of a replacement mower for Berry Springs Park and Preserve. This equipment item was authorized in the FY25 budget, but costs have since increased, thus requiring this transfer of funds.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0510-005700	Vehicles > $5,000	$1,531.72
TO	0100-0510-005711	Heavy Equipment > $5,000	$1,531.72

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/22/2025 04:50 PM
Budget Office	Saira Hernandez	01/23/2025 08:30 AM
Form Started By: Russell Fishbeck		Started On: 01/22/2025 04:22 PM
Final Approval Date: 01/23/2025		

Commissioners Court - Regular Session **6.**

Meeting Date: 01/28/2025

Line Item Transfer

Submitted For: Ashlie Holladay **Submitted By:** Ashlie Holladay, Budget Office

Department: Budget Office

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line item transfer for Non-Departmental.

Background

In estimating the annual budget for the Tax Appraisal District, actual spend + 7% was requested. Added to this amount was another 2.5% from the budget office. We were sent a notice (post Williamson County budget adoption) that the actual budget was set at $2,708,047, or $52,795 short of what was factored. This transfer will facilitate the four quarterly distributions as needed in FY25.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0409-004998	Non-Departmental/Contingencies	$52,795
TO	0100-0409-004711	Non-Departmental/Tax App Dist	$52,795

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 10:57 AM
Budget Office (Originator)	Saira Hernandez	01/23/2025 11:11 AM
Form Started By: Ashlie Holladay		Started On: 01/23/2025 10:12 AM
Final Approval Date: 01/23/2025		

Commissioners Court - Regular Session **7.**

Meeting Date: 01/28/2025

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 title 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

Position Changes

Form Review

Inbox	Reviewed By	Date
Human Resources (Originator)	Allen Frederick	01/22/2025 03:08 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 03:22 PM
Form Started By: Kayla Marek		Started On: 01/22/2025 02:54 PM
Final Approval Date: 01/22/2025		

Department	Position	Emp Num	Current Annual Salary	Merit Amt	Merit%	New Annual Salary	Lump-sum Merit	Pay Proposal Reason	Effective Date of Change
County Attorney	Attorney II.2107.001100.	17219	$90,890.02	$2,726.62	3.00	$ 93,616.64	-	MERIT	31-Jan-25
County Clerk Judicial	Chief Deputy County Clerk.2146.001100.	12201	$83,046.60	$3,321.76	4.00	$ 86,368.36	-	MERIT	17-Jan-25
District Clerk	Appeals Specialist.0733.001100.	13274	$54,861.10	$1,645.84	3.00	$ 56,506.94	-	MERIT	31-Jan-25
District Clerk	Deputy District Clerk.0757.001100.	16434	$47,284.60	$1,418.54	3.00	$ 48,703.14	-	MERIT	17-Jan-25
Emergency Medical Services	Emergency Medical Tech.2117.001100.	16865	$39,535.62	$1,186.08	3.00	$ 40,721.70	-	MERIT	31-Jan-25
Emergency Medical Services	EMS Paramedic.0854.001100.	16390	$51,099.86	$1,021.99	2.00	$ 52,121.85	-	MERIT	31-Jan-25
Emergency Medical Services	Emergency Medical Tech.2118.001100.	16844	$39,535.62	$1,186.08	3.00	$ 40,721.70	-	MERIT	31-Jan-25
Emergency Medical Services	Emergency Medical Tech.0857.001100.	16849	$39,535.62	$1,186.08	3.00	$ 40,721.70	-	MERIT	31-Jan-25
Parks	Parks Maintenance Tech II.1922.001100.	16208	$40,280.30	$1,007.01	2.50	$ 41,287.31	-	MERIT	31-Jan-25
Parks	Sr Parks Maintenance Tech.1204.001100.	14170	$43,618.76	$1,221.33	2.80	$ 44,840.10	-	MERIT	31-Jan-25
Parks	Parks Maintenance Tech I.2128.001100.	17057	$37,620.32	$1,128.61	3.00	$ 38,748.92	-	MERIT	31-Jan-25
Parks	Parks Maintenance Tech I.2127.001100.	17090	$37,620.32	$1,128.61	3.00	$ 38,748.92	-	MERIT	31-Jan-25
Parks	Parks Maintenance Tech II.1788.001100.	16883	$39,535.60	$1,186.08	3.00	$ 40,721.68	-	MERIT	31-Jan-25
Parks	Parks Maintenance Tech I.1786.001100.	15794	$38,362.21	$1,150.86	3.00	$ 39,513.07	-	MERIT	31-Jan-25
Tobacco HUG Program	Community Paramedic.1642.001100.	17206	$78,395.20	$2,351.86	3.00	$ 80,747.06	-	MERIT	31-Jan-25

				(TO)	(FROM)
entity	**fund**	**dept**	**object**	**dr**	**cr**
01	0100	0475	001100	2,726.62	
01	0100	0475	001130		2,726.62
01	0100	0404	001100	3,321.76	
01	0100	0404	002010	254.11	
01	0100	0404	002020	533.14	
01	0100	8004	001130		3,321.76
01	0100	8004	002010		254.11
01	0100	8004	002020		533.14
01	0100	0450	001100	3,064.38	
01	0100	0450	001130		3,064.38
01	0100	0540	001100	4,580.23	
01	0100	0540	002010	350.39	
01	0100	0540	002020	735.13	
01	0100	8003	001130		4,580.23
01	0100	8003	002010		350.39
01	0100	8003	002020		735.13
01	0100	0510	001100	6,822.50	
01	0100	0510	001130		6,822.50
01	0340	0540	001100	2,351.86	
01	0340	0540	001130		2,351.86

Department Number and Name	PCN	EE ID	Current Annual Salary	*New Annual Salary	Current Position Budget Amount	*New Position Budget Amount	Reduction to Position Budget	Increase to Position Budget	Change notes	Earliest Oracle Effective Date
503-ITS	0952	17034	$111,240.22	$111,240.22	$122,157.27	$111,240.22	$10,917.05	N/A	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 0952 to PCN 2167.	1/31/2025
503-ITS	2167	Vacant	N/A	N/A	$83,046.53	$93,963.58	N/A	$10,917.05	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 0952 to PCN 2167.	1/31/2025
0384-County Clerk Archives	0664	16950	$51,246.21	$51,246.21	$63,837.82	$62,845.85	$991.97	N/A	Reallocation of position budget to facilitate hire as allowed by policy. Surplus salary from PCN 0664 to PCN 2071	1/31/2025
0384-County Clerk Archives	2071	Vacant	N/A	N/A	$42,271.38	$43,263.35	N/A	$991.97	Reallocation of position budget to facilitate hire as allowed by policy. Surplus salary from PCN 0664 to PCN 2071	1/31/2025
0450-District Clerk	0733	13274	$54,861.10	$54,861.10	$65,428.13	$60,870.35	$4,557.78	N/A	Reallocation of position budget to facilitate internal transfer as allowed by policy. Surplus salary from PCN 0733 to PCN 1800	1/31/2025
0450-District Clerk	1800	Vacant	N/A	N/A	$50,161.57	$54,719.35	N/A	$4,557.78	Reallocation of position budget to facilitate internal transfer as allowed by policy. Surplus salary from PCN 0733 to PCN 1800	1/31/2025

Department Number and Name	PCN	EE ID	Current Annual Salary	*New Annual Salary	Current Position Budget Amount	*New Position Budget Amount	Reduction to Position Budget	Increase to Position Budget	Change notes	Earliest Oracle Effective Date
0495-County Auditor	0624	11215	$75,736.18	$64,250.92	$75,736.29	$65,242.97	$10,493.32	N/A	Reallocation of position budget to facilitate promotion per current policy. Surplus salary from PCN 0624 to PCN 1761	1/31/2025
0495-County Auditor	1761	Vacant	N/A	N/A	$67,242.97	$77,736.29	N/A	$10,493.32	Reallocation of position budget to facilitate promotion per current policy. Surplus salary from PCN 0624 to PCN 1761	1/31/2025
0495-County Auditor	0623	17098	$56,988.10	$56,988.10	$61,541.39	$60,862.27	$679.12	N/A	Reallocation of position budget to facilitate hire per current policy. Surplus salary from PCN 0623 to PCN 2031	1/31/2025
0495-County Auditor	2031	Vacant	N/A	N/A	$90,968.45	$91,647.57	N/A	$679.12	Reallocation of position budget to facilitate hire per current policy. Surplus salary from PCN 0623 to PCN 2031	1/31/2025
0440-District Attorney	1797	Vacant	N/A	N/A	$59,934.37	$55,398.13	$4,536.24	N/A	Reallocation of position budget to facilitate lateral moves per current policy. Surplus salary from PCNs 1797 and 0076 to PCNs 1634 and 1754.	1/31/2025
0440-District Attorney	0076	Vacant	N/A	N/A	$97,116.84	$93,377.80	$3,739.04	N/A	Reallocation of position budget to facilitate lateral moves per current policy. Surplus salary from PCNs 1797 and 0076 to PCNs 1634 and 1754.	1/31/2025

Department Number and Name	PCN	EE ID	Current Annual Salary	*New Annual Salary	Current Position Budget Amount	*New Position Budget Amount	Reduction to Position Budget	Increase to Position Budget	Change notes	Earliest Oracle Effective Date
0440-District Attorney	1634	16540	$52,421.78	$52,421.78	$52,421.79	$55,398.13	N/A	$2,976.34	Reallocation of position budget to facilitate lateral moves per current policy. Surplus salary from PCNs 1797 and 0076 to PCNs 1634 and 1754.	1/31/2025
0440-District Attorney	1754	16266	$50,099.19	$50,099.19	$50,099.19	$55,398.13	N/A	$5,298.94	Reallocation of position budget to facilitate lateral moves per current policy. Surplus salary from PCNs 1797 and 0076 to PCNs 1634 and 1754.	1/31/2025

***Amount may vary slightly due to Oracle rounding**

Commissioners Court - Regular Session **8.**

Meeting Date: 01/28/2025

Property Tax Collections – December 2024

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 December 2024 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

120124-123124 GWI-RFM

120124-123124 GWI-RFM graph

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:18 AM
Form Started By: Renee Clark		Started On: 01/23/2025 10:59 AM
Final Approval Date: 01/23/2025		

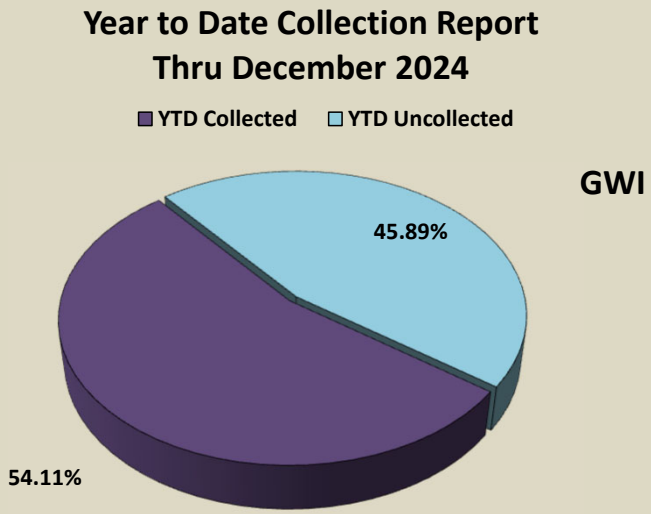
YEAR TO DATE - COLLECTION REPORT
Williamson County - GWI/RFM Property Taxes
December 31, 2024

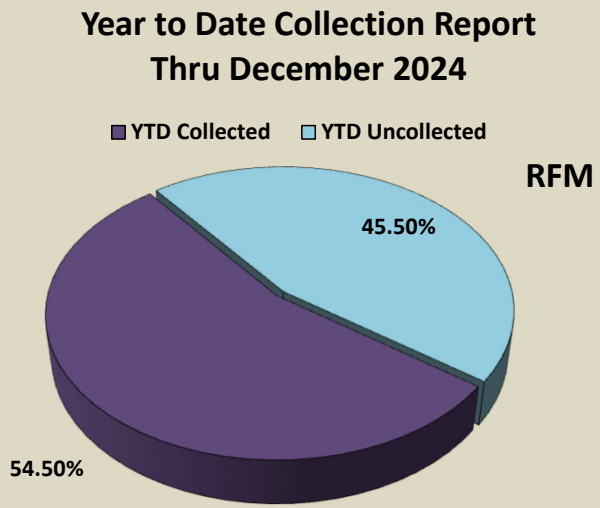
Williamson County General Fund	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	$459,890,613.70	($456,349.21)	$459,434,264.49	$219,017,994.97	$0.00	($11.73)	$210,827,574.09	$248,606,690.40	54.11%	54.11%	54.17%
2023 & Prior	$4,214,726.82	($679,836.70)	$3,534,890.12	($105,945.63)	$29,954.51	($2.19)	$3,565,586.71	($30,696.59)	-0.87%	2.42%	
Rollbacks	$811,847.39	$65,072.17	$876,919.56	$6,396.94	$0.00	$0.00	$710,098.77	$166,820.79	19.02%	19.05%	
Total All	$464,917,187.91	($1,071,113.74)	$463,846,074.17	$218,918,446.28	$29,954.51	($13.92)	$215,103,259.57	$248,742,814.60	53.63%	53.65%	

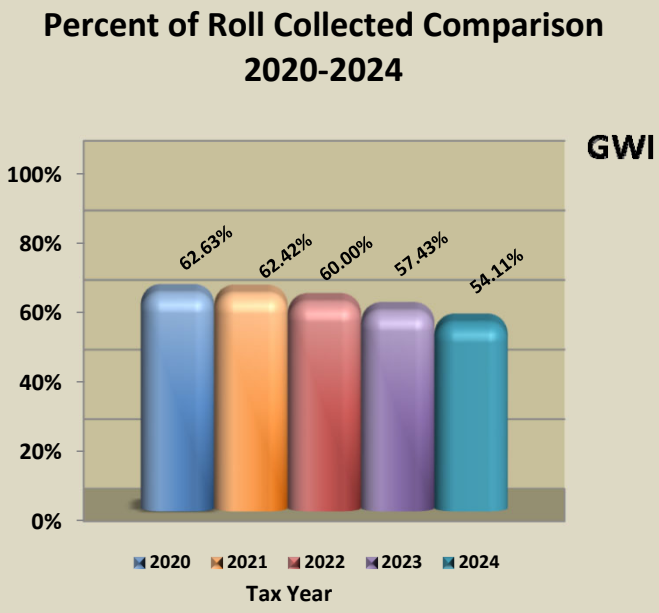
Williamson County RFM	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	$58,537,185.60	($40,872.34)	$58,496,313.26	$28,162,791.73	$0.00	($1.34)	$26,616,583.91	$31,879,729.35	54.50%	54.50%	54.57%
2023 & Prior	$490,413.73	($74,611.41)	$415,802.32	($9,626.81)	$3,909.55	($0.28)	$407,531.55	$8,270.77	1.99%	5.57%	
Rollbacks	$82,906.04	$6,821.93	$89,727.97	$664.61	$0.00	$0.00	$72,644.60	$17,083.37	19.04%	19.06%	
Total All	$59,110,505.37	($108,661.82)	$59,001,843.55	$28,153,829.53	$3,909.55	($1.62)	$27,096,760.06	$31,905,083.49	54.07%	54.10%	

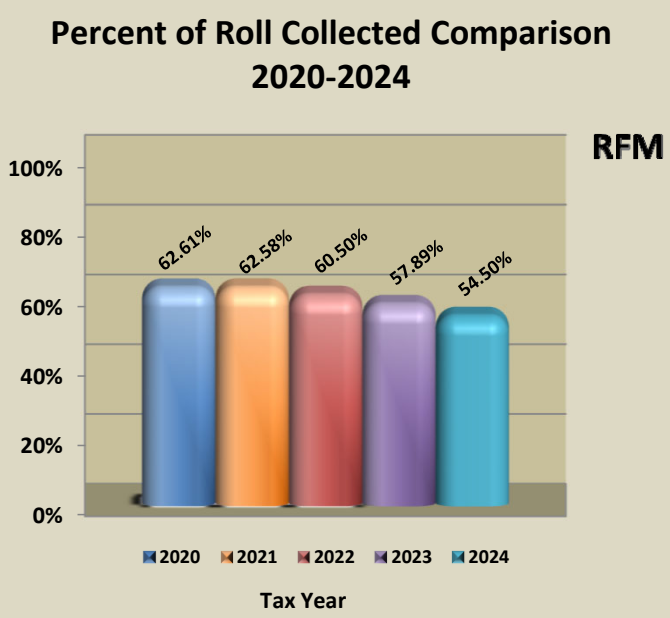
2024 COMBINED MONTHLY BREAKDOWN

Oct-24	$518,427,799.30	$379.67	$518,428,178.97	$11,522,952.32	$0.00	$94.78	$506,603,656.15	$11,824,522.82
Nov-24	$518,428,178.97	($256,458.39)	$518,171,720.58	$21,481,122.67	$0.00	$0.63	$484,866,074.46	$33,305,646.12
Dec-24	$518,171,720.58	($241,142.83)	$517,930,577.75	$247,180,786.70	$0.00	($13.07)	$237,444,158.00	$280,486,419.75


Year to Date Collection Report
Thru December 2024
YTD Collected
YTD Uncollected
GWI
45.89%
54.11%


Year to Date Collection Report
Thru December 2024
YTD Collected
YTD Uncollected
RFM
45.50%
54.50%


Percent of Roll Collected Comparison
2020-2024
GWI
100%
80%
60%
40%
20%
0%
62.63%
62.42%
60.00%
57.43%
54.11%
2020
2021
2022
2023
2024
Tax Year


Percent of Roll Collected Comparison
2020-2024
RFM
100%
80%
60%
40%
20%
0%
62.61%
62.58%
60.50%
57.89%
54.50%
2020
2021
2022
2023
2024
Tax Year

Commissioners Court - Regular Session **9.**

Meeting Date: 01/28/2025

Sub Regs

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on canceling the public hearing set for January 28, 2025, at 9:30 AM regarding proposed amendments to the Williamson County Subdivision Regulations pursuant to the authority of Chapter 232 of the Texas Local Government Code; setting a new public hearing on such proposed amendments to the Williamson County Subdivision Regulations for March 4, 2025, at 9:30 AM; and authorizing publication of notice of the new public hearing in the Williamson County Sun.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/16/2025 04:18 PM
Form Started By: Hal Hawes		Started On: 01/16/2025 01:50 PM
Final Approval Date: 01/16/2025		

Commissioners Court - Regular Session **10.**

Meeting Date: 01/28/2025

Justice of the Peace 3 December 2024 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, December 2024 Monthly Report in compliance with Code of Criminal Procedure § 103.005.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

December 2024 - CCP 103

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:15 PM
Form Started By: Mary Alcala		Started On: 01/14/2025 10:28 AM
Final Approval Date: 01/14/2025		

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 December 2024.

JUSTICE OF THE PEACE PCT. 3 WILLIAMSON COUNTY, TEXAS

EVELYN McLEAN
JUSTICE OF THE PEACE
PRECINCT THREE

On this 6th day of January 2025, to certify which witness my hand and seal of office.

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: **12/01/2024 - 12/31/2024** 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	201.50
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	11,160.00
01-0100-0000-370500 - Miscellaneous Revenue	L-004-3-01-0100-0000-370500: 01-0100-0000-370500 - Miscellaneous Revenue	3.00
	0100 - General Fund Total:	**11,364.50**
	Fee Totals for All Funds:	**11,364.50**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: **12/01/2024 - 12/31/2024** 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**
CCOP	Civil Copies	44.50	9	0.00	0	0.00	0	44.50	9
CERT	Certified Copy	6.00	3	0.00	0	0.00	0	6.00	3
CONT3	Constable Service Fee Pct #3	7,760.00	78	0.00	0	0.00	0	7,760.00	78
JURY	Jury Fee	66.00	3	0.00	0	0.00	0	66.00	3
LT10	Overpayments < $10	3.00	3	0.00	0	0.00	0	3.00	3
WPOSS	Writ of Possession	85.00	17	0.00	0	0.00	0	85.00	17
WSF3	Constable #3 - Writ Service Fee	3,400.00	17	0.00	0	0.00	0	3,400.00	17
Fee Code Summary Totals		**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
		11,364.50	130	0.00	0	0.00	0	11,364.50	130

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: **12/01/2024 - 12/31/2024** 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		
01-0100-0000-207013 - Due to City of Jarrell	L-004-3-01-0100-0000-207013: 01-0100-0000-207013 - Due to City of Jarrell	1.28
01-0100-0000-207017 - Collections Agency Fee	L-004-3-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	5,046.23
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	286.45
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-3-01-0100-0000-209700: 01-0100-0000-209700 - JP COURTS-REFUNDS	0.00
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-3-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	31.54
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	8,305.31
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	432.80
01-0100-0000-351303 - FINES, JP PCT-3	L-004-3-01-0100-0000-351303: 01-0100-0000-351303 - FINES, JP PCT #3	95,730.15
	0100 - General Fund Total:	**109,833.76**
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	85.02
	0361 - JP Security Fund Total:	**85.02**
0365 - Child Safety Fund		
01-0365-0000-341161 - JP CHILD SAFETY FEE	L-004-3-01-0365-0000-341161: 01-0365-0000-341161 - JP CHILD SAFETY FEE	125.00
	0365 - Child Safety Fund Total:	**125.00**
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	106.25
	0367 - JP-3 Truancy Program Fund Total:	**106.25**
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	85.00
	0372 - Justice Court Technology Fund Total:	**85.00**

Payment Report - G/L and Fund Summary

Transaction Date: **12/01/2024 - 12/31/2024** 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	39.86
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-3-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	839.79
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-3-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	83.97
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-3-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	125.96
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	106.65
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	0.57
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-3-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	98.03
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-3-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	42.02
01-0399-0000-208720 - SEATBELT FINES	L-004-3-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	262.12
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	264.14
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-3-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	4,211.17
	0399 - State Agency Fund Total:	**6,074.28**
JP BOND		
01-0100-0000-207020 - JP3 Bond Liability Account	L-004-3-02-00002: JP3 Registry Bond Account Liability	1,204.00
	JP BOND Total:	**1,204.00**
	Fee Totals for All Funds:	**117,513.31**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: **12/01/2024 - 12/31/2024** 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
AFDPS	Arrest Fee - DPS (CCP 102.011)	68.42	19	0.00	0	0.00	0	68.42	19
AFJP	Arrest Fee - Jarrell Police Department (CCP 102.011)	1.28	1	0.00	0	0.00	0	1.28	1
AFPW	Arrest Fee - Texas P&W (CCP 102.011)	5.00	1	0.00	0	0.00	0	5.00	1
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	31.54	10	0.00	0	0.00	0	31.54	10
CB	Cash Bond	1,204.00	7	0.00	0	0.00	0	1,204.00	7
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	839.79	30	0.00	0	0.00	0	839.79	30
CFINE	County Fine	95,730.15	806	0.00	0	0.00	0	95,730.15	806
CHS	Courthouse Security Fee (CCP 102.017)	63.77	31	0.00	0	0.00	0	63.77	31
CHSJC	JP Security Fee (CCP 102.017)	21.25	31	0.00	0	0.00	0	21.25	31
COLLFEE	Collection Agency Fee	5,046.23	83	0.00	0	0.00	0	5,046.23	83
COPY	Copies	23.70	4	0.00	0	0.00	0	23.70	4
CRFEEOVER	Criminal Overpayment Fee	0.00	1	0.00	0	0.00	0	0.00	1
CSSF	Child Safety School Fee (CCP 102.014(c))	125.00	5	0.00	0	0.00	0	125.00	5
DDF	Deferred Disposition Fee	8,257.30	59	0.00	0	0.00	0	8,257.30	59
FNTC1	Child Safety Seat Fine Trauma Center	262.12	7	0.00	0	0.00	0	262.12	7
IDF	Indigent Defense Fee (LGC 133.107)	42.02	30	0.00	0	0.00	0	42.02	30
JCTF	Justice Court Technology Fee (CCP 102.0173)	85.00	31	0.00	0	0.00	0	85.00	31
JFR	Jury Reimbursement Fee (CCP 102.0045)	83.97	30	0.00	0	0.00	0	83.97	30
JTP	Juvenile Truancy Program (CCP 102.0174)	106.25	31	0.00	0	0.00	0	106.25	31
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	19.93	29	0.00	0	0.00	0	19.93	29
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	19.93	29	0.00	0	0.00	0	19.93	29
JUSFC	Judicial Support Fund - County (LGC 133.105)	12.60	30	0.00	0	0.00	0	12.60	30
JUSFS	Judicial Support Fund - State (LGC 133.105)	113.36	30	0.00	0	0.00	0	113.36	30
MVF	Moving Violation Fee (CCP 102.022)	0.57	9	0.00	0	0.00	0	0.57	9
OMNI	OMNI Fee	52.85	16	0.00	0	0.00	0	52.85	16
OMNIC	OMNI Fee - County	35.21	16	0.00	0	0.00	0	35.21	16
OMNIS	OMNI Fee - State	176.08	16	0.00	0	0.00	0	176.08	16
SFC3	Service/Arrest Fee - Const. 3	82.46	13	0.00	0	0.00	0	82.46	13
SFMCWV	State Fine - Motor Carrier Weight Violation	4,211.17	17	0.00	0	0.00	0	4,211.17	17

Payment Report - Fee Code Summary

Transaction Date: **12/01/2024 - 12/31/2024** 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**
SFOC	Service Fee - Out of County	15.00	2	0.00	0	0.00	0	15.00	2
STF	State Traffic Fee (TC 542.4031)	98.03	7	0.00	0	0.00	0	98.03	7
TPWF	Texas P&W Fine	286.45	3	0.00	0	0.00	0	286.45	3
UFA	Uniform Traffic Act (TC 542.403)	9.31	7	0.00	0	0.00	0	9.31	7
WARC3	Warrant Fee - Constable Pct. 3	350.34	8	0.00	0	0.00	0	350.34	8
WFDPS	Warrant Fee - DPS	33.23	1	0.00	0	0.00	0	33.23	1
Fee Code Summary Totals		**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
		117,513.31	1,450	0.00	0	0.00	0	117,513.31	1,450

Commissioners Court - Regular Session **11.**

Meeting Date: 01/28/2025

Constable Pct. 3 Evidence of Peace Officer License

Submitted For: Kevin Wilkie **Submitted By:** Byron Totty, Constable Pct. #3

Department: Constable Pct. #3

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding the evidence submitted by Constable Kevin Wilkie showing he is a licensed Texas Peace Officer.

Background

In accordance with Local Govt. Code 86.0021, Constable Kevin Wilkie (Pct. 3) submits the attached evidence to the Commissioners Court of Williamson County as proof he has been issued a Peace Officer License under Chapter 1701 of the Occupations Code.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Constable Wilkie PO License

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/08/2025 11:41 AM
Form Started By: Byron Totty		Started On: 01/08/2025 11:05 AM
Final Approval Date: 01/08/2025		

TEXAS COMMISSION ON LAW ENFORCEMENT

6330 E HIGHWAY 290 STE 200, AUSTIN, TX 78723

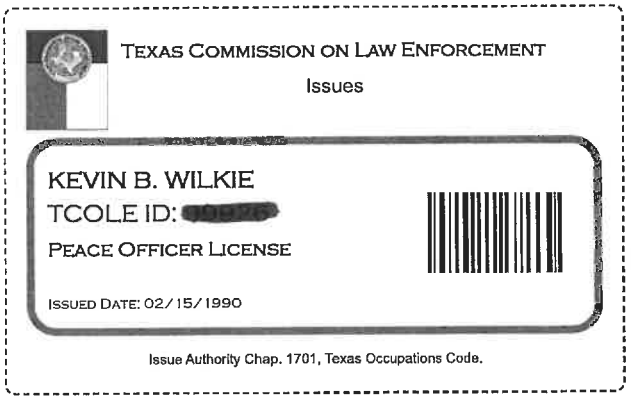
(512) 936-7700

PRINTOUT GENERATED ON: **01/08/2025**

Based upon completion of the minimum licensing standards, **KEVIN B. WILKIE** is hereby issued the following:

TYPE	TCOLE PID	ISSUE DATE
Peace Officer License	[redacted]	**02/15/1990**
KEVIN B. WILKIE		





Commissioners Court - Regular Session **12.**

Meeting Date: 01/28/2025

2024 Constable 4 Racial Profiling Report

Submitted By: Brian Olson, Constable Pct. #4

Department: Constable Pct. #4

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action regarding the 2024 Racial Profiling Report for Constable 4.

Background

The Texas Code of Criminal Procedure requires law enforcement agencies to submit a report containing the racial profiling incident-based statistical data compiled during the previous calendar year to the Texas Commission on Law Enforcement and to the governing body served by the agency no later than March 1st.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2024 RP Report

2024 RP Comparative Analysis Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/22/2025 11:04 AM
Form Started By: Brian Olson		Started On: 01/21/2025 03:06 PM
Final Approval Date: 01/22/2025		

Racial Profiling Report | Full

Agency Name: WILLIAMSON CO. CONST. PCT. 4
Reporting Date: 01/02/2025
TCOLE Agency Number: 491104

Chief Administrator: PAUL L. LEAL

Agency Contact Information:
Phone: (512) 352-4181
Email: paul.leal@wilco.org

Mailing Address:
412 VANCE ST STE 3
TAYLOR, TX 76574-3507

This Agency filed a full report

WILLIAMSON CO. CONST. PCT. 4 has adopted a detailed written policy on racial profiling. Our policy:

1) clearly defines acts constituting racial profiling;

2) strictly prohibits peace officers employed by the WILLIAMSON CO. CONST. PCT. 4 from engaging in racial profiling;

3) implements a process by which an individual may file a complaint with the WILLIAMSON CO. CONST. PCT. 4 if the individual believes that a peace officer employed by the WILLIAMSON CO. CONST. PCT. 4 has engaged in racial profiling with respect to the individual;

4) provides public education relating to the agency's complaint process;

5) requires appropriate corrective action to be taken against a peace officer employed by the WILLIAMSON CO. CONST. PCT. 4 who, after an investigation, is shown to have engaged in racial profiling in violation of the WILLIAMSON CO. CONST. PCT. 4 policy;

6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
a. the race or ethnicity of the individual detained;
b. whether a search was conducted and, if so, whether the individual detained consented to the search;
c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
d. whether the peace officer used physical force that resulted in bodily injury during the stop;
e. the location of the stop;
f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
a. the Commission on Law Enforcement; and
b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WILLIAMSON CO. CONST. PCT. 4 has satisfied the statutory data audit requirements as prescribed in Article

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

Executed by: BRIAN OLSON
Chief Deputy

Date: 01/02/2025

Total stops: 4443

Street address or approximate location of the stop	
City street	825
US highway	2339
County road	1126
State highway	52
Private property or other	101
Was race or ethnicity known prior to stop?	
Yes	38
No	4405
Race / Ethnicity	
Alaska Native / American Indian	3
Asian / Pacific Islander	171
Black	706
White	3256
Hispanic / Latino	307
Gender	
Female	**1761**
Alaska Native / American Indian	1
Asian / Pacific Islander	72
Black	289
White	1308
Hispanic / Latino	91
Male	**2682**
Alaska Native / American Indian	2
Asian / Pacific Islander	99
Black	417
White	1948
Hispanic / Latino	216
Reason for stop?	
Violation of law	**9**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	7

Hispanic / Latino	1
Preexisting knowledge	**4138**
Alaska Native / American Indian	3
Asian / Pacific Islander	142
Black	665
White	3059
Hispanic / Latino	269
Moving traffic violation	**245**
Alaska Native / American Indian	0
Asian / Pacific Islander	29
Black	29
White	157
Hispanic / Latino	30
Vehicle traffic violation	**51**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	11
White	33
Hispanic / Latino	7

Was a search conducted?

Yes	**4**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3
Hispanic / Latino	0
No	**4439**
Alaska Native / American Indian	3
Asian / Pacific Islander	171
Black	705
White	3253
Hispanic / Latino	307

Reason for Search?

Consent	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0
Contraband	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Probable	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Inventory	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0
Incident to arrest	**3**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	3
Hispanic / Latino	0

Was Contraband discovered?

		Did the finding result in arrest? (total should equal previous column)	
Yes	**2**		
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	1	Yes 0	No 1
White	1	Yes 0	No 1
Hispanic / Latino	0	Yes 0	No 0
No	**2**		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	2		
Hispanic / Latino	0		

Description of contraband	
Drugs	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Weapons	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Stolen property	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0
Result of the stop	
Verbal warning	**71**

Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	16
White	46
Hispanic / Latino	8
Written warning	**3721**
Alaska Native / American Indian	3
Asian / Pacific Islander	142
Black	585
White	2763
Hispanic / Latino	228
Citation	**632**
Alaska Native / American Indian	0
Asian / Pacific Islander	28
Black	103
White	434
Hispanic / Latino	67
Written warning and arrest	**4**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	3
Citation and arrest	**6**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	4
Hispanic / Latino	1
Arrest	**9**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	8
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	0
Hispanic / Latino	0
Violation of Traffic Law	**5**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3
Hispanic / Latino	1
Violation of City Ordinance	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	**14**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	10
Hispanic / Latino	3

Was physical force resulting in bodily injury used during stop?

Yes	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	**4443**
Alaska Native / American Indian	3
Asian / Pacific Islander	171
Black	706
White	3256
Hispanic / Latino	307

Number of complaints of racial profiling

Total	4443
Resulted in disciplinary action	0
Did not result in disciplinary action	4443

Comparative Analysis

Use TCOLE's auto generated analysis	☒
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the

The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

WILLIAMSON CO. CONST. PCT. 4

01. Total Traffic Stops:	4443	
02. Location of Stop:		
a. City Street	825	18.57%
b. US Highway	2339	52.64%
c. County Road	1126	25.34%
d. State Highway	52	1.17%
e. Private Property or Other	101	2.27%
03. Was Race known prior to Stop:		
a. NO	4405	99.14%
b. YES	38	0.86%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	3	0.07%
b. Asian/ Pacific Islander	171	3.85%
c. Black	706	15.89%
d. White	3256	73.28%
e. Hispanic/ Latino	307	6.91%
05. Gender:		
a. Female	1761	39.64%
i. Alaska/ Native American/ Indian	1	0.02%
ii. Asian/ Pacific Islander	72	1.62%
iii. Black	289	6.50%
iv. White	1308	29.44%
v. Hispanic/ Latino	91	2.05%
b. Male	2682	60.36%
i. Alaska/ Native American/ Indian	2	0.05%
ii. Asian/ Pacific Islander	99	2.23%
iii. Black	417	9.39%
iv. White	1948	43.84%
v. Hispanic/ Latino	216	4.86%
06. Reason for Stop:		
a. Violation of Law	9	0.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%

Racial Profiling Analysis Report

iii. Black	1	11.11%
iv. White	7	77.78%
v. Hispanic/ Latino	1	11.11%
b. Pre-Existing Knowledge	4138	93.14%
i. Alaska/ Native American/ Indian	3	0.07%
ii. Asian/ Pacific Islander	142	3.43%
iii. Black	665	16.07%
iv. White	3059	73.92%
v. Hispanic/ Latino	269	6.50%
c. Moving Traffic Violation	245	5.51%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	29	11.84%
iii. Black	29	11.84%
iv. White	157	64.08%
v. Hispanic/ Latino	30	12.24%
d. Vehicle Traffic Violation	51	1.15%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	11	21.57%
iv. White	33	64.71%
v. Hispanic/ Latino	7	13.73%
07. Was a Search Conducted:		
a. NO	4439	99.91%
i. Alaska/ Native American/ Indian	3	0.07%
ii. Asian/ Pacific Islander	171	3.85%
iii. Black	705	15.88%
iv. White	3253	73.28%
v. Hispanic/ Latino	307	6.92%
b. YES	4	0.09%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	25.00%
iv. White	3	75.00%
v. Hispanic/ Latino	0	0.00%
08. Reason for Search:		
a. Consent	0	0.00%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Contraband in Plain View	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Probable Cause	0	0.00%
ii. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Inventory	1	0.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	100.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%
e. Incident to Arrest	3	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	100.00%
v. Hispanic/ Latino	0	0.00%

09. Was Contraband Discovered:		
YES	2	0.05%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	1	50.00%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	1	
iv. White	1	50.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	1	
v. Hispanic/ Latino	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
b. NO	2	0.05%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	100.00%
v. Hispanic/ Latino	0	0.00%
10. Description of Contraband:		
a. Drugs	1	0.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	

Racial Profiling Analysis Report

v. Hispanic/ Latino	0	
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	1	
iv. White	0	
v. Hispanic/ Latino	0	
11. Result of Stop:		
a. Verbal Warning	71	1.60%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	1.41%
iii. Black	16	22.54%
iv. White	46	64.79%
v. Hispanic/ Latino	8	11.27%
b. Written Warning	3721	83.75%
i. Alaska/ Native American/ Indian	3	0.08%
ii. Asian/ Pacific Islander	142	3.82%
iii. Black	585	15.72%
iv. White	2763	74.25%
v. Hispanic/ Latino	228	6.13%
c. Citation	632	14.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	28	4.43%
iii. Black	103	16.30%
iv. White	434	68.67%
v. Hispanic/ Latino	67	10.60%
d. Written Warning and Arrest	4	0.09%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	25.00%
v. Hispanic/ Latino	3	75.00%

Racial Profiling Analysis Report

e. Citation and Arrest	6	0.14%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	16.67%
iv. White	4	66.67%
v. Hispanic/ Latino	1	16.67%
f. Arrest	9	0.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	11.11%
iv. White	8	88.89%
v. Hispanic/ Latino	0	0.00%

12. Arrest Based On:		
a. Violation of Penal Code	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Violation of Traffic Law	5	0.11%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	3	60.00%
v. Hispanic/ Latino	1	20.00%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	14	0.32%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	7.14%
iv. White	10	71.43%
v. Hispanic/ Latino	3	21.43%

Racial Profiling Analysis Report

13. Was Physical Force Used:		
a. NO	4443	100.00%
i. Alaska/ Native American/ Indian	3	0.07%
ii. Asian/ Pacific Islander	171	3.85%
iii. Black	706	15.89%
iv. White	3256	73.28%
v. Hispanic/ Latino	307	6.91%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

14. Total Number of Racial Profiling Complaints Received:	4443

REPORT DATE COMPILED 01/02/2025

Commissioners Court - Regular Session **13.**

Meeting Date: 01/28/2025

Constable Precinct 4 - TCOLE Peace Officer License

Submitted By: Brian Olson, Constable Pct. #4

Department: Constable Pct. #4

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action regarding the evidence submitted by Constable Paul Leal showing he is a licensed Texas Peace Officer.

Background

Per Local Govt. Code 86.0021, Constable Paul Leal of Precinct 4 submits to the Commissioners Court of Williamson County, evidence that he has been issued a permanent peace officer license under Chapter 1701, Occupations Code.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Constable Leal TCOLE License

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/16/2025 11:23 AM
Form Started By: Brian Olson		Started On: 01/15/2025 04:48 PM
Final Approval Date: 01/16/2025		

TEXAS COMMISSION ON LAW ENFORCEMENT

6330 E HIGHWAY 290 STE 200, AUSTIN, TX 78723

(512) 936-7700

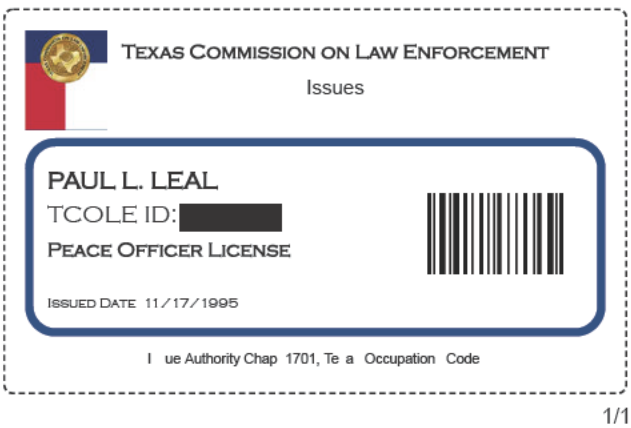
PRINTOUT GENERATED ON: **06/02/2022**

Based upon completion of the minimum licensing standards, **PAUL L. LEAL** is hereby issued the following:

TYPE	TCOLE PID	ISSUE DATE
Peace Officer License	**107730**	**11/17/1995**

PAUL L. LEAL





Commissioners Court - Regular Session **14.**

Meeting Date: 01/28/2025

Constable Pct. #2 Evidence of Peace Officer License

Submitted For: Jeff Anderson **Submitted By:** James Thomas, Constable Pct. #2

Department: Constable Pct. #2

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding the evidence submitted by Constable Jeffrey Anderson showing he is a licensed Texas Peace Officer.

Background

In accordance with Local Govt. Code 86.0021, Constable Jeffrey Anderson (Pct. 2) submits the attached evidence from the Texas Commission on Law Enforcement to the Commissioners Court of Williamson County as proof he has been issued a Peace Officer License under Chapter 1701 of the Occupations Code.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

J. Anderson TCOLE

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/16/2025 04:17 PM
Form Started By: James Thomas		Started On: 01/16/2025 12:51 PM
Final Approval Date: 01/16/2025		

TEXAS COMMISSION ON LAW ENFORCEMENT

6330 E HIGHWAY 290 STE 200, AUSTIN, TX 78723

(512) 936-7700

PRINTOUT GENERATED ON: **01/16/2025**

Based upon completion of the minimum licensing standards, **JEFFREY D. ANDERSON** is hereby issued the following:

TYPE	TCOLE PID	ISSUE DATE
Peace Officer License	[redacted]	**01/31/1990**
JEFFREY D. ANDERSON		

TEXAS COMMISSION ON LAW ENFORCEMENT

Issues

JEFFREY D. ANDERSON

TCOLE ID: [redacted]

PEACE OFFICER LICENSE

ISSUED DATE: 01/31/1990

Issue Authority Chap. 1701, Texas Occupations Code.

Commissioners Court - Regular Session **15.**

Meeting Date: 01/28/2025

2024 Racial Profiling Report for Williamson County Constable Pct. 1.

Submitted By: Patrick Youngren, Constable Pct. #1

Department: Constable Pct. #1

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding the 2024 Racial Profiling Report for Williamson County Constable Pct. 1.

Background

The Texas Code of Criminal Procedure requires that, no later than March 1st of each year, every law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to the Texas Commission on Law Enforcement and to the governing body served by the agency. A report required under Subsection (b) must be submitted by the Chief Administrator and must include a comparative analysis of the information compiled under Article 2.132.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Analysis Report

Full Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/09/2025 10:55 AM
Form Started By: Patrick Youngren		Started On: 01/09/2025 10:38 AM
Final Approval Date: 01/09/2025		

Racial Profiling Analysis Report

WILLIAMSON CO. CONST. PCT. 1

01. Total Traffic Stops:	193	
02. Location of Stop:		
a. City Street	174	90.16%
b. US Highway	8	4.15%
c. County Road	9	4.66%
d. State Highway	2	1.04%
e. Private Property or Other	0	0.00%
03. Was Race known prior to Stop:		
a. NO	191	98.96%
b. YES	2	1.04%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	6	3.11%
b. Asian/ Pacific Islander	34	17.62%
c. Black	28	14.51%
d. White	87	45.08%
e. Hispanic/ Latino	38	19.69%
05. Gender:		
a. Female	82	42.49%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	15	7.77%
iii. Black	11	5.70%
iv. White	41	21.24%
v. Hispanic/ Latino	15	7.77%
b. Male	111	57.51%
i. Alaska/ Native American/ Indian	6	3.11%
ii. Asian/ Pacific Islander	19	9.84%
iii. Black	17	8.81%
iv. White	46	23.83%
v. Hispanic/ Latino	23	11.92%
06. Reason for Stop:		
a. Violation of Law	2	1.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%

Racial Profiling Analysis Report

iii. Black	0	0.00%
iv. White	2	100.00%
v. Hispanic/ Latino	0	0.00%
b. Pre-Existing Knowledge	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Moving Traffic Violation	178	92.23%
i. Alaska/ Native American/ Indian	6	3.37%
ii. Asian/ Pacific Islander	30	16.85%
iii. Black	28	15.73%
iv. White	78	43.82%
v. Hispanic/ Latino	36	20.22%
d. Vehicle Traffic Violation	13	6.74%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	4	30.77%
iii. Black	0	0.00%
iv. White	7	53.85%
v. Hispanic/ Latino	2	15.38%
07. Was a Search Conducted:		
a. NO	193	100.00%
i. Alaska/ Native American/ Indian	6	3.11%
ii. Asian/ Pacific Islander	34	17.62%
iii. Black	28	14.51%
iv. White	87	45.08%
v. Hispanic/ Latino	38	19.69%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
08. Reason for Search:		
a. Consent	0	0.00%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Contraband in Plain View	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Probable Cause	0	0.00%
ii. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Inventory	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
e. Incident to Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
09. Was Contraband Discovered:		
YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	0	

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iv. White	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
v. Hispanic/ Latino	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
b. NO	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

10. Description of Contraband:		
a. Drugs	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	

Racial Profiling Analysis Report

v. Hispanic/ Latino	0	
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

11. Result of Stop:		
a. Verbal Warning	163	84.46%
i. Alaska/ Native American/ Indian	6	3.68%
ii. Asian/ Pacific Islander	27	16.56%
iii. Black	25	15.34%
iv. White	73	44.79%
v. Hispanic/ Latino	32	19.63%
b. Written Warning	15	7.77%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	5	33.33%
iii. Black	1	6.67%
iv. White	7	46.67%
v. Hispanic/ Latino	2	13.33%
c. Citation	15	7.77%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	2	13.33%
iii. Black	2	13.33%
iv. White	7	46.67%
v. Hispanic/ Latino	4	26.67%
d. Written Warning and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

Racial Profiling Analysis Report

e. Citation and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

12. Arrest Based On:

a. Violation of Penal Code	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Violation of Traffic Law	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

Racial Profiling Analysis Report

13. Was Physical Force Used:		
a. NO	193	100.00%
i. Alaska/ Native American/ Indian	6	3.11%
ii. Asian/ Pacific Islander	34	17.62%
iii. Black	28	14.51%
iv. White	87	45.08%
v. Hispanic/ Latino	38	19.69%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

14. Total Number of Racial Profiling Complaints Received:	0

REPORT DATE COMPILED 01/09/2025

Racial Profiling Report | Full

Agency Name: WILLIAMSON CO. CONST. PCT. 1
Reporting Date: 01/09/2025
TCOLE Agency Number: 491101

Chief Administrator: MICKEY W. CHANCE

Agency Contact Information:
Phone: (512) 244-8650
Email: mickey.chance@wilco.org

Mailing Address:
1801 E OLD SETTLERS BLVD STE 105
ROUND ROCK, TX 78664-1908

This Agency filed a full report

WILLIAMSON CO. CONST. PCT. 1 has adopted a detailed written policy on racial profiling. Our policy:

1) clearly defines acts constituting racial profiling;

2) strictly prohibits peace officers employed by the WILLIAMSON CO. CONST. PCT. 1 from engaging in racial profiling;

3) implements a process by which an individual may file a complaint with the WILLIAMSON CO. CONST. PCT. 1 if the individual believes that a peace officer employed by the WILLIAMSON CO. CONST. PCT. 1 has engaged in racial profiling with respect to the individual;

4) provides public education relating to the agency's complaint process;

5) requires appropriate corrective action to be taken against a peace officer employed by the WILLIAMSON CO. CONST. PCT. 1 who, after an investigation, is shown to have engaged in racial profiling in violation of the WILLIAMSON CO. CONST. PCT. 1 policy;

6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
a. the race or ethnicity of the individual detained;
b. whether a search was conducted and, if so, whether the individual detained consented to the search;
c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
d. whether the peace officer used physical force that resulted in bodily injury during the stop;
e. the location of the stop;
f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
a. the Commission on Law Enforcement; and
b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WILLIAMSON CO. CONST. PCT. 1 has satisfied the statutory data audit requirements as prescribed in Article

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

Executed by: PATRICK YOUNGREN
CHIEF DEPUTY

Date: 01/09/2025

Total stops: 193

Street address or approximate location of the stop	
City street	174
US highway	8
County road	9
State highway	2
Private property or other	0
Was race or ethnicity known prior to stop?	
Yes	2
No	191
Race / Ethnicity	
Alaska Native / American Indian	6
Asian / Pacific Islander	34
Black	28
White	87
Hispanic / Latino	38
Gender	
Female	**82**
Alaska Native / American Indian	0
Asian / Pacific Islander	15
Black	11
White	41
Hispanic / Latino	15
Male	**111**
Alaska Native / American Indian	6
Asian / Pacific Islander	19
Black	17
White	46
Hispanic / Latino	23
Reason for stop?	
Violation of law	**2**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2

Hispanic / Latino	0
Preexisting knowledge	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Moving traffic violation	**178**
Alaska Native / American Indian	6
Asian / Pacific Islander	30
Black	28
White	78
Hispanic / Latino	36
Vehicle traffic violation	**13**
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	0
White	7
Hispanic / Latino	2

Was a search conducted?

Yes	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
No	**193**
Alaska Native / American Indian	6
Asian / Pacific Islander	34
Black	28
White	87
Hispanic / Latino	38

Reason for Search?

Consent	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0
Contraband	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Probable	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Inventory	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Incident to arrest	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Was Contraband discovered?

		Did the finding result in arrest? (total should equal previous column)	
Yes	**0**		
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	0	Yes 0	No 0
White	0	Yes 0	No 0
Hispanic / Latino	0	Yes 0	No 0
No	**0**		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	0		
Hispanic / Latino	0		

Description of contraband	
Drugs	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Weapons	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Stolen property	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Result of the stop	
Verbal warning	**163**

Alaska Native / American Indian	6
Asian / Pacific Islander	27
Black	25
White	73
Hispanic / Latino	32
Written warning	**15**
Alaska Native / American Indian	0
Asian / Pacific Islander	5
Black	1
White	7
Hispanic / Latino	2
Citation	**15**
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	2
White	7
Hispanic / Latino	4
Written warning and arrest	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Citation and arrest	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	0
Hispanic / Latino	0
Violation of Traffic Law	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Violation of City Ordinance	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Was physical force resulting in bodily injury used during stop?

Yes	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	**193**
Alaska Native / American Indian	6
Asian / Pacific Islander	34
Black	28
White	87
Hispanic / Latino	38

Number of complaints of racial profiling

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

Comparative Analysis

Use TCOLE's auto generated analysis	☒
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the

The Texas Commission on Law Enforcement

Commissioners Court - Regular Session **16.**

Meeting Date: 01/28/2025

Constable Precinct 1 - Evidence of Peace Officer License

Submitted By: Patrick Youngren, Constable Pct. #1

Department: Constable Pct. #1

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding the evidence submitted by Constable Mickey Chance showing he is a licensed Texas Peace Officer.

Background

In accordance with Local Govt. Code 86.0021, Constable Mickey Chance (Pct. 1) submits the attached evidence to the Commissioners Court of Williamson County as proof he has been issued a Peace Officer License under Chapter 1701 of the Occupations Code.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Chance TCOLE

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2025 01:44 PM
Form Started By: Patrick Youngren		Started On: 01/03/2025 09:08 AM
Final Approval Date: 01/06/2025		

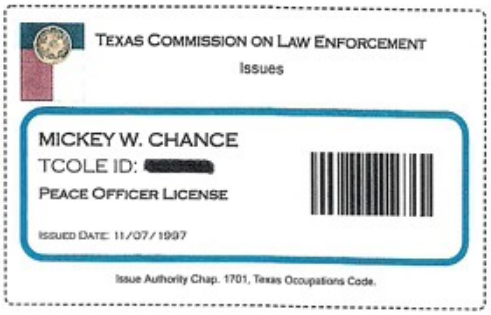
TEXAS COMMISSION ON LAW ENFORCEMENT

6330 E HIGHWAY 290 STE 200, AUSTIN, TX 78723

(512) 936-7700

Based upon completion of the minimum licensing standards, **MICKEY W. CHANCE** is hereby issued the following:

TYPE	TCOLE PID	ISSUE DATE
Peace Officer License **MICKEY W. CHANCE**		**11/07/1997**



Commissioners Court - Regular Session **17.**

Meeting Date: 01/28/2025

2024 Racial Profile Report

Submitted For: D. Hobbs **Submitted By:** Stephanie Lloyd, County Attorney

Department: County Attorney

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the County Attorney's Office Racial Profile report for 2024.

Background

As per the Texas Code of Criminal Procedure Article 2.132, we are filing this report with TCOLE as Exempt status.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Racial Profile Report-Exempt

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/16/2025 04:21 PM
Form Started By: Stephanie Lloyd		Started On: 01/16/2025 04:07 PM
Final Approval Date: 01/16/2025		

First Assistant
Corby Holcomb
Criminal Division Chief
Laura Gorman
Civil Division Chief
Ariane Flores
Director Juvenile Division
Michael Cox
Director Family Justice

DEE HOBBS

COUNTY ATTORNEY

405 M.L.K. Street #7
Georgetown, Texas 78626

General Counsel - Jason Nassour

Office Administrator
Stephanie Lloyd
Chief of Staff
Kerstin Siptak
Chief Investigator
Rudy Gonzalez
Evidence Director
Michael Etheridge
Victim Services Director
Wren Seabolt

Phone (512) 943-1111 • www.wilco.org/countyattorney • Fax (512) 943-1120

MEMORANDUM

TO: Williamson County Commissioners Court
FROM: Dee Hobbs, County Attorney
DATE: January 17, 2025
SUBJECT: 2024 Racial Profiling Report

Pursuant to the Texas Code of Criminal Procedure Article 2.132, please be advised the County Attorney's Office is "exempt" from statistical reports for Traffic and pedestrian stops, otherwise known as Racial Profiling reports and has filed the exempt status with the Texas Commission on Law Enforcement for the 2024 reporting year.

The County Attorney's Office files the Exempt status based on the "exempt" definition found on the Texas Commission on Law Enforcement website which is defined as agencies that do not routinely make motor vehicle stops. Should an Investigator make a traffic stop, they are required to complete a field contact information sheet per office policy.

Respectfully,

Doyle "Dee" Hobbs Jr.
County Attorney

Rudy Gonzalez
Chief Investigator

Commissioners Court - Regular Session **18.**

Meeting Date: 01/28/2025

Newman ESD 1 appointment

Submitted For: Terry Cook **Submitted By:** Garry Brown, Commissioner Pct. #1

Department: Commissioner Pct. #1

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on the appointment of Christine Newman to fill out an unexpired term on the ESD 1 Board of Commissioners. The term will be from January 28, 2025 – December 31, 2026.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Newman bio

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:31 PM
Form Started By: Garry Brown		Started On: 01/13/2025 10:37 AM
Final Approval Date: 01/14/2025		

Hello! My name is Christine Newman and I am currently a stay-at-home mom and community activist. After completing my double major in Biology and Anthropology, I worked in an exciting variety of animal health & behavior jobs and quickly moved into management. I managed several Veterinary Hospitals and a large county animal shelter before moving to Texas. Once in Texas, I wanted to build a community for my son. I took board positions in Cub Scouts, PTA, our regional swim team, McNeil High School Theatre and was President of the Rattan Creek Neighborhood Association for 3 years. I stepped down this year to focus more on community building.

I am a strong problem solver and have a "make it work" attitude. I am also highly skilled at using social media as a communication tool. I created a neighborhood Facebook group that now has 3500 local members, and I consistently use this tool to aid our neighbors as needed. Because of the work I did organizing a volunteer work force during the ice storm of 2021, I was awarded a certificate of recognition by the State of Texas. I again used this force to manage assistance in our neighborhood during the ice storm of 2022 and continue to do so as the need arises.

I would love to be a part of our Emergency Services District board, as it feels like a natural next step in servicing my community. I have maintained an excellent working relationship over the years with our local fire chief Brad Landi, our last two constables (Constable Chance and Constable Cherrone), our local Wilco Sheriff's Deputy Sgt. Zion, and County Commissioner Terry Cook). I am eager to learn about how the District Board works and how it manages our county services. I believe strongly in the act of service and look forward to an opportunity to do that on a grander scale. Our county first responders are first rate and I feel confident that I can step up to the challenge of supporting them directly.

Commissioners Court - Regular Session **19.**

Meeting Date: 01/28/2025

PetPoint Transfer Agreement

Submitted By: Misty Valenta, Animal Services

Department: Animal Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take action on an agreement with PetPoint to transfer data from Georgetown Animal Shelter's Chameleon database system to the Williamson County Regional Animal Shelter.

Background

In order to better serve Williamson County, the city of Georgetown is funding the transfer of data from the Georgetown Animal Shelter's Chameleon database system to the Williamson County Regional Animal Shelter's PetPoint database system. There will be no financial cost to Williamson County or the Williamson County Regional Animal Shelter.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

PetPoint Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/09/2025 01:04 PM
Form Started By: Misty Valenta		Started On: 01/09/2025 12:17 PM
Final Approval Date: 01/09/2025		

PetPoint
DATA MANAGEMENT SYSTEM

DATA TRANSFER AGREEMENT

This DATA TRANSFER AGREEMENT (this "**Agreement**") is made effective as of
(the "**Effective Date**"), by and between the City of Georgetown, TX ("**Transferor**"), and Williamson County, on behalf of the Williamson County Regional Animal Shelter, with a principal place of business at 1855 S.E. Inner Loop, Georgetown, TX 78626 ("**Transferee**"), and Pethealth Services (USA) LLC. ("**Pethealth**" or "**Data Transfer Facilitator**") together with HLP, Inc. ("**HLP**") both with a registered address of 223 West Erie Street, Suite 6W, Chicago, IL, 60654 (all four collectively, the "Parties").

WITNESSETH:

WHEREAS, Pethealth provides the software known as PetPoint, and HLP provides the software known as Chameleon. Both Pethealth and HLP are subsidiary companies and owned by the same parent company.

AND WHEREAS, Transferor collects, stores and maintains information and Data (as defined below), within a Chameleon database and is desirous of transferring its Data that is stored within Chameleon to the Transferee who utilizes and stores its Data within PetPoint.

AND WHEREAS, Pethealth has the ability to transfer the Data from the Chameleon system database to the PetPoint system database without service interruption or loss of Data.

AND WHEREAS, the Transferor and the Transferee intend to entered into a separate legal arrangement to transfer the shelter business, which has resulted in the necessity of this data transfer arrangement and Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, which the parties acknowledge is good and sufficient consideration, the parties covenant and agree as follows:

Details:

1. Transferor has collected and maintains information within a Chameleon database, which contains but is not limited to, information on individual customers and may include names, transactional information, including billing and credit information, and internet/email addresses, postal addresses, and/or other identifying information ("**Data**").

2. Transferee will be taking over the operations from the Transferor and therefore will be requiring the Data to be transferred to the Transferee's existing PetPoint database.

3. Pethealth agrees to facilitate and oversee the migration of Data from the Transferor's database to the Transferee's database as the **Data Transfer Facilitator** including payment of any associated fees, as outlined in Schedule A attached hereto.

PetPoint
DATA MANAGEMENT SYSTEM

Privacy:

4. The parties agree and acknowledge that they commit to complying with applicable privacy laws and regulations related to the transfer, storage, and usage of Data.

5. The Transferor and Transferee shall each ensure that they correct any error(s) in the Data fields within their database and remove any Data erroneously included in the database that they are aware of.

6. The Transferor agrees that it will honor any request received by current or prospective customer(s), individual(s), or others whose Data resides within Transferor's system to restrict the disclosure or dissemination of the Data identifying such customer (each an "**Opt-Out**") during the Data transfer period, by providing a detailed Opt-Out notification to the Transferee and Data Transfer Facilitator for any Opt-Outs it receives up until the transfer of Data has been completed in accordance with the SOW or until the Data Transfer Facilitator has confirmed the transfer is complete.

Indemnification:

7. Indemnification by the Transferor:
   To the extent permitted by law, the Transferor shall indemnify, defend, and hold harmless the Data Transfer Facilitator from and against any and all claims, liabilities, losses, damages, costs, and expenses (including reasonable attorney's fees) arising out of or related to:
   a) Inaccuracies or errors in the Data provided by the Transferor;
   b) Failure to Transferor to comply with applicable laws, regulations, or industry standards regarding the Data transfer;
   c) Failure of Transferor to obtain necessary authorizations or consents required for the Data transfer;
   d) Claims by third parties resulting from the Transferor's actions or omissions in connection with the Data transfer.

8. Indemnification by the Transferee:
   To the extent permitted by law, the Transferee shall indemnify, defend, and hold harmless the Transfer Facilitator from and against any and all claims, liabilities, losses, damages, costs, and expenses (including reasonable attorney's fees) arising out of or related to:
   a) Inaccuracies or errors in the Data received by the Transferee;
   b) The Transferee's use or handling of the transferred Data;
   c) Failure of Transferee to comply with applicable privacy laws and regulations related to the transferred Data.

9. Indemnification by the Data Transfer Facilitator:
   The Data Transfer Facilitator shall indemnify the Transferor and Transferee from and against any claims or liabilities arising out of Data Transfer Facilitator's:
   a) Breach of confidentiality or security measures during the Data transfer process;
   b) Gross negligence or intentional misconduct in facilitating the Data transfer.

PetPoint
DATA MANAGEMENT SYSTEM

10. Additional Indemnification:
    In addition to the above and to the extent permitted by law, the Transferor and Transferee agree to indemnify the Data Transfer Facilitator for any damages, losses, or liabilities arising from:
    a) Any security breach or unauthorized access to the Data during the transfer process, unless caused by the gross negligence or intentional misconduct of the Data Transfer Facilitator.
    b) Loss or corruption of Data during the transfer process, unless caused by the gross negligence or intentional misconduct of the Data Transfer Facilitator.
    c) Any breach of the terms of this Agreement by the Transferor and Transferee.

11. Conditions of Indemnification:
    a) The party seeking indemnification promptly notifies the indemnifying party in writing of any claim for which indemnification is sought.
    b) The indemnifying party has the right to control the defense and settlement of any such claim, provided that any settlement must receive the other party's prior written consent, not to be unreasonably withheld.
    c) The party being indemnified cooperates fully with the indemnifying party in the defense or settlement of any such claim.

12. Limitation of Liability:

    EXCEPT AS SET FORTH BELOW, IN NO EVENT SHALL THE TRANSFEROR, THE TRANSFEREE, NOR THEDATA TRANSFER FACILITATOR, BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL,SPECIAL OR PUNITIVE DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, DATA, ORBUSINESS INTERRUPTION, ARISING OUT OF OR IN CONNECTION WITH THE DATA TRANSFER,EXCEED THE AMOUNTS PAYABLE UNDER THIS AGREEMENT TIMES FIVE (5).THIS SECTION SHALL NOT APPLY TO CLAIMS FOR A PARTY'S VIOLATION OF APPLICABLE LAW; ADATA OR SECURITY BREACH; A PARTY'S INDEMNIFICATION OBLIGATIONS UNDER THISAGREEMENT; OR THE PARTY'S GROSS NEGLIGENCE, WILLFUL OR INTENTIONAL MISCONDUCT.

13. Texas Law Applicable to Indemnification: All indemnifications or limitations of liability or statutes of limitations shall be to the extent authorized by Texas law and shall follow Texas law without modifying the rights of the Transferor or Transferee.

Representations and Warranties:

14. By Transferor:

    a) Transferor represents and warrants that it is the lawful owner of the data and has the authority to transfer it;
    b) Transferor has obtained explicit authorization for the collection, processing and provision of Customer Data;
    c) Transferor warrants that in accordance with this Agreement, the collection and provision of Customer Data, and the authorization of other participating parties to use such data in accordance with this Agreement do not violate relevant laws and regulations, and infringe on

the lawful rights and interests of any third parties, and it has obtained the necessary consent, permit or approval for the above actions;

d) The data provided and to be transferred, is accurate, complete, and free from any defects or errors;
e) Transferor has all necessary powers and authority to execute and deliver this Agreement and perform its obligations under this Agreement, and
f) execution of this Agreement or performance of its obligations under this Agreement is not in violation of or in conflict with any other agreements it has entered into.

15. By Transferee:

a) Transferee represents and warrants that it has the ability and consent to receiving the migrated data into its database;
b) Transferee will use the migrated data solely for the purposes outlined in this Agreement;
c) Transferee will ensure the security and confidentiality of the migrated data;
d) The Transferor has all necessary powers and authority to execute and deliver this Agreement and perform its obligations under this Agreement, and
e) execution of this Agreement or performance of its obligations under this Agreement is not in violation of or in conflict with any other agreements it has entered into.

Term and Termination:

16. This Agreement shall commence on the effective date and continue until the completion of the Data migration unless terminated earlier by mutual agreement.

    Any of the parties hereto, may terminate this Agreement immediately in the event of a material breach by any of the other parties.

Confidentiality:

17. As used in this Agreement, "Confidential Information" means any information disclosed by one Party, its Affiliates, business partners or their respective employees, agents or contractors (collectively, the "Discloser") that is designated as confidential, either orally or in writing, or that, given the nature of the information or circumstances surrounding its disclosure, reasonably should be understood to be confidential. Confidential Information includes without limitation:(a) customer or personnel Data; (b) information relating to the Discloser's or its Affiliates' technology, customers, business plans, promotional and marketing activities, finances and other business affairs; (c) third-party information that the Discloser is obligated to keep confidential; and (d) the terms of this Agreement and all Orders. However, Confidential Information does not include any information that: (i) was known to the Party that receives any Confidential Information (the "Recipient") prior to receiving the same from the Discloser in connection with this Agreement; (ii) is independently developed by the Recipient without reference to or use of the Discloser's Confidential Information; (iii) is acquired by the Recipient from another source without restriction as to use or disclosure; or (iv) is or becomes publicly available through no fault or action of the Recipient.

The Recipient shall not (a) use the Discloser's Confidential Information for any purpose outside the scope of this Agreement without the Discloser's prior written consent or (b) disclose the Discloser's Confidential Information to any person or entity, except to the Recipient's employees, agents, contractors and service providers who (i) are bound by non-use and non-disclosure obligations at least as protective as those contained in this Agreement and (ii) have a need to know the Confidential Information for the Recipient to exercise its rights or perform its obligations under this Agreement. Notwithstanding the foregoing, the Recipient may disclose the Discloser's Confidential Information to the limited extent any use or disclosure is required by Applicable Law or a valid and binding order of a governmental body (such as a subpoena or court order), provided that, to the extent permitted under Applicable Law, the Recipient uses reasonable efforts to give the Discloser reasonable advance notice thereof to afford the Discloser an opportunity to intervene and seek an order or other appropriate relief for the protection of its Confidential Information. In the event of any breach or threatened breach by the Recipient of its obligations under this Section, the Discloser will be entitled to seek injunctive and other equitable relief to enforce such obligations.

Governing Law and Venue:

18. This Agreement will be governed by and interpreted in accordance with the laws of the State of Texas and the applicable laws of the United States of America without regard to the conflicts of law principles. Venue shall be located in Williamson County, Texas.

Modifications and Waivers:

19. This Agreement may not be modified except by a writing signed by authorized representative of the parties. A waiver by a party of its rights hereunder shall not be binding unless contained in a writing signed by an authorized representative of the party waiving its rights.

Assignment:

20. This Agreement may not be assigned without the prior written consent of all of the parties hereto, which consent shall not be unreasonably withheld or delayed.

Survival:

21. Sections 8 through 11, and Section 17 shall survive and continue in full force in accordance with their terms notwithstanding the expiration or termination of the Agreement.

Non-Appropriation:

22. This Agreement is a commitment of Transferor current revenues only. It is understood and agreed that the Transferor shall have the right to terminate this Agreement at the end of any fiscal year if the governing body of the Transferor does not appropriate funds sufficient to purchase the services. The Transferor may terminate for non-appropriation by giving all other Parties written notice of termination at the end of its then-current fiscal year.

PetPoint
DATA MANAGEMENT SYSTEM

IN WITNESS WHEREOF, the parties hereto have executed this Data Transfer Agreement as of the date first above written.

CITY OF GEORGETOWN

Signed: _____

Printed Name: David Morgan

Title: City Manager

WILLIAMSON COUNTY

Signed: _____

Printed Name: _____

Title: _____

PETHEALTH SERVICES (USA) LLC.

Signed: _____

Printed Name: _____

Title: _____

HLP, INC.

Signed: _____

Printed Name: _____

Title: _____

PetPoint
DATA MANAGEMENT SYSTEM

SCHEDULE A

1. Definitions

1.1. Dataset: the subset of the total database agreed to transfer.

1.2. Field Mappings: The matching of fields from prior software in Chameleon to fields in PetPoint.

1.3. Field Values: The defined information that is stored in each field.

1.4. Test Conversion: The full transfer conversion into a practice database, to ensure proper transfer conversion without risk of damaging live system.

1.5. Cutover Date: The date Data Transfer is completed.

1.6. Third Party: means any person other than Transferor, Transferee, Pethealth or HLP.

1.7. Project Plan: An outline of the steps, goals, and timeline for completing the transfer, determined and agreed upon by PetPoint, Transferor and Transferee.

2. Scope of Work

2.1. The Data transfer will be completed by the Data Transfer Facilitator at a date and time agreed upon by the Transferor and Transferee.

2.2. The Data transfer will include the transfer of the following Data entities and fields:

a. Animal Records: Reference Number, Name, Type, Species, Primary Breed, Secondary Breed, Purebred, Sex, Primary Color, Age Group, Size, Bitten Status (defaulted to Unknown), Animal Condition, Microchip Issue Date, Microchip Number, Microchip Issuer, Estimated DOB, Spayed/Neutered, Asilomar.

b. Animal Memos:

1. Animal notes may be converted into Animal Memos with a maximum of 65,536 characters.
2. Medical data will be converted into Animal Memos with a maximum of 65,536 characters. Separate memo types may be created based on the table from which it is converted to help identify the medical record.

c. Person Records: First Name, Last Name, Phone, Phone Type, Email, Email Type, Address, City, State, Province, Postal Code, Address Type (defaulted to Home), ID Number, ID Type.

1. Only those person records from the other software that do not have a matching Person ID in PetPoint will be converted to avoid duplication, where possible.
2. Person records with the 'Do Not Adopt' check box completed in Chameleon will be converted in the form of an Association in PetPoint.

d. Person Memos:

1. All person notes will be converted into person memos with a maximum of 65,536 characters.

2. Foster data will be converted into person memos with each foster visit recorded as a separate memo with a maximum of 65,536 characters per memo.

e. Ownership: A link will be added to join the animal record to the person record for the most recent ownership.

f. Visit: The most recent visit record for each animal converted. This will include Intake Person, Outcome Person, and the minimum number of fields required to record a visit in PetPoint.

1. Any previous visit records will be converted into animal memos with a maximum of 65,536 characters.

g. Pet ID: Each Pet ID Type and Pet ID for an animal will be brought into PetPoint and attached to the animal record.

h. Images: Images may be added to the appropriate Animal Records.

1. The Transferor and Transferee shall provide mapping tables that link each Animal Record with each image. Size limit for a single image is 5MB.

i. License Records:

1. License Fields – License Type, License Number, License Status, Animal ID, Person ID, Issue Date, Expiry Date, Status Date and Time, License Length, License Cancellation Reason, License Cancellation Date, Issuer Agency, Reseller Agency, License Memo.

2.3. Data Transfer Facilitator will not convert any other fields or records not explicitly defined in 2.1.

2.4. Data Transfer Facilitator will not be responsible for the conversion of records, as defined in 2.1, which are missing, incomplete, damaged, or otherwise inaccurate. As such, the Transferor and Transferee are each responsible for the quality and accuracy of the Data being transferred. Data clean-up, if required, is the Transferor and Transferee's responsibility respectively.

2.5. Data Transfer Facilitator will not be responsible for performing any duplication check of animal or person records.

2.6. The parties to the Agreement will set an approximate Cutover Date at the execution of the Agreement, with the actual Cutover Date being set and confirmed by all parties after approval of the final Test Conversion.

3. Out of Scope

3.1. All support related issues must be submitted through the Support web form within PetPoint and falls outside of the scope of the Agreement.

3.2. Requests for additional Data transfer(s), custom development, support packages, and engagement services may be part of recommendations made, but are not included as part of the Agreement.

PetPoint
DATA MANAGEMENT SYSTEM

4. **Data Transfer Facilitator's Responsibilities**
   4.1. Data Transfer Facilitator's will provide the Transferor and Transferee with suggested Field Mappings and Field Values per section, for correction and approval. (i.e. Within one (1) to three (3) business days as detailed in section 5.3)
   4.2. Transferor and Transferee are each responsible for reviewing and validating the results of each Test Conversion.
   4.3. Data Transfer Facilitator agrees to perform one (1) Test Conversion of the Transferor and Transferee's databases and present such Test Conversion to each of them for review and written approval prior to performing the final Data transfer process.
   4.4. Data Transfer Facilitator will schedule the Cutover Date after the approval of the final Test Conversion. The Data transfer will be performed on a weekend.

5. **Transferor and Transferee Responsibilities**
   5.1. Transferor and Transferee each agree to respond to suggested Field Mappings and Field Values per section, for correction and written approval in a timely manner.
   5.2. Transferor and Transferee will provide the Data Transfer Facilitator with written correspondence as to the integrity and accuracy of each of the Test Conversions performed by the Data Transfer Facilitator. This correspondence must clearly explain any inaccuracies or other problems with the Dataset.
   5.3. Transferor and Transferee agree and acknowledge that if their response time to Data Transfer Facilitator's questions, or their response time in approving Test Conversions, goes beyond a reasonable time frame (one (1) business day for Field Mappings, three (3) business days for Test Conversions), the Data transfer process may be delayed beyond the original timeframe.
   5.4. Transferor and Transferee agree to cease operations on its existing software application and electronically submit the final Dataset in a timely manner as needed by Data Transfer Facilitator to manage the Data transfer prior to go live.
   5.5. Prior to the start of business on the day following the final conversion process, the Transferor and Transferee will have a qualified staff member available to perform a final review of the Data and to submit written approval or provide additional clarification.
   5.6. Transferor and Transferee will be responsible for any post-transfer Data clean-up that was not reported as part of the Data testing process or upon final review of the Data. Data Transfer Facilitator will provide 60 days additional support after each phase of the transfer to correct any inaccurate Data from the Data provided by the Transferor and Transferee during the transfer process. Any inaccurate Data or new Data sources found beyond this 60-day support will be subject to paid services to correct or convert.

6. **Assumptions**
   6.1. All interactions will be completed online through various means including, but not limited to, email; phone; and online meetings.
   6.2. Data Transfer Facilitator assumes the Transferor and Transferee have access to an internet connection, computer, and phone with which to meet with our staff.

6.3. Transferor and Transferee are responsible for providing the Data in the format required by the Data Transfer Facilitator. If the Transferor and Transferee cannot provide the Data in that format required by the Data Transfer Facilitator, additional fees may apply.

7. Change Requests and Amendments

7.1. At any time during the project, change requests can be completed by way of an amending agreement, which will be required to have all parties sign off on. Any change requests that are agreed to may result in a change in the amount owed and may affect the timeline.

8. Schedule

8.1. The schedule will be provided as part of the Project Plan, to be developed with the Transferor and Transferee.

9. Expiration

9.1. The Data transfer as outlined within the Agreement must be scheduled and completed within one (1) year of the signed Agreement.

9.2. The Data Transfer Facilitator will contact the Transferor and Transferee within ten (10) business days of the parties signing the Agreement to discuss the next steps in the process.

10. Data Transfer Payment Terms

10.1. The total cost for the Data Transfer is $20,250 USD which will be paid by the Transferor.

10.2. Payment terms are as follows:

a. An initial down-payment of 25% of the total cost must be submitted and received by the Data Transfer Facilitator before the Data transfer can be scheduled.

b. Upon acceptance of the final Test Conversion, the Transferor will be required to submit an additional 50% of the total cost.

c. The remaining balance of 25% shall then be paid in full no later than 30 days after Cutover Date.

10.3. In the event the Transferor or Transferee terminate the Data transfer process at any time prior to completion under the terms and conditions of the Agreement, the Transferor will be responsible for partial payment up to and until partial Data transfer services are performed by the Data Transfer Facilitator. Any amount owing to and invoiced by Data Transfer Facilitator to the Transferor and Transferee (if applicable) must be paid within ten (10) business days.

10.4. In the event the Transferor fail to fulfill their obligations under the Payment Terms of this Agreement, the Data Transfer Facilitator shall hereby be entitled to enforce the Payment Terms on a *quantum meriut* basis based upon general contract law principles.

Commissioners Court - Regular Session **20.**

Meeting Date: 01/28/2025

Petsmart Charities Investment

Submitted By: Misty Valenta, Animal Services

Department: Animal Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take action on accepting a grant from Petsmart Charities.

Background

The Williamson County Regional Animal Shelter has been awarded a $75,000 grant from Petsmart Charities. The grant funds in the amount of $75,000 will be used to support activities related to preparing animals for adoption through the PetSmart Charities adoption program. Grant funds to be used for expenses related to but not limited to veterinary care, staffing, sheltering, supplies, marketing and technology. A minimum of 300 total pets to be adopted in store during the term of the grant.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Petsmart Charities Grant

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:18 PM
Form Started By: Misty Valenta		Started On: 01/10/2025 11:35 AM
Final Approval Date: 01/14/2025		

Docusign Envelope ID: 1CAAC671-7150-4753-B080-6BA135C1F2BD

GRANT AGREEMENT

This Grant Agreement (this "Grant Agreement") is entered into between PetSmart Charities, Inc., an Arizona nonprofit corporation and tax-exempt public charity under Section 501(c)(3) of the Internal Revenue Code ("Code"), whose address is 19601 N. 27th Avenue, Phoenix, AZ 85027 ("Charities"), and Williamson County, whose address is 710 S Main St , Georgetown, TX 78626-5703, ("Grantee" or "Organization"). The effective date of this Grant Agreement is upon execution and delivery by both parties, as indicated below.

Section 1 – Grant Purpose and Terms:

"Grant Funds"	$75,000.00
"Grant Purpose"	The Grant Funds in the amount of $75,000 over 12 months will be used to support activities related to preparing animals for adoption through the PetSmart Charities adoption program. Grant Funds to be used for expenses related to but not limited to veterinary care, staffing, sheltering, supplies, marketing and technology. A minimum of 300 total pets to be adopted in store during the Grant Period.
Distribution Schedule of Grant Funds	Single payment
"Grant Period"	Upon execution through 01/19/2026
"Grant Conditions"	If the Organization wishes to request an extension or amendment to utilize anticipated unspent Grant Funds, the request must be submitted in writing via email to the grant's PetSmart Charities Relationship Manager for approval a minimum of 30 days prior to end of the Grant Period. The request must outline progress to date including rationale for extension, funds expended and remaining, potential usage and timeline for use. Only one extension per grant may be approved and PetSmart Charities reserves the right to consider organizations ineligible for additional grant funding during an extension. However, organizations that are PetSmart Charites Adoption Partners may continue to accrue Adoption Rewards. The Grantee acknowledges that future operational funding for this organization and its programs is not guaranteed beyond the date of the Grant Period. Organization agrees to provide written notification of changes to leadership including CEO/ED within 30 days to be sent via

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	email to the grant manager as well as updating the contacts in Smart Simple. Organization agrees to participate in at least one in-store event during each National Adoption Week. Failure to do so may cause ineligibility for future grant funding.
"Impact Report(s)"	The Organization agrees to provide the following reports to PetSmart Charities in connection with this grant, on or before the deadlines set forth below. PetSmart Charities reserves the right to change the method and format of how of how reports are provided. The Interim Impact Report will become available 90 days prior to the deadline and due by 08/20/2025 The Final Impact Report will become available 90 days prior to the deadline and due by 02/19/2026 The first Storytelling Report will become available 90 days prior to the deadline and due by 08/20/2025 The second Storytelling Report will become available 90 days prior to the deadline and due by 02/19/2026 The Interim and Final Impact Reports will include a description of participation in Nation Adoption Week Events including number of days attending, number of animals brought and number of animals adopted.
"Grant Acknowledgement"	For PetSmart Charities grants, Grantee is required to leverage the following materials just ahead of March National Adoption Week (NAW), March 24-30, 2025: • Distribute press release (a template will be provided online and given during the kick-off meeting) with a quote from a PetSmart Charities spokesperson announcing the recent grant and its purpose to local media outlets and post to your organization's website Please e-mail PublicRelations@petsmartcharities.org for support if needed. • Add a PetSmart Charities digital badge to your organization's donor page, linking back to www.petsmartcharities.org. • Include the PetSmart Charities logo on any collateral promoting PetSmart Charities-funded events, initiatives or programs. • Share announcement news about your grant on social media using the sample social posts in the toolkit provided online as a guide and tag the appropriate

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	PetSmart Charities channels so we can engage with your posts. • Throughout the year, all grantees are expected to share stories and visual assets (photos/video) showing the impact of your grant with the marketing and PR teams at PetSmart Charities via email: Publicrelations@petsmartcharities.org Link to templated materials, including a press release template, digital badge, door cling and social media copy and images: https://petsmartcharities.org/pro/resources/marketing-support

Section 2 – Terms and Conditions

A. Use of Grant. Grantee agrees that it will not use, and will not allow any of its employees, contractors, volunteers, agents or representatives to use, any funds provided under this Grant Agreement for any lobbying or political activities, any purpose not permitted in Section 501(c)(3) of the Code, or any purpose other than the Grant Purpose during the Grant Period and subject to any Grant Conditions. If the Grant Funds include any in-kind product, Grantee may be required to execute Charities' Donated Goods Addendum. Grantee will immediately notify Charities if it is unable to comply with the terms of this Grant Agreement. If Grantee has previously received any form of grant from Charities, this Grant Agreement is contingent upon successful performance by Grantee under that agreement. If the Grant Funds include the any services or products, such support may be provided directly by Charities or indirectly through a subsidiary, contractor, representative or agent of Charities and Grantee will participate in any specified program, technical assistance, or training within the guidelines, procedures and timelines defined by Charities or its authorized representative.

B. Acknowledgment of Grant. Grantee will publicly acknowledge this Grant as required by the Grant Acknowledgment. Before making such acknowledgement, however, Grantee will obtain prior written approval from Charities (including details such as graphics, layout, copy, media, etc.). Grantee will provide Charities a reasonable amount of time for such review and approval.

C. Unspent Funds; Failure of Grant Purpose or Conditions. If any Grant Funds are not spent at the expiry or sooner termination of the Grant Period, such unspent funds must be returned to Charities within thirty (30) days following such expiry or termination. Additionally, if Grantee is unable or unwilling at any time during the Grant Period to comply with the Grant Purpose or the Grant Conditions, Grantee will immediately notify Charities.

D. Modifications to Grant. Any modifications to this Grant Agreement must be in writing and signed by both parties, except the following modifications may be made without a formal amendment if a written request is submitted by Grantee in writing (e-mail is acceptable if acknowledged by the recipient) and approved in writing (including e-mail) by Charities in its sole discretion:
   1. Minor adjustments to the Grant Purpose or Grant Conditions that do not materially affect the original intent of the Grant; or
   2. Change or extend the Grant Period.

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E. Reporting. Grantee is required to submit the Impact Report(s) to Charities, along with information that indicates how the Grant Funds were spent and such other information as may be reasonably requested by Charities.

F. Early Termination by the Parties. At any time prior to the end of the Grant Period, either party may terminate this Grant Agreement at any time, with or without cause, upon at least thirty (30) days written notice of such termination to the other party.

G. Early Termination by Charities. Charities may immediately terminate this Grant Agreement upon written notice to Grantee if Charities determines in its sole discretion that:
1. Grantee has not complied with the Grant Purpose or Grant Conditions;
2. Grantee is the subject of any legal, regulatory or media investigation or is engaged in any action or course that appears to be unprofessional, uncharitable or otherwise inappropriate;
3. Grantee ceases to operate or materially and adversely changes its method of operation, is insolvent, or files for or is the subject of any type of receivership, bankruptcy or similar proceeding;
4. Any representation made by Grantee was not accurate when made or it becomes inaccurate at any time during the Grant Period;
5. Charities finds the results of any audit or inquiry regarding Grantee to be unacceptable;
6. Grantee (or any person or organization linked to or with Grantee) becomes disreputable or is the subject of negative media attention, including social media; or
7. Grantee has not complied with the requirements of any other agreement Grantee has with Charities.

H. Effect of Termination. Upon termination of this Grant Agreement for any reason, Grantee will return to Charities any unspent portion of the Grant Funds as provided above, and all rights and obligations of the parties will cease, except for any rights and obligations that by their terms survive the expiry or termination of this Grant Agreement.

I. Additional Actions by Charities. If Charities terminates this Grant Agreement as set forth in Section 2(G) above, or if anytime either during the Grant Period or for two (2) years thereafter, Charities determines in its sole and absolute discretion that the Grant Purpose was not fulfilled or that the Grant Conditions were not satisfied, Charities may (without limiting its other rights or remedies hereunder or at law):
1. Withhold any pending or future payments of Grant funds; or
2. Require Grantee to provide a full refund to Charities of all previously provided Grant Funds.

J. License to Grantee. In addition and subject to Section 2(B) above, Charities may provide a paid-up, limited, non-exclusive, revocable right to publish, print, transmit, display or otherwise use Charities' name and logo ("Marks"), and Grantee will provide any recognition and benefits at the same level provided to other organizations giving Grantee comparable levels of funding. Any materials that include the Marks (or other intellectual property) of Charities, including, but not limited to, any information to be transmitted in electronic or digital format (including e-mail, social media platforms or websites), must be approved by Charities for quality control purposes prior to any printing, distribution, publication or other use (even if such use is the same as or similar to prior approved uses). The Marks may only be used in the exact form, style, font and colors as required by Charities, and Charities may dictate the copyright, trade or service mark indicia that must accompany each use of a Mark. Grantee will endeavor to provide Charities with at least ten (10) business days to review a proposed use of the Marks, and each submission of such proposed use will include the full context (e.g., media, platform, accompanying collateral or materials, etc.) associated with such use. Grantee will not

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use any Marks without Charities' written approval nor will the Marks be used in a negative light or critical manner. The foregoing limited license may not be transferred, assigned or sublicensed. Charities may immediately terminate this license if Charities, in its sole and absolute discretion, determines Grantee's use of the Marks to be unacceptable.

K. License to Charities. During the Grant Period, Charities has the paid-up, limited, non-exclusive, revocable right to publish, print, transmit, display or otherwise use Grantee's name and logo ("Grantee's Marks"). Grantee's Marks will not be used in a negative light or critical manner. The foregoing limited license may not be transferred, assigned or sublicensed. Charities' use of Grantee's Marks will be limited to use in furtherance of Charities' mission.

Section 3 – Grantee's Representations. As of the date of this Grant Agreement and at all times during the Grant Period, Grantee represents to Charities that:

A. Grantee is either: an organization exempt from federal income tax under Section 501(c)(3) of the Code, (ii) a governmental entity identified in Section 170(c)(1) of the Code that will use the grant for exclusively public purposes, or (iii) an "Indian tribal government," as defined under Section 7701(a)(40) of the Code, that is treated as a State under Section 7871 of the Code and that it will use Grant Funds for exclusively public purposes.

B. Grantee holds and maintains all licenses, permits and registrations necessary or appropriate for its lawful operation and fulfillment of the Grant Purpose and satisfaction of the Grant Conditions.

C. Grantee is and will remain in compliance with all applicable local, state, tribal and federal laws, regulations and other requirements to which Grantee is subject.

D. Grantee is not on any United States federal terrorism "watch list" and all Grant Funds will be used in compliance with all applicable anti-terrorist financing and asset control laws, statutes and executive orders.

E. Grantee agrees that all statements made by Grantee in any application and ancillary materials are true and accurate in all material respects. Grantee agrees to notify Charities promptly in writing of any change regarding the ongoing truthfulness and accuracy of such statements during the Grant Period.

Section 4 – Miscellaneous Provisions.

A. Confidentiality. . Except as otherwise set forth in this section or required by law for Grantee to receive approval of this Grant Agreement, the parties agree that the terms of this Grant Agreement, except with respect to the Grant Funds, Grant Purpose, Grant Period, and any required Grant Acknowledgement, shall be confidential ("Confidential Information"). The parties agree that, unless otherwise set forth in this Grant Agreement, required by law, or pursuant to the written consent of the other, the parties shall not make each other's Confidential Information available in any form to any third party for any purpose, except to its own directors, managers, officers, employees, representatives, legal and financial advisors, accountants, subcontractors, and other agents (collectively "Representatives") having a "need to know" and who have agreed to be bound by confidentiality obligations no less restrictive than those under this Grant Agreement. Each receiving party agrees to take all reasonable steps required to ensure that Confidential Information is secure and not disclosed, shall be responsible for any breach of this Grant Agreement by any of its Representatives, and, at its sole expense, take all reasonable measures (including, but not limited to, court proceedings) to restrain its Representatives from prohibited or unauthorized disclosure or use of the Confidential Information. The Grantee is a government entity under the laws of the State of Texas and all documents held or maintained by Grantee are subject to

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disclosure under the Texas Public Information Act. In the event there is a request for Confidential Information, the Grantee shall promptly notify Charities. It will be the responsibility of Charities to submit reasons objecting to disclosure to the Office of the Attorney General of the State of Texas. A determination on whether such reasons are sufficient will not be decided by the Grantee, but by the Office of the Attorney General of the State of Texas, or by a court of competent jurisdiction

B. Maintenance of Records and Audit. Grantee agrees to maintain adequate books and records and other financial documents appropriate for its organization related to this Grant Agreement (collectively, "Records"). Grantee will maintain the Records in a manner that Charities (or its designee) may readily determine that all Grant Funds were used exclusively for the Grant Purpose. During the Grant Period and for two (2) years thereafter, Charities or its designee may inspect and audit the Records to determine Grantee's compliance with this Grant Agreement upon at least ten (10) business days prior notice and during normal business hours. Grantee will provide Charities (or its designee) with unfettered access to the Records and will fully cooperate with such inspection or audit. During any such audit or review, Charities may, in its sole discretion, withhold any Grant Funds pending the outcome of the audit or review. Grantee expressly grants permission to Charities or its designee to make inquiries and discuss with, or request documentation from, third parties about Grantee related to Grantee's performance under this Grant Agreement.

C. Regulatory Compliance Cooperation. Grantee will fully cooperate with Charities and provide Charities with any requested information or documentation related to this Grant Agreement reasonably required by Charities to demonstrate compliance with the requirements of any governmental agency.

D. Independent Entities. Nothing in this Grant Agreement is intended or will be construed to create any type of partnership, joint venture, employment, franchise or other similar relationship between the parties. The parties agree each party is an independent entity and will be solely responsible for the acts and omissions of its respective officers, agents, employees, and representatives and during and after the term of this Grant Agreement. The parties further agree that there is no explicit or implicit oral or written agreement or understanding that any Charities director, officer or other representative will receive compensation or material benefit in connection with the Grant Funds.

E. Indemnification. Grantee hereby defends, indemnifies and holds harmless Charities and PetSmart LLC (including their respective affiliates, directors, officers, managers, members, employees, contractors, representatives, agents, assigns and successors), for, from and against all costs, expenses (including reasonable attorneys' fees and expenses through all appeals), claims, judgments, proceedings, losses, liabilities, damages (including property damage or bodily injury or death) or intellectual property infringement incident to or arising out of Grantee's or any of its employees', contractors', agents', representatives', or volunteers': (a) breach or violation of this Grant Agreement; (b) willful misconduct or negligent act(s) or omission(s); (c) receipt or use of the Grant Funds, or any program or activity of Grantee related to this Grant Agreement; (d) violation of applicable law; or (e) infringement of intellectual property. Notwithstanding the foregoing, this provision shall not be applicable if Grantee is a governmental entity and as such, is prohibited by law from indemnification obligations. Grantee's obligations hereunder shall be applicable only to the extent authorized by the laws of the State of Texas as applicable to governmental entities.

F. Non-Disparagement. Grantee will not make, directly or indirectly, any negative statements, whether written or oral (including in any digital electronic format) about Charities, PetSmart LLC, or their respective activities, owners, members, managers, officers, directors, or employees. This includes

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any statement intended, or that could be reasonably expected given its content or context, to harm or that would lead to unwanted or unfavorable publicity.

G. Equal Opportunity. Grantee agrees that it will not discriminate by reason of race, color, creed, religion, national origin, age, sexual orientation, disability, veteran status, gender, gender identity, marital status or any other legally protected status.

H. Waiver of Jury Trial. With respect to any action or proceeding arising out of or related to this Grant Agreement or otherwise between the parties, the parties hereby waive jury trial.

I. Legal Fees. If either party brings any action or proceeding against the other arising under or related to this Grant Agreement, the prevailing party will be entitled to receive its reasonable attorneys', experts', investigation, and other related fees, costs and expenses from the other party. Prevailing party, as used herein, means the party in whose favor a judgment is rendered. Fee awards under this provision are to be made without reference to A.R.S. § 12-341.01(a).

J. Assignment; Third-Party Beneficiaries. This Grant Agreement will be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns. Grantee will not assign, delegate or sublicense, in whole or in part, any of its rights or obligations under this Grant without the prior written consent of Charities, which may be granted, withheld or conditioned in its sole discretion. Nothing in this Grant Agreement is intended or will be construed to give any third party any legal or equitable right, remedy or claim under or with respect to this Grant Agreement, except for a party's permitted successors or assigns.

K. Survival. The terms and provisions of Section 4(E) above (Indemnification), along with any other terms or provisions of this Grant Agreement that are by their terms intended to survive the expiry or termination of the Grant Agreement, will survive expiry or termination of this Grant Agreement.

L. Construction. This Grant Agreement will not be construed for or against either party on the basis of which party drafted this Grant Agreement, and each party had the opportunity to review this Grant Agreement with their respective legal counsel (or other professional advisor) to the party's satisfaction.

M. Notices. Any notice given or required under this Grant Agreement will be in writing and delivered to the respective addresses of the parties set forth above or at such other address as either party specifies in writing. Notices will be deemed received: (a) five (5) days after being sent by certified or registered mail, postage prepaid, return receipt requested; (b) on the next business day after when sent by overnight delivery with a major overnight courier; or (c) on receipt of confirmation following transmission via electronic mail or facsimile if received on a business day during business hours (otherwise, deemed received the next business day) and if followed by a hard copy sent by using one of the delivery methods in the preceding clauses (a) or (b) of this paragraph.

N. Waiver; Severability. The failure of either party to insist upon the performance of any term or provision of this Grant Agreement or to exercise any right or remedy will not be construed as a waiver or relinquishment of such party's right to assert or rely upon any such term or right or remedy on any future occasion. If any provision of this Grant Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired. If one or more provisions of this Grant Agreement are held to be unenforceable under applicable laws by a court of competent jurisdiction, those provisions will be limited or eliminated to the minimum extent necessary.

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O. Entire Agreement; Execution; Counterparts. This Grant Agreement constitutes the entire agreement and understanding between the parties, and supersedes any and all prior discussions, negotiations or other communications regarding the subject matter hereof. Any waiver or amendment of the terms of this Grant Agreement is binding only if in writing and signed by the authorized representatives of both parties, except as expressly provided herein. The parties each represent that the individuals signing below are duly authorized to execute this Grant Agreement on behalf of the party for which they are signing. This Grant Agreement will not be effective until all information requested by Charities is provided by Grantee and this Grant Agreement is fully executed. This Grant Agreement may be executed by facsimile or electronically (including exchange of scanned signature pages by e-mail), each of which will be deemed an original, and in several counterparts, all of which will constitute one and the same instrument.

TO EVIDENCE THEIR AGREEMENT, the parties have executed and delivered this Grant Agreement, all effective as of the last date written below.

"CHARITIES"	**"GRANTEE"**
PetSmart Charities, Inc.	Williamson County
Signature: DocuSigned by: Heidi Marston 3C7CB32B482A42A...	Signature: _____
Name: Heidi Marston	Name: _____
Title: Director of Pet Placement Initiatives	Title: _____
Date: 1/14/2025	Date: _____

Commissioners Court - Regular Session **21.**

Meeting Date: 01/28/2025

FY2024 Edward Byrne Memorial Justice Assistance Grant Program for County Sheriff

Submitted For: Matthew Lindemann **Submitted By:** Starla Hall, Sheriff

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action authorizing the Williamson County Sheriff's Office to accept funding through the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY2024, Local Solicitation.

Background

On October 8, 2024, agenda item #35, the Court approved the Sheriff's Office to apply for the Edward Byrne Memorial JAG Program for the Community Affairs Unit. Our grant application has been accepted for award and, if we receive approval to accept the grant, the Community Affairs Unit will receive $11,998.00 to purchase supplies and equipment for programs including the Drug Abuse Resistance Education (DARE), Citizens Academy, Public Safety Cadets, and Junior Deputy Academy programs. This grant requires no resolution or match. The required Certifications and Assurances form is attached. Staff recommends the following action: Approve the Sheriff's Office to accept the Edward Byrne Memorial Justice Assistance Grant (JAG) Program, FY2024 Local Solicitation and authorize appropriate County department personnel to complete documentation relevant to the implementation of the grant.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Certifications & Assurances Form

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 10:08 AM
Form Started By: Starla Hall		Started On: 01/22/2025 08:20 PM
Final Approval Date: 01/23/2025		

U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS

Edward Byrne Memorial Justice Assistance Grant Program FY 2024 Local Solicitation

Certifications and Assurances by the Chief Executive of the Applicant Government

On behalf of the applicant unit of local government named below, in support of that locality's application for an award under the FY 2024 Edward Byrne Memorial Justice Assistance Grant ("JAG") Program, and further to 34 U.S.C. § 10153(a), I certify to the Office of Justice Programs ("OJP"), U.S. Department of Justice ("USDOJ"), that all of the following are true and correct:

1. I am the chief executive of the applicant unit of local government named below, and I have the authority to make the following representations on my own behalf as chief executive and on behalf of the applicant unit of local government. I understand that these representations will be relied upon as material in any OJP decision to make an award, under the application described above, to the applicant unit of local government.

2. I certify that no federal funds made available by the award (if any) that OJP makes based on the application described above will be used to supplant local funds but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.

3. I assure that the application described above (and any amendment to that application) was submitted for review to the governing body of the unit of local government (*e.g.*, city council or county commission), or to an organization designated by that governing body, not less than 30 days before the date of this certification.

4. I assure that, before the date of this certification— (a) the application described above (and any amendment to that application) was made public; and (b) an opportunity to comment on that application (or amendment) was provided to citizens and to neighborhood or community-based organizations, to the extent applicable law or established procedure made such an opportunity available.

5. I assure that, for each fiscal year of the award (if any) that OJP makes based on the application described above, the applicant unit of local government will maintain and report such data, records, and information (programmatic and financial), as OJP may reasonably require.

6. I have carefully reviewed 34 U.S.C. § 10153(a)(5), and, with respect to the programs to be funded by the award (if any), I hereby make the certification required by section 10153(a)(5), as to each of the items specified therein.

7. If the applicant named below is not the unit of local government itself, I certify that it is an instrumentality of the unit of local government and is approved to serve as the applicant and recipient of FY 2024 JAG funding on behalf of the unit of local government.

_____ _____

Signature of Chief Executive of the Applicant Unit of Local Government

Date of Certification

_____ _____

Printed Name of Chief Executive

Title of Chief Executive

_____

Name of Applicant Unit of Local Government

Commissioners Court - Regular Session **22.**

Meeting Date: 01/28/2025

Dog food donation for the Sheriff's Office K9 Unit

Submitted For: Matthew Lindemann **Submitted By:** Starla Hall, Sheriff

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to accept donations of Nutri-Source dog food for the Sheriff's Office K9 unit from Wag Heaven pursuant to Tex. Loc. Gov't Code 81.032.

Background

Last March 19, 2024, Jeff Manley and Jusak Yang Bernhard of Wag Heaven began donating Nulo dog food to the Sheriff's Office K9 unit to show their support. There has been a change in the donation program on the type of food to be donated. They want to continue with the monthly donation but changing to Nutri Source food donation for Williamson County K-9. Cost per bag of Nutri-Source is $72.99.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:25 PM
Form Started By: Starla Hall		Started On: 01/14/2025 09:13 AM
Final Approval Date: 01/14/2025		

Commissioners Court - Regular Session **23.**

Meeting Date: 01/28/2025

Authorize Issuing Advertisement for IFB #25IFB27 for Night Vision Binoculars for the Williamson County Sheriff's Offic

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, 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 solicitations for Night Vision Binoculars for Williamson County Sheriff's Office SWAT Team under IFB #25IFB27.

Background

Williamson County Sheriff's Office is seeking solicitations from qualified vendors to provide night vision binoculars. The expenditure will be charged to Grant 515P, Task Binoculars, Award 515A, 6.1 as per the FY25 budget. Origination #1913. Department contact is Virginia Johnson.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 08:24 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 08:37 AM
Form Started By: Barbi Hageman		Started On: 01/22/2025 02:44 PM
Final Approval Date: 01/23/2025		

Commissioners Court - Regular Session **24.**

Meeting Date: 01/28/2025

Approval of Master Professional Service Agreement for Advisement and Support from Gradient Professional Solutions LLC for County Auditor's Office

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Professional Service Agreement (MPSA) #2025110 not to exceed $500,000 and associated Work Authorization #1 between Williamson County and Gradient Professional Solutions, LLC for Advisement and Support and exempting the contract from the competitive bid process per TGC 2254.002 (2)(A)(i) accounting as a Professional Service, and authorize the execution of the agreement.

Background

Approval of this MPSA will engage Gradient for the County Auditor to provide advisement and support in a capacity similar to senior level accounting staff during a focused period of time to assist the County Auditor's leadership in meeting certain finance-related objectives. Attached is the MPSA and a Work Authorization #1 not to exceed $75,000 which outlines the details of the work to be performed. The total not-to-exceed amount is $500,000.00. Origination #1895. Contract Audit and General Council have approved. Funding source is 01.0100.0495.004100 per FY25 budget. Department contact is Jalyn Morris.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

MPSA

Work Authorization

Form 1295

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 01:55 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 02:29 PM
Form Started By: Barbi Hageman		Started On: 01/21/2025 09:05 AM
Final Approval Date: 01/22/2025		

Zoho Sign Document ID: 2F19A34B-_G7-3DUYCLA3QJGPJPA0DKOZF8VMQ1RF3BLIVPMRCYO

Agreement Number: 20241126-1117

MASTER PROFESSIONAL SERVICES AGREEMENT

This Master Professional Services Agreement (the "Agreement" or "MPSA") is entered into on the Effective Date by and between Gradient Leadership Solutions, LLC of Mansfield, Texas, a private entity operating under the laws of the State of Texas, USA (the "Company" or "Gradient"), and Williamson County, TX ("Client" or "County"). Company and County may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, County intends to retain Company to perform stated services and produce stated work product; and Company intends to perform stated services and produce stated work product for County;

WHEREAS, Company intends to maintain sole ownership and intellectual property rights in services performed and work product produced for County under this MPSA, and County intends to use and reproduce the work product produced by Company under this MSPA; and

WHEREAS, both Parties expect to disclose and receive confidential information with the other Party under this MSPA;

NOW THEREFORE, for good and valuable consideration including without limitation all rights and obligations under this MSPA, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. STRUCTURE & SCOPE

1.1 Master Agreement. Unless otherwise expressly stated in an individual Work Authorization, the terms and conditions of this MSPA are the default terms and conditions applicable to all services performed and work product produced by Company in the performance of a Work Authorization on behalf of the County.

1.2 Work Authorization(s). From time to time pursuant to this MSPA, Company and County may execute a subordinate agreement substantially in the form of Exhibit A (the "Work Authorization"), detailing without limitation, the terms and conditions under which Company is engaged to perform services and to product work product on behalf of the County. Each individual Work Authorization is incorporated with and forms a discrete agreement together with the MPSA. There is no limit to the total number of Work Authorizations the Parties may execute under this MSPA. Multiple Work Authorizations may coexist under this MPSA. Any term or condition of an individual Work Authorization that modifies a term or condition of the MSPA, applies only to that individual Work Authorization and no other.

1.3 Products & Services. County hereby retains Company under this MPSA based on Company's demonstrated competence and requisite qualifications to perform services and produce work product substantially of the type defined in the Company website[1] (the "Products and Services") and as called for in each Work Authorization. Company is not a public accounting firm. Company Products and Services do not

[1] Gradient Solutions Corporation website https://www.gogradient.com/. Gradient Solutions Corporation is licensed and regulated by the Texas Private Security Bureau, P.O. 4087, Austin, TX 78773, phone (512) 424-7293. Company License #A14770801, 460 Turner Warnell Road Mansfield, TX 76063, phone (817) 614-6329.

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constitute a formal audit, compilation, review, attestation service, or fraud examination, and do not entail assessments of the capabilities or performance of County's employees.

1.4 Performance by Company. Company hereby covenants and agrees to perform agreed upon Work Authorizations in a professional manner in accordance with applicable laws and industry standards relevant to the Products and Services called for and defined in Section 1.3.

2. RELATIONSHIP & RESPONSIBIITIES

2.1 Independent Contractor. Company and all associated persons including without limitation, employees, board members, contractors, sub-contractors, interns, and volunteers, whether engaged full time or part-time by Company (the "Company Representative(s)"), are and operate as, an independent contractor(s) to County under this MPSA and all Work Authorizations. Nothing in this MPSA or in any Work Authorization is to be construed as establishing an employment, agency, joint venturer, or partner, relationship between County and Company or with any Company Representative.

(a) Representations to Third Parties. Under no circumstances will Company represent to any third party that Company's relationship with the County is anything but that of an independent contractor.

(b) Authority. Company has no authority to: (i) speak on behalf of the County; (ii) make management or business decisions for the County; and (iii) represent or bind the County in a contract, negotiation, subpoena, or any other scenario or official proceeding.

(c) Cooperation with County. Company will provide Products and Services specified in a Work Authorization in good faith cooperation with the County wishes, but Company will determine, in Company's sole discretion, the manner and means in which Company performs or provides Products and Services as an independent contractor subject to compliance with applicable laws and regulations. Company will make good faith efforts to comply with County requests for specific individuals to work on any one or more Work Authorization from among the Company Representatives.

2.2 Taxes and Benefits. Company will report all compensation received from County pursuant to this MPSA as self-employment income for tax purposes. Company will indemnify County and hold County harmless from and against all claims, damages, losses, costs, and expenses, including without limitation, reasonable fees and expenses of attorneys and other professionals, relating to any obligation imposed by law on County to pay withholding taxes, social security, unemployment, disability insurance, or similar items in connection with compensation received by Company under this MPSA. Company is not entitled to paid vacation, sick leave, or participation in any benefit plans, arrangements, or distributions by County pertaining to bonus, stock option, profit sharing, insurance, or similar benefits otherwise available to an employee of County.

2.3 Liability Insurance. Company will maintain adequate insurance for claims: (i) under workers' compensation or government-established disability acts; (ii) for damages due to bodily injury, sickness, disease, or death, arising from any willful misconduct, or negligent act or omission, by Company; and (iii) for damages due to mishandling or destruction of County's tangible or intangible property, including loss of use resulting therefrom, arising from any willful misconduct, or negligent act or omission, by Company.

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2.4 County Role & Responsibilities.

(a) Authority. Neither the County nor any associated persons under County's control, including without limitation, employees, board members, contractors, sub-contractors, interns, and volunteers, whether engaged full time or part-time by County (the "County Representative(s)"), has the right or authority to direct or control the manner or means in which the Company performs or provides Products and Services as an independent contractor under this MPSA or any Work Authorization.

(b) Deliverables. County will promptly acknowledge and accept deliverables that objectively conform to the requirements of a Work Authorization. County will promptly notify Company in writing of any non-conformance of a deliverable and engage with Company to clarify the non-compliance and agree on a timeline to correct the non-compliance involving no less than ten (10) days. Work Authorization deliverables are nevertheless considered acknowledged and accepted by the County where the County fails to promptly notify Company of non-compliance in writing or uses a non-conforming deliverable prior to notification of non-compliance, or unreasonably delays acknowledgment of accepting a deliverable.

(c) County Data & File Sharing. County consents to Company's commercially reasonable and compliant use of: (i) secure Internet communications and file transfer protocols and tools; (ii) secure cloud-based storage methods, tools, and facilities, for temporary storage and sharing of County data and electronic files; and (iii) secure commercially available software, tools, protocols, and platforms, to (1) communicate and collaborate among Company/County Representatives; (2) collect, analyze, duplicate, manipulate, and temporarily store County data and Company work product; (3) monitor and control County and Company access to County data and Company work product, by way of a secure Company portal based on a third party software provider portal platform that may include a third party software platform provider's requirement that County execute a customer portal access agreement prior to using the software platform on which the Company portal resides; during the term of this MPSA and any Work Authorization. Company is not a direct portal host for County data or electronic files. Company may delete County data and electronic files from the Company portal at any time without notice. County is responsible for maintaining separate copies of all County data and electronic files provided to Company.

(d) Compliance & Reporting. County is solely responsible for its own data and documentation retention policy, implementation, and reporting obligations.

2.5 Non-Solicitation. During the term of this MPSA and for a period of six (6) months thereafter, a first Party will not directly solicit an employment or contractor engagement with any of the second Party's employees or contractors, whether for the first Party's own benefit or for that of any third-party person or entity, without prior written consent of the second Party. The County cannot be held responsible if the employee applies for a general job posting.

3. TERM & TERMINATION

3.1 MSPA Term. This MSPA commences on the Effective Date. The MSPA expires five (5) year from the Effective Date or as soon thereafter as the last of any active Work Authorization is complete, expires, or is terminated, unless the MSPA is terminated earlier by either Party (the "MSPA Term").

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3.2 Termination for Breach.

(a) MSPA Breach. Either Party may terminate this MSPA if the other Party breaches a material term of the MSPA and fails to cure the breach within ten (10) days following written Notice of the breach by the non-breaching Party. Terminating the MSPA for a material breach immediately terminates all active Work Authorizations.

(b) Work Authorization Breach. Either Party may terminate an individual Work Authorization if the other Party breaches a material term of the individual Work Authorization and fails to cure the breach within ten (10) days following written Notice of the breach by the non-breaching Party. Terminating a Work Authorization for a material breach only terminates that individual Work Authorization.

3.3 Termination for Convenience. Either Party may terminate an individual Work Authorization, or the MSPA along with all active Work Authorizations, at any time for any reason or for no reason, by giving at least ninety (90) days written Notice to the other Party.

3.4 Effect of Expiration or Any Type of Termination.

(a) License Termination. Upon expiration or termination of a Work Authorization or of the MSPA along with all active Work Authorizations, related licenses granted between the Parties also terminate.

(b) Undisputed Compensation. Within thirty (30) days of expiration or any type of termination of a Work Authorization or this MPSA (except for termination pursuant to Section 3.2 for breach by Company), County will pay Company all undisputed amounts due and payable under any Work Authorization performed in whole or in part prior to the expiration or termination effective date. Disputed amounts are payable to Company within thirty (30) days following resolution of the dispute.

(c) Return of Confidential Information. Upon the expiration or any type of termination of a Work Authorization or of the MSPA along with all active Work Authorizations, both Parties will promptly return relevant Confidential Information to the other Party, at each Party's own expense and in accordance with the receiving Party's reasonable instructions.

3.5 Survival. The provisions of Sections 2.5, 3.4, 5, 6, 8, 9, and 10 survive the expiration or any termination of this MPSA and any Work Authorization.

3.6 Remedy. County acknowledges and agrees that in the event of any breach of this MPSA or a Work Authorization, Company may be irreparably and immediately harmed and may not be made whole by monetary damages, which would be difficult to ascertain. Accordingly, it is agreed that, in addition to any other remedy to which it may be entitled at law or in equity, Company is entitled to seek specific performance and injunctive or other equitable relief as a remedy for any such breach or threatened breach, and County further agrees to waive – to the extent permitted by law – any requirement for the securing or posting of any bond in connection with such remedy. The remedy is not the exclusive remedy for County's breach of this MPSA but is in addition to all other remedies available at law or equity to Company. County agrees to reimburse Company for

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reasonable attorneys' fees, court costs, and expenses, including attorneys' fees incurred pursuing enforcement of obligations under this MPSA if Company prevails in obtaining the relief sought.

4. COMPENSATION & EXPENSES

4.1 Compensation. In an amount not to exceed $500,000, County will compensate Company within thirty (30) days of Company delivering the Products and Services specified in each Work Authorization. County's acknowledgement and payment of Company's satisfactory Work Authorization performance will not be unreasonably delayed or withheld, whether the performance is a final completion of or an agreed upon milestone of, the Work Authorization. Texas Prompt Payment Act Compliance: 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 Customer 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 Customer 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 Customer'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.

4.2 Expenses. Company receives reimbursement for reasonable, ordinary, and necessary business expenses incurred in the performance of each Work Authorization, including direct supplies, printing, and duplication costs, established U.S. Government per diem rates[2] for travel, parking, tolls, lodging, meals, and incidental expenses, and established IRS published rates for mileage.[3]

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. The County will notify Gradient of any changes to the policy or the link to the Williamson County Vendor Reimbursement Policy during the contract period.

Tax Exemption: Williamson County is a body corporate and political under the laws of the State of Texas and claims exemption from sales and use taxes. A copy of a tax-exemption certificate will be furnished upon request.

4.3 Invoicing. Company will invoice the County on or about the last non-holiday working day of each month for performance and expenses occurring that month for a given Work Authorization. Invoices will include supporting documentation and details of each invoice line item.

[2] U.S. General Services Administration (GSA) per diem rates by year and location https://www.gsa.gov/travel/plan-book/per-diem-rates
[3] Internal Revenue Service (IRS) Standard Mileage Rate per year https://www.irs.gov/tax-professionals/standard-mileage-rates

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4.4 Invoice Disputes. County will timely pay undisputed portions of an invoice and promptly provide written Notice to Company of any disputed remainder. The Parties will proceed in good faith to promptly resolve disputed invoice amounts. Absent resolution in thirty (30) days from Notice by County, Company may suspend performance of the relevant Work Authorization, without limitation or waiver of any other right or remedy available under this MPSA or at law.

5. CONFIDENTIALITY

5.1 Confidential Information. "Confidential Information" for either Party means and includes without limitation, in any tangible or intangible form, the communications, data, information, knowledge, materials, and the like, of one Party that is directly or indirectly disclosed to or is otherwise encountered by the other Party in connection with Innovations, or the performance or content of this MPSA or any Work Authorization. Confidential Information does not include Confidential Information of one Party that the other Party can demonstrate: (i) is or becomes part of the public domain through no direct or indirect action, fault, or omission of the other Party; (ii) was in the other Party's lawful possession prior to the subject disclosure; (iii) was lawfully disclosed to the other Party by a third party without restriction on disclosure; (iv) was independently developed by the other Party without use of or reference to the disclosing Party's Confidential Information; or (v) is required to be disclosed by law or judicial, arbitral or governmental order or process, provided the other Party gives prompt written notice of such requirement to permit the one Party to seek a protective order or other appropriate relief.

5.2 Confidentiality. At all times during and after termination or expiration of this MPSA and any Work Authorization, and to the fullest extent permitted by law, both Parties will take commercially reasonable actions to hold, and to require their respective Company/County Representatives to hold, the other Party's Confidential Information in strict confidence, and to not use or allow third-party access to the other Party's Confidential Information for any reason, except as allowed by: (i) applicable law; (ii) this MPSA or an individual Work Authorization; or (iii) express written permission from an authorized representative of the other Party. Nothing in this Section 5 or otherwise in this MPSA or any Work Authorization will limit or restrict in any way either Party's immunity from liability for disclosing the other Party's trade secrets as specifically permitted by 18 U.S.C. § 1833[4] or equivalent statute in another jurisdiction.

6. OWNERSHIP AND INTELLECTUAL PROPERTY RIGHTS

6.1 Ownership of Intellectual Property. Company retains exclusive ownership and holds all right, title, and interest in and to all Innovations, including without limitation, all available worldwide rights in patent disclosures, provisional patent filings, filed and unfiled patent applications, as well as copyright rights, Moral Rights, mask work rights, trade secret rights, know-how, and any and all other intellectual property or proprietary rights therein (collectively, "Intellectual Property Rights") relating to Products and Services under

[4] The Defend Trade Secrets Act, 18 U.S.C. § 1833 (https://uscode.house.gov/) provides:
(b)(1) Immunity from Liability for Confidential Disclosure of a Trade Secret to the Government or in a Court Filing. An individual shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that (A) is made, (i) in confidence to a Federal, State, or local government official, either directly or indirectly, or to an attorney; and (ii) solely for the purpose of reporting or investigating a suspected violation of law; or (B) is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.
(b)(2) Use of Trade Secret Information in Anti-Retaliation Lawsuit. An individual who files a lawsuit for retaliation by an employer for reporting a suspected violation of law may disclose the trade secret to the attorney of the individual and use the trade secret information in the court proceeding, if the individual (A) files any document containing the trade secret under seal; and (B) does not disclose the trade secret, except pursuant to court order.

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this MPSA and any Work Authorization. County agrees that whether any Innovation(s) might otherwise legally be deemed works made for hire, all Innovations and Intellectual Property Rights are the sole and exclusive property of Company.

6.2 Ownership & License of County Data. County retains ownership of all raw data and information provided to Company under a Work Authorization. County hereby grants Company a non-exclusive license to use, manipulate, and reproduce raw data and information provided by County under a Work Authorization.

6.3 License to County. Company hereby grants County a non-exclusive, non-transferable, license to use and reproduce Company work product during the term of a Work Authorization under which the work product was produced.

6.4 Innovations. "Innovations" mean without limitation, all technical advancements, analysis, applications, algorithms, byproducts, combinations, discoveries, displays, encodings, enhancements, ideas, improvements, insights, inventions, know-how, outcomes, processes, results, systems, techniques, technology uses, test results, and the like, whether in tangible or intangible form, that Company: (i) utilized, made, conceived, developed, or reduced to practice, alone or jointly with County or other third party, in the course of providing Products and Services under this MPSA; and (ii) were utilized, made, conceived, developed, or reduced to practice, actually or demonstrably, prior to the Effective Date of this MPSA in preparation for or in anticipation of a Work Authorization under this MPSA; whether any Innovation(s) are eligible for Intellectual Property Rights or other legal protection.

6.5 Moral Rights. County hereby irrevocably transfers and assigns to Company and agrees to irrevocably transfer and assign to Company in the future, and waives and agrees never to assert, any and all Moral Rights that County may have in or with respect to any Innovation, during and after the term of this MPSA (the "Moral Rights"). Moral Rights mean any legal right to claim authorship of an Innovation, to object to or prevent the modification or destruction of an Innovation, to withdraw from circulation or control the publication or distribution of any Innovation, and any similar right, existing under judicial or statutory law of any jurisdiction in the world, or under any treaty, whether or not such a right is identified as or referred to as a "moral right."

6.6 Related Rights. To the extent Company owns or controls, presently or in the future, any patent rights, copyright rights, mask work rights, trade secret rights, or other intellectual property or proprietary rights that block or interfere with the rights granted to County under this MPSA (collectively, "Related Rights"), Company hereby grants or shall cause to be granted to County a limited, non-exclusive, revocable, non-transferable, license to use work product covered by the Related Rights to the extent necessary for County to exercise rights expressly granted under this MPSA.

7. REPRESENTATIONS & WARRANTIES

7.1 Conflicting Obligations and Commitments. Company represents and warrants that it has no pre-existing obligations or commitments, and will not undertake future obligations or commitments, that conflict with or are inconsistent with providing full performance of obligations and commitments to the County under this MPSA and any Work Authorizations. Company will use best judgment in the need to notify the County of potential conflicts of interest prior to any undertaking by Company during the MPSA Term.

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7.2 Third Party Products & Services. Company cannot and does not warrant products or services from any third party that is not a Company Representative.

7.3 Compliance & Non-Infringement. Company represents and warrants that: (i) Company performance under this MPSA is and will be in compliance with applicable public laws and voluntary guidelines established by comparable firms in the industry operating in the United States; and (ii) Company's Innovations or its Products and Services, do not knowingly infringe or otherwise misappropriate or violate the rights of any third party, including without limitation, third party Intellectual Property Rights or third party rights of privacy or publicity.

7.4 Disclaimer. THE WARRANTIES AND REPRESENTATIONS SET FORTH IN THIS AGREEMENT ARE IN LIEU OF, AND COMPANY HEREBY DISCLAIMS, ANY AND ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

8. INDEMNIFICATION

8.1 Indemnification. On prompt written notice from County regarding a third party claim against County, Company will indemnify, defend, and hold harmless, County from and against claims, damages, losses, and expenses, including court costs and reasonable attorneys' fees, arising out of or resulting from an action by a third party against County based on: (a) County's compliant use or reliance on Company Products and Services under this MPSA that are free of any independent modification by County; (b) Company's alleged infringement, misappropriation, or violation, of the third party's Intellectual Property Rights; or (c) Company's negligent act, omission, or willful misconduct, resulting in: (i) bodily injury, illness, or death of a person; (ii) injury or destruction to tangible or intangible property including computer programs and data, or any loss of use resulting therefrom; or (iii) the violation of a relevant law, statute, ordinance, or regulation.

9. LIMITATION OF LIABILITY

9.1 Release. COMPANY IS NOT LIABLE FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES OF ANY KIND IN CONNECTION WITH THIS AGREEMENT EVEN IF COMPANY HAS BEEN INFORMED IN ADVANCE OF THE POSSIBILITY OF SUCH DAMAGES.

9.2 Limitation. Company's liability, in contract, tort (including negligence), or any other legal or equitable theory will not exceed the sum of fees paid and fees due by County under this MPSA and any Work Authorization.

10. GENERAL PROSVISIONS

10.1 No Election of Remedies. Any exercise of a remedy by Company under this MPSA shall be without prejudice to other remedies available under this MPSA or that are otherwise available at law or in equity. Any election by Company to terminate this MPSA or any individual Work Authorization will not be deemed an election of remedies, and all other remedies available under this MPSA or that are otherwise available at law or in equity, survive the termination.

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10.2 Assignment. Neither Party may assign or transfer any rights or delegate any obligations under this MPSA, in whole or in part, without the other Party's express prior written consent. Any attempted assignment, transfer, or delegation, without such consent, is void. Subject to the foregoing, this MPSA and all Work Authorizations are binding upon and will inure to the benefit of the Parties' permitted successors and assigns.

10.3 Equitable Remedies. The Products and Services by Company under this MPSA are personal and unique, and therefore Company reserves the right to enforce this MPSA by injunction, specific performance, or other equitable relief, without having to post a bond or other consideration, further to other remedies Company may have for breach of this MPSA and any Work Authorization.

10.4 Attorneys' Fees. Unless otherwise stated, any action taken that is necessary to enforce a Party's rights under this MPSA or any Work Authorization, the substantially prevailing Party is entitled to reasonable attorneys' fees, costs, and expenses, in addition to any other relief the prevailing Party is entitled.

10.5 Governing Law. The validity, construction, and performance of this MPSA and each Work Authorization is governed by and must be construed in accordance with the laws of the State of Texas, excluding that body of law pertaining to conflict of laws. For any claim or dispute arising under this MPSA the Parties hereby consent to the exclusive jurisdiction, forum, and venue of the state courts of Williamson County, Texas, USA, and the federal courts in Austin, Texas, USA.

10.6 Dispute Resolution. If a dispute or claim arises under this Agreement, the Parties agree to first try to resolve the dispute or claim by appropriate internal means, including referral to each Party's senior management. If the Parties cannot reach a mutually satisfactory resolution, then any such dispute or claim will be sought to be resolved with the help of a mutually selected mediator. If the parties cannot agree on a mediator, GRADIENT and the COUNTY shall each select a mediator, and the two mediators shall agree upon a third mediator. Any costs and fees, other than attorney fees, associated with the mediation shall be shared equally by the Parties.

GRADIENT and COUNTY hereby expressly agree that no claims or disputes between the Parties arising out of or relating to this Agreement, or a breach thereof shall be decided by any arbitration proceeding, including without limitation, any proceeding under the Federal Arbitration Act (9 USC Section 1-14) or any applicable state arbitration statute.

10.7 Severability. If any provision of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, all remaining provisions of the Agreement remain in full force and effect, and the provision affected shall be construed to be enforceable to the maximum extent permissible by law.

10.8 Notice. Notice given by a Party under this Agreement including routine contact information updates, must be in writing and delivered to the receiving Party either by: (a) Email; (b) process service recognized in the receiving Party's jurisdiction; or (c) prepaid private courier or government registered post operating in the receiving Party's jurisdiction. Delivery of Notice is considered valid and sufficient if accompanied by the receiving Party's Email acknowledgement of safe receipt, or by an attested delivery receipt for delivery by process service, private courier, or government registered post.

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Company contact information:	**County contact information:**
Gradient Solutions Corporation 460 Turner Warnell Road Mansfield, Texas, 76063 USA Attn: Calvin E. Webb III Email: cwebb3@gogradient.com Web: https://www.gogradient.com	See County contact information on the signature page of this Agreement.

10.9 Entire Agreement. This MPSA together with each Work Authorization constitutes the entire agreement and understanding between the Parties with respect to the subject matter herein and supersedes and replaces all prior oral or written: agreement; discussion; draft; negotiation; promise; representation; stipulation; understanding; or warranty; between the Parties or in any expressly mentioned extrinsic materials not incorporated in writing in this MPSA or any Work Authorization.

10.10 Modifications. Any waiver, modification, or amendment of any provision of this MPSA or of any Work Authorization is effective only if in writing signed by the Parties.

10.11 Waiver. Waiver by either Party of any breach of any provision of this MPSA or any Work Authorization must be in writing and does not constitute a waiver of any subsequent breach of the same other provisions of this MPSA or any Work Authorization.

10.12 Signatures and Counterparts. This MPSA may be executed with handwritten or electronic signatures delivered among the Parties in one or more identical counterparts, on paper, by e-mail attachment, or by agreed upon internet-based electronic signature platform. Each counterpart is deemed to be an original and all counterparts together constitute one and the same instrument. Each Party need not sign the same counterpart.

10.13 County's Right to Audit. Company agrees that County 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 Company which are directly pertinent to the services to be performed and amounts expended under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. County shall give Company reasonable advance notice of intended audits and recognizes that most, if not all, of the documentation will be maintained on a mutually accessible SharePoint site or within the County's own internal records.

10.14 No Waiver of Sovereign Immunity or Powers. Nothing in this agreement 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.

10.15 Public Information. Company 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 agreement may be subject to public disclosure pursuant to the Texas Public Information Act.

[Signature page follows]

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IN WITNESS WHEREOF, the Parties voluntarily execute this Agreement by an authorized representative of the named Party below as of the Effective Date.

"Effective Date": _____

Gradient Leadership Solutions, LLC (Company)	**Williamson County, TX (Client or County)**
Signature: Lorie Lankford	Signature: _____
Name: LorieLankford	Name: _____
Title: Partner	Title: _____
	Postal Delivery Street Address:
	_____
	_____
	_____
	Contact E-mail:
	_____
	Contact Telephone:
	_____

Attachments:
Appendix A – Sample Work Authorization

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APPENDIX A
SAMPLE Work Authorization

This Work Authorization is effective _____ (the "Work Authorization Effective Date"), issued under and subject to the terms and conditions of the Agreement identified above (Agreement Number) by and between Company and County.

1. Work Authorization Term

This Work Authorization begins on the Work Authorization Effective Date and expires

2. Services & Deliverables

Company shall engage in lawful activities and endeavors on behalf of County in cooperation with County representative [NAME] and persons designated by [NAME], as detailed below.

a.
b.

3. Schedule

4. Compensation, Expenses, Invoicing

5. County Responsibilities

6. Other Terms & Conditions

SAMPLE

Gradient Leadership Solutions, LLC (Gradient)	Williamson County, TX (Client or County)
Signature:_____	Signature:_____
Name:_____	Name:_____
Title:_____	Title:_____

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Work Authorization No. 1
Fractional Staff Support Services

This Work Authorization is effective January 28th, 2025 (the "Work Authorization Effective Date"), issued under and subject to the terms and conditions of the Master Professional Services Agreement identified by Agreement Number 20241126-1117 by and between Gradient Leadership Solutions, LLC (Company or Gradient) and the Williamson County, TX (County).

Section A – Scope of Services

Description of Services

Gradient is engaged by the County Auditor to act in an advisement and support capacity in a similar manner to Senior level accounting staff during a focused period of time to assist the County Auditor's leadership in meeting certain finance-related objectives.

Key Goals

The following key goals are a part of this Work Authorization:

- Provide focused finance-related advice and support for the County Auditor.
- Where applicable, communicate any process or internal control improvements to the team as identified.

Key Tasks

Gradient's team will be available to assist the County in a variety of ways. Gradient and County will meet at a minimum every other week for work assignments and progress updates.

Staffing

Resources proposed for this project will include Lorie Lankford, Calvin E. Webb III, and other Gradient resources on an as needed basis.

Schedule

Gradient will be available beginning on February 3, 2025. Gradient will be available to support the County Auditor for approximately 30 hours per week (on-site or remote) or an estimated 120 hours per month. The total requested hours per week will be agreed upon by the both parties. Gradient will work with the County Auditor's team to determine a reasonable on-site schedule.

Changes in Expectations

Any changes in expectations or significant frequency differences during this Work Authorization or items requested beyond the scope of this document will be subject to a Work Authorization Change Order, which would be drafted and agreed upon by both parties as required.

Expiration

This Work Authorization will expire effective September 30, 2025, unless terminated for convenience by either party with 30 days written notice using E-Mail or USPS.

Zoho Sign Document ID: 2F19A34B-MD_Y-AP6KYMWKPA8BGZ0G3CQP6ROKIBL4UDLPOCQRPW

Work Authorization No. 1
Fractional Staff Support Services

Section B – Deliverables

No specific deliverables are contemplated within this work authorization. Based on the County's specific requests, Gradient could agree to provide certain deliverables during this Work Authorization.

Section C – Compensation and Billing

Compensation Method

- Gradient will invoice the County on a monthly basis, based on hours worked, with a total billing cap of $75,000.
- Gradient will invoice at a rate of $235 per hour per employee.

Billing Method

Expenses incurred during the month will be invoiced during the following month or at the conclusion of the project (if applicable). At termination, a final invoice will be provided to the County for time and expenses incurred through the termination date.

Expenses

Gradient will not bill the County for out-of-pocket expenses such as lodging, tolls, per diem, and mileage.

Section D – County Responsibilities

- The County Auditor's management team will provide direction on the tasks or scope for Gradient's hours.
- The County will provide office, conference room, or other space along with an Internet connection for Gradient when meeting at the County's facilities.
- County will provide appropriate devices, under their control, for use in the internal IT environment as well as any security training (if required).
- The County Auditor will make all management and implementation decisions stemming from any work performed by Gradient.
- The County will review any information submitted by Email and remove any personally identifiable information (PII) before sending. The use of a shared portal is advisable.
- The County is solely responsible for the decision to implement, modify, or reject any recommendations provided by Gradient. Gradient is not liable for the outcomes of decisions made by the County, even if such decisions were based on Gradient's advice or recommendations. Gradient does not have the authority to unilaterally implement or execute any financial decision or strategy on behalf of the County.
- The County Auditor shall accurately describe the Gradient's role as Senior level accounting staff or any other capacity in which the Gradient is engaged under this Agreement. The County shall not imply that the Gradient holds a full-time or permanent position within the County or has authority beyond that explicitly granted in this Work Authorization.

Zoho Sign Document ID: 2F19A34B-MD_Y-AP6KYMWKPA8BGZ0G3CQP6ROKIBL4UDLPOCQRPW

Work Authorization No. 1
Fractional Staff Support Services

Section E – Other Matters

- Gradient will not directly access any banking or treasury related accounts except through a read-only account created specifically for Gradient use which will be disabled upon completion of this Work Authorization. Gradient will not act as a signer on any accounts.
- Gradient will not be able to sign any documents, electronic or physical, on behalf of the County or enter into any contracts on behalf of the County.
- Gradient will not make any personnel decisions on behalf of the County including the assessment of the employees' capabilities in performing their identified tasks or supervision of any employees.
- Tasks to be performed may be conducted onsite and remotely.
- For the purposes of Section 9.2 of the MPSA, sum of fees paid and fees due by County will be limited to the average of the last three months of professional fees.
- The County makes all procurement decisions relating to this Work Authorization. Gradient has no part or recommendation in the process.
- The Services do not constitute work, examinations, or any other similar steps in accordance with Generally Accepted Auditing Standards, the Institute of Internal Audit Standards, Government Accountability Office Standards, or any other authoritative body. Gradient's engagement does not constitute an audit, compilation, review, attestation service, investigation, or fraud examination.
- Gradient will not make any management decisions including setting policy or strategic direction; accepting responsibility for or directing County employees; authorizing, executing, consummating, or otherwise exercising authority on behalf of the County; preparing source documents for the County; deciding which recommendations from Gradient or a third-party to implement or prioritize; reporting to a governing body on behalf of management; accepting project management responsibility for the County; accepting responsibility for designing, implementing, or maintaining internal controls; or other similar activities.
- Gradient is not a public accounting firm.

	Williamson County, TX	Gradient Leadership Solutions, LLC
By:		Lorie Lankford
Name:		LorieLankford
Title:		Partner
Email:		llankford@gogradient.com

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1258587

Date Filed:
01/17/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Gradient Leadership Solutions, LLC
Mansfield, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Auditor

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025110
Professional Services for Auditor's Office

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is [redacted], and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city) (state) (zip code) USA (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 20 day of January (month), 2025 (year).

Kori Lankford
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1258587

Date Filed:
01/17/2025

Date Acknowledged:
01/21/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Gradient Leadership Solutions, LLC
Mansfield, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Auditor

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025110
Professional Services for Auditor's Office

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **25.**

Meeting Date: 01/28/2025

Authorize Issuing Advertisement for RFP #25RFP21 for Enterprise Resource Planning (ERP) System for County Auditor

Submitted For: Joy Simonton **Submitted By:** Brenda Fuller, 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 proposals for Enterprise Resource Planning (ERP) System under RFP #25RFP21.

Background

Williamson County is seeking proposals from qualified firms for an Enterprise Resource Planning (ERP) System to support countywide solutions to support Accounts Payable, Purchasing, Information Technology Services, Human Resources and various reporting options. This is a collaborative effort between multiple departments. The County Auditor is the project sponsor. The Budget is P710, 2025 CIP and the subsequent CIP Budget. Point of Contact is Julie Kiley.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 04:40 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 04:44 PM
Form Started By: Brenda Fuller		Started On: 01/09/2025 07:54 AM
Final Approval Date: 01/22/2025		

Commissioners Court - Regular Session **26.**

Meeting Date: 01/28/2025

Approval of Purchase for In-Car Radio Equipment from Motorola Solutions, Inc. for Sheriff's Office

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving purchase #2025108 between Williamson County and Motorola Solutions, Inc. In-Car Radio Equipment in the amount of $67,937.52, pursuant to Texas DIR #DIR-CPO-5433 cooperative contract.

Background

The approval of this purchase will benefit The Williamson County Sheriff's Office with 4 new-in-car radios and 4 portable radios. This equipment is part of the decision package for new deputy positions. The funding source is 01.0100.0560.005730 for FY25. Contract Audit and General Counsel have approved this purchase. Origination #1852. The department point of contact is Thomas Piche. Vendors are publicly traded, thus a 1295 form is not required.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Motorola Quote 1

Motorola Quote 2

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 04:44 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 04:53 PM
Form Started By: Barbi Hageman		Started On: 01/13/2025 11:36 AM
Final Approval Date: 01/22/2025		

MOTOROLA SOLUTIONS

Quote Number: [redacted]

Billing Address:
WILLIAMSON COUNTY
3171 SE INNER LOOP
GEORGETOWN TX, 78626

Shipping Address:
Thomas Prche
WillCo
Georgetown US, 78626

Quote Name: [redacted]
Quote Date: 2024-12-30
Expiration Date: 2025-03-30
Contract Name: 39000 - DIR-CPO-5433

Quote Created By:
Martin Saucedo
Marty.Saucedo@motorolasolutions.com

Customer: WILLIAMSON COUNTY
Contact Name: Thomas Piche
Contact Email: thomas.piche@wilco.org
Contact Phone: 512 943 3695

Currency: USD

Terms and Conditions: none

Line #	Item Number	Description	Quantity	Unit List Price	Ext. List Price	Discount %	Discount $	Unit Sale Price	Ext. Sale Price	APC
	APX™ 8500									
1	M37TSS9PW1AN	APX8500 ALL BAND MP MOBILE.	4	$6,129.00	$24,516.00	34.61%	$2,121.30	$4,007.70	$16,030.80	0681
1a	GA09008AA	ADD: GROUP SERVICES.	4	$165.00	$660.00	32.00%	$52.80	$112.20	$448.80	0681
1b	GA00250AA	ADD: GNSS/BT-WIFI THRU MNT ANT, 17FT LOW LOSS PFP-100A/240, QMA.	4	$110.00	$440.00	32.00%	$35.20	$74.80	$299.20	0681
1c	G996AS	ENH: OVER THE AIR PROVISIONING.	4	$110.00	$440.00	32.00%	$35.20	$74.80	$299.20	0681
1d	GA00580AA	ADD: TDMA OPERATION.	4	$495.00	$1,980.00	32.00%	$158.40	$336.60	$1,346.40	0681
1e	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U).	4	$105.00	$420.00	32.00%	$33.60	$71.40	$285.60	0681
1f	G66BN	ADD: DASH MOUNT E5.	4	$138.00	$552.00	32.00%	$44.16	$93.84	$375.36	0681
1g	G51AT	ENH:SMARTZONE.	4	$1,650.00	$6,600.00	32.00%	$528.00	$1,122.00	$4,488.00	0681
1h	GA09000AA	ADD: DIGITAL TONE SIGNALING.	4	$165.00	$660.00	32.00%	$52.80	$112.20	$448.80	0681
1i	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX.	4	$66.00	$264.00	32.00%	$21.12	$44.88	$179.52	0681
1j	G444AH	ADD: APX CONTROL HEAD SOFTWARE.	4	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0681
1k	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED.	4	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0681
1l	G806BL	ENH: ASTRO DIGITAL CAI OP APX.	4	$567.00	$2,268.00	32.00%	$181.44	$385.56	$1,542.24	0681
1m	GA01767AG	ADD: RADIO AUTHENTICATION.	4	$110.00	$440.00	32.00%	$35.20	$74.80	$299.20	0681
1n	GA01670AA	ADD: APX E5 CONTROL HEAD.	4	$717.00	$2,868.00	32.00%	$229.44	$487.56	$1,950.24	0681
1o	W22BA	ADD: STD PALM MICROPHONE APX.	4	$79.00	$316.00	32.00%	$25.28	$53.72	$214.88	0681
1p	G361AH	ENH: P25 TRUNKING SOFTWARE APX.	4	$330.00	$1,320.00	32.00%	$105.60	$224.40	$897.60	0681
1q	HA00694AA	ADD: 7Y ESSENTIAL SERVICE HTM.	4	$604.80	$2,419.20	0.00%	$0.00	$604.80	$2,419.20	0185
1r	G843AH	ADD: AES ENCRYPTION AND ADP.	4	$523.00	$2,092.00	32.00%	$167.36	$355.64	$1,422.56	0681
1s	QA09113AB	ADD: BASELINE RELEASE SW.	4	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0681
1t	GA05509AA	DEL: DELETE UHF BAND.	4	-$800.00	-$3,200.00	32.00%	-$256.00	-$544.00	-$2,176.00	0681
1u	W797BD	ADD: DVP-XL ENCRYPTION AND ADP.	4	$536.00	$2,144.00	32.00%	$171.52	$364.48	$1,457.92	0681
1v	W969BG	ENH: MULTIKEY OPERATION.	4	$363.00	$1,452.00	32.00%	$116.16	$246.84	$987.36	0681

Net Total	**$33,216.88**
Estimated Tax	**$0.00**
Estimated Freight	**$0.00**
Grand Total	**$33,216.88**

MOTOROLA SOLUTIONS

Quote Number: [redacted]

Billing Address:
WILLIAMSON COUNTY
301 SE INNER LOOP STE 105
GEORGETOWN TX, 78626

Shipping Address:
CEDAR PARK, CITY OF
3171 S.E INNER LOOP
GEORGETOWN TX, 78626

Quote Name: [redacted]
Quote Date: 2024-10-29
Expiration Date: 2025-03-30
Contract Name: 39000 - DIR-CPO-5433

Quote Created By:
Martin Saucedo
Marty.Saucedo@motorolasolutions.com

Customer: WILLIAMSON COUNTY
Contact Name: Thomas Piche
Contact Email: thomas.piche@wilco.org
Contact Phone: 512 943 3695

Currency: USD

Terms and Conditions: none

Line #	Item Number	Description	Quantity	Unit List Price	Ext. List Price	Discount %	Discount $	Unit Sale Price	Ext. Sale Price	APC
	APX™ 6000 Series									
1	H98UCH9PW7BN	APX6000 700/800 MODEL 3.5 PORTABLE.	4	$4,186.00	$16,744.00	33.33%	$1,395.28	$2,790.72	$11,162.88	0481
1a	G996AU	ADD: PROGRAMMING OVER P25 (OTAP).	4	$110.00	$440.00	32.00%	$35.20	$74.80	$299.20	0481
1b	QA01767AT	ADD: P25 LINK LAYER AUTHENTICATION.	4	$110.00	$440.00	32.00%	$35.20	$74.80	$299.20	0481
1c	Q361AR	ADD: P25 9600 BAUD TRUNKING.	4	$330.00	$1,320.00	32.00%	$105.60	$224.40	$897.60	0481
1d	QA00580AC	ADD: TDMA OPERATION.	4	$495.00	$1,980.00	32.00%	$158.40	$336.60	$1,346.40	0481
1e	QA09006AA	ADD: ADAPTIVE NOISE SUPPRESSION.	4	$165.00	$660.00	32.00%	$52.80	$112.20	$448.80	0481
1f	H38BT	ADD: SMARTZONE OPERATION.	4	$1,320.00	$5,280.00	32.00%	$422.40	$897.60	$3,590.40	0481
1g	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION.	4	$567.00	$2,268.00	32.00%	$181.44	$385.56	$1,542.24	0481
1h	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH.	4	$115.50	$462.00	32.00%	$36.96	$78.54	$314.16	0481
1i	Q15AK	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP.	4	$879.00	$3,516.00	32.00%	$281.28	$597.72	$2,390.88	0481
1j	QA09000AA	ADD: DIGITAL TONE SIGNALING.	4	$165.00	$660.00	32.00%	$52.80	$112.20	$448.80	0481
1k	QA09113AB	ADD: BASELINE RELEASE SW.	4	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0481
1l	H869BZ	ENH: MULTIKEY.	4	$363.00	$1,452.00	32.00%	$116.16	$246.84	$987.36	0481
1m	HA00691AA	ADD: 7Y ESSENTIAL W ACC DMG HTP.	4	$729.00	$2,916.00	0.00%	$0.00	$729.00	$2,916.00	0185
1n	Q173AZ	ADD: SMARTZONE OMNILINK.	4	$220.00	$880.00	32.00%	$70.40	$149.60	$598.40	0481
2	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T.	4	$188.27	$753.08	47.42%	$89.27	$99.00	$396.00	0453
3	NNTN8860B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA.	4	$186.50	$746.00	25.00%	$46.62	$139.88	$559.52	0785
4	PMMN4135B	ACCESSORY KIT,XVP850 REMOTE SPEAKER MICROPHONE WITH CHANNEL KNOB.	4	$507.60	$2,030.40	25.00%	$126.90	$380.70	$1,522.80	0372

Net Total	**$29,720.64**
Estimated Tax	**$0.00**
Estimated Freight	**$0.00**
Grand Total	**$29,720.64**

Commissioners Court - Regular Session **27.**

Meeting Date: 01/28/2025

Participation in Regional Habitat Conservation Plan for a WCRBP project - RM2243

Submitted By: Josh Renner, Parks

Department: Parks

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on participation in the Williamson County Road Bond Program under the County's Habitat Conservation Plan (HCP) for improvements to Ranch to Market Road 2243 (Leander Road) Phase 1A, Williamson County, Texas.

Background

The Leander Road project area is a 7.8-mile-long linear corridor southwest of the City of Georgetown, extending east from US Highway (US) 183A to Southwest Bypass. The project has been broken into phases. Phase 1A consists of the western project area segment (19.1 acres) and is the only portion of the project currently seeking incidental coverage via participation in the Habitat Conservation Plan (HCP). Karst and other species impacts will be covered under Endangered Species Act section 7 consultation 2024-0020457; participation in the HCP will provide mitigation for impacts to the Golden-cheeked warbler (GCWA). The biological opinion rendered under consultation 2024-0020457 indicates the need for mitigation impacts to 2.0 acres of direct and 21.7 acres of indirect impacts to GCWA habitat.
Staff recommends the authorization of the County Judge (or designee) to acknowledge/sign the Determination Letter and Participation Agreement (attached) to enroll the project under the Williamson County Regional Habitat Conservation Plan WCCF File #20250108 and to sign any related documents as may be required.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Determination Letter

Participation Agreement

Biological Opinion

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 10:56 AM
Form Started By: Josh Renner		Started On: 01/23/2025 08:51 AM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY CONSERVATION FOUNDATION

Board of Directors

Pct. 3 Commissioner
Valerie Covey
Board President
Williamson County, TX

Pct. 2 Commissioner
Cynthia Long
Board Vice-president
Williamson County, TX

Brent A. Baker
Round Rock, TX

Paul Barron
Cedar Park, TX

Allen Bowersox
Georgetown, TX

Ben Thompson
Hutto, TX

Josh Schroeder
Georgetown, TX

Joshua D. Renner
Secretary
Env. Program Director

January 23, 2025

Williamson County Road Bond Program
c/o The Honorable Bill Gravell Jr., County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

Re: The Leander Road Phase 1A project area, a 7.8-mile-long linear corridor (project area) southwest of the City of Georgetown, extending east from US Highway (US) 183A to Southwest Bypass. Phase 1A consist of the western project area segment (Figure 1)

Dear Judge Gravell,

Thank you for your participation in the Williamson County Regional Habitat Conservation Plan (RHCP). The following determination of fees relates to the referenced project area as a condition of participation under the Plan. A review of the application and supporting documents has been conducted in accordance with the RHCP. Accordingly, the Williamson County Conservation Foundation (WCCF) makes the following determination as to this application:

1. The fee for participation under the RHCP for the referenced project will be $192,750.00 (One Hundred Ninety-two Thousand Seven Hundred Fifty and No Hundredths Dollars) representing the approximate 2.0 acres of direct impacts to Golden-cheeked warbler habitat assessed at $15,000/acre and 21.7 acres of indirect impacts to Golden-cheeked warbler habitat assessed at $7,500/acre. Other impacts to listed species are covered by the incidental take statement issues under consultation with the US Fish & Wildlife Service under project 2024-0020457.

2. Please notify this office as soon as possible – by email to josh.renner@wilco.org or by return mail to the address shown to the left below – of agreement to these participation fees. An electronically signed, or signed (in blue ink), scanned copy of this letter is sufficient for acknowledgement of these terms.

3. A Participation Agreement based on the terms outlined in this letter and following the Williamson County Regional Habitat Conservation Plan will be delivered to you for execution upon receipt of the participation fee.

Should you have any questions about this letter, or questions concerning participation under the Williamson County Habitat Conservation Plan, please contact the WCCF.

Williamson County Conservation Foundation
219 Perry Mayfield
Leander, TX 78641
512/943-1921

Sincerely,



Joshua D. Renner
Environmental Program Director
Williamson County Conservation Foundation

**~~~

RM 2243 183A TO SW BYPASS

Aerial Map

250' Project Bufer

Project Phase

Phase 1A

Texas Department of Transportation

Williamson County, TX
USGS 7.5' Quadrangle:
Leander, TX, 30097-E7
Round Rock, TX, 30097-E6
NAD 1983 UTM Zone 14N
30.5919°N 97.8107°W

Base Map: ESRI ArcGIS Online, accessed January 2025
Updated: 1/8/2025
Project No. 61197
Layout: 61197 BA_all Delineated GCWA Habitat11x17
Aprx: 80902_rm2243Mitigation

0 0.1 0.2 Miles
0 0.1 0.2 Kilometers

Page of

N

1:16,000

WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN

PARTICIPATION AGREEMENT

This **WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN PARTICIPATION AGREEMENT** (this "Participation Agreement") dated January 23, 2025, is entered into by **WILLIAMSON COUNTY ROAD BOND PROGRAM** (the "Participant"), and the **WILLIAMSON COUNTY CONSERVATION FOUNDATION**, a Texas non-profit corporation (the "Foundation").

BACKGROUND

Williamson County, Texas, and the Foundation are the permittees under federal Endangered Species Act incidental take permit number TE-181840-1 dated October 21, 2008 (as amended August 30, 2013, hereinafter the "Permit"). The Permit authorizes "take" of certain listed species of wildlife occurring in Williamson County in exchange for implementation of the Williamson County Regional Habitat Conservation Plan (the "Plan"). The Foundation/Williamson County administers the Plan, which includes granting participation rights to applicants who enter into participation agreements. Through participation in the Plan, a participant receives authority for incidental "take" of listed species covered by the Permit, in accordance with the terms and conditions of the Permit and this Participation Agreement. Incidental take means take that results from, but is not the purpose of, carrying out an otherwise lawful activity. Participant is the owner (or, if under tract is under contract, the reputed owner) of a tract or tracts of land (the "Property") located in Williamson County, Texas, and described on Exhibit "A" to this Participation Agreement.

AGREEMENT

1. **Grant Of Participation Rights And Obligations Of Participant.** The Foundation hereby grants to the Participant the right to participate in the Plan with respect to the Participant's proposed activities on the Property. Exhibit "B" to this Participation Agreement describes the Participant's proposed activities and the species to be covered under this Participation Agreement. The Participant represents and warrants that the activities proposed to be covered under this Participation Agreement will be carried out in full compliance with all applicable laws and regulations. This Participation Agreement covers only those activities described on Exhibit "B". The Participant shall consult with the Foundation before deviating in any material respect from the described activities. This Participation Agreement is entered into subject to all terms and conditions of the Permit, the Plan, and applicable law and regulations, and the Participant assumes and agrees to be bound by all of such terms and conditions, including without limitation those described on Exhibit "C" to this Participation Agreement.

2. **Participation Fee**. The Participant has paid to the Foundation the total sum of $192,750.00 (One Hundred Ninety-Two Thousand Seven Hundred Fifty and No Hundredths Dollars) as calculated in accordance with the Plan with respect to the Participant's proposed activities on the Property.

3. **Right To Inspect**. The Foundation, the County, and the U.S. Fish and Wildlife Service shall have the right to inspect the Property in order to ensure compliance with the terms of this Participation Agreement.

4. **Breach By Participant**. The Foundation shall provide Participant written notice specifying any breach of the terms of this Participation Agreement, and Participant shall have seven (7) days thereafter, or such other length of time the Foundation agrees in writing, to cure said breach. The Foundation, at its sole discretion and for good cause, including without limitation Participant's failure to cure any breach within the applicable timeframe, may terminate this Participation Agreement. Notification of breach and termination of participation rights shall be made by the Foundation to the Participant in writing at the address provided in Section 11.

5. **Participant's Sole Recourse**. In the event that this Participation Agreement is (i) ineffective or deficient with respect to the Property or Participant's proposed activities for any reason, or (ii) terminated in accordance with the terms and provisions of this Participation Agreement, Participant's sole recourse shall be to recover from the Foundation an amount not to exceed the total sum referenced in Section 2 of this Participation Agreement, upon surrender and termination of this Participation Agreement by Participant in writing to the Foundation; provided, Participant shall not be entitled to recover administrative fees from the Foundation.

6. **Covenants Run With The Land; Recordation**. Participant agrees that the covenants provided herein are intended to be binding upon any heirs, successors, and assigns in interest to the Property. Upon any transfer of any ownership interests to all or part of the Property, this Participation Agreement shall not terminate as to the Property, but rather shall continue in full force and effect and shall be fully binding upon any heirs, successors, and assigns in interest to the Property, or any portion thereof. Upon execution of this Participation Agreement by the Foundation and Participant, a Memorandum of Participation Agreement in form substantially the same as attached hereto and incorporated herein for all purposes, shall be signed, acknowledged, and recorded by the Participant in the Official Public Records of Williamson County, Texas. The Participant shall promptly provide a copy of the recorded Memorandum of Participation Agreement to the Foundation.

7. **Venue And Choice Of Law**. The obligations and undertakings of each of the parties to this Participation Agreement shall be performable in Williamson County, Texas, and this Participation Agreement shall be governed by and construed in accordance with the laws of the United States and the State of Texas.

8. **Entirety Of Agreement And Modification.** This instrument constitutes the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Participation Agreement are of no force of effect. Any oral representations or modifications concerning this Participation Agreement shall be of no force or effect, excepting a subsequent modification in writing signed by the party to be charged and expressly approved by an authorized representative of such party.

9. **Non-Assignment** . Participant shall not sell, transfer, or assign all or any part of this Participation Agreement to a party other than a successive owner of all or a portion of the Property without prior written consent of the Foundation.

10. **Successors And Assigns**. This Participation Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto, as and where authorized pursuant to this Participation Agreement.

11. **Notice**. All notices under this Participation Agreement shall be in writing and shall be deemed to have been properly given, delivered and received (a) as of the date of delivery if personally delivered, or (b) as of the date of deposit in the mail system if sent by United States certified mail, return receipt requested, postage prepaid. For purposes of notices, the addresses of the parties are as follows

PARTICIPANT:

Williamson County, Texas Road Bond Program
c/o Hon. Bill Gravell Jr., County Judge
710 Main Street, Suite 101
Georgetown, TX 78626
Attn: Foundation Application File No. **20250108**
Phone: (512) 943-1550

FOUNDATION:

Williamson County Regional Habitat Conservation Plan
c/o Plan Administrator
219 Perry Mayfield
Leander, Texas 78641
Attn: Foundation Application File No. **20250108**
Phone: (512) 943-1921

or to such other address as hereafter shall be designated in writing by the applicable party.

12. **Term Of Participation Agreement**. This Participation Agreement shall terminate upon the expiration or termination of the Permit.

13. **Headings**. The headings at the beginning of the various provisions of this Participation Agreement have been included only in order to make it easier to locate the subject covered by each provision and are not to be used in construing this Participation Agreement.

14. **Number And Gender Defined**. As used in this Participation Agreement, whenever the context so indicates, the masculine, feminine, or neuter gender and the singular or plural number shall each be deemed to include the others.

EXECUTED AS OF THE LAST DAY SET FORTH BELOW.

PARTICIPANT:

By: _____

Print Name: _____

Title: _____

Date: _____

FOUNDATION:

By: _____

Print Name: _____

Title: _____

Date: _____

Exhibit List:

Exhibit "A" – Description of Participant's Property, including GPS coordinates/points (if available)

Exhibit "B" – Covered Species and Participant's Proposed Activities Relative to Participation Agreement

Exhibit "C" – Special Terms and Conditions in Connection with 10(a) Permit #TE – 181840-1

Exhibit "D" – Williamson County Regional Habitat Conservation Plan Memorandum of Participation Agreement Relative to U.S. Fish and Wildlife Service Permit

EXHIBIT "A"
TO PARTICIPATION AGREEMENT

Description of Participant's Property, including GPS coordinates/points, if available:

The Leander Road Phase 1A project area, a 7.8-mile-long linear corridor (project area) southwest of the City of Georgetown, extending east from US Highway (US) 183A to Southwest Bypass. Phase 1A consist of the western project area segment.

A project area graphic showing is attached making a total of two (2) pages for this Exhibit (including this page).

RM 2243 183A TO SW BYPASS

Aerial Map

250' Project Bufer

Project Phase

Phase 1A

Texas Department of Transportation

Williamson County, TX
USGS 7.5' Quadrangle:
Leander, TX, 30097-E7
Round Rock, TX, 30097-E6
NAD 1983 UTM Zone 14N
30.5919°N 97.8107°W

Base Map: ESRI ArcGIS Online, accessed January 2025
Updated: 1/8/2025
Project No. 61197
Layout: 61197 BA_all Delineated GCWA Habitat11x17
Aprx: 80902_rm2243Mitigation

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EXHIBIT "B"
TO PARTICIPATION AGREEMENT

Covered Species and Participant's Proposed Activities Relative to Participation Agreement

Below is a summary describing the scope and nature of the proposed activities and uses of the Property:

Williamson County and the Texas Department of Transportation (TxDOT) propose improvements along Hero Way and Leander Road, roughly from Garey Park to U.S. Highway 183A in the cities of Leander and Georgetown, Williamson County, Texas (project). The anticipated project is approximately 3.9 miles long and Phase 1A occupies approximately 19.1 acres. The proposed project will include the reconstruction of Hero Way and Leander Road along the existing roadway and within new locations, improved intersection with Ronald Reagan Boulevard, the addition and modification of ramps, realignment of collector-distributor roads, and construction of a shared-use path.

Identify which of the following species are covered by this Participation Agreement.

☒ Yes ☐ No	Golden-cheeked warbler
☐ Yes ☒ No	Black-capped vireo
☐ Yes ☒ No	Bone Cave harvestman
☐ Yes ☒ No	Coffin Cave mold beetle

The project area is potentially within ranges of listed species not covered by this agreement or the Williamson County Regional Habitat Conservation Plan; other species impacts are addressed by USFWS section 7 consultation 2024-0020457.

EXHIBIT "C"
TO PARTICIPATION AGREEMENT

Special Terms and Conditions in Connection with 10(a) Permit #TE – 181840-1

1. On property covered by this Participation Agreement, vegetation clearing activities within 300 feet of habitat will be conducted outside the GCWA or BCVI breeding seasons, as applicable, unless breeding season surveys performed by an Endangered Species Act section 10(a)(1)(A)-permitted biologist indicate that no GCWA or BCVI are present within 300 feet of the desired activity, or as otherwise approved on a case-by-case basis by the Service. The breeding season for the GCWA is March 1 to August 1. The breeding season for the BCVI is March 15 to September 1.

2. Construction activities within, or within 300 feet of, GCWA or BCVI habitat may be conducted year round as long as such construction follows permitted clearing, as referenced above, in a reasonably prompt and expeditious manner indicating continuous activity.

3. Clearing and construction activities authorized under the Permit shall be consistent with the current practices recommended by the Texas Forest Service to prevent the spread of oak wilt.

4. Upon locating a dead, injured, or sick GCWA or BCVI or any other endangered or threatened species in connection with road construction and other activities conducted by Participant that are covered by the Permit, Participant is required to contact the U.S. Fish and Wildlife Service's Law Enforcement Office, in Georgetown, Texas, (512) 863-5972, for care and disposition instructions. Extreme care should be taken in handling sick or injured individuals to ensure effective and proper treatment. Care should also be taken in handling dead specimens to preserve biological materials in the best possible state for analysis of cause of death. In conjunction with the care of sick or injured endangered/threatened species, or preservation of biological materials from a dead specimen, Participant and their contractor/subcontractor have the responsibility to ensure that evidence intrinsic to the specimen is not unnecessarily disturbed.

WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN

MEMORANDUM OF PARTICIPATION AGREEMENT RELATIVE TO U.S. FISH AND WILDLIFE SERVICE PERMIT (Permit No. TE-181840-1)

STATE OF TEXAS	§	
	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS
	§	
COUNTY OF WILLIAMSON	§	

This WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN MEMORANDUM OF PARTICIPATION AGREEMENT RELATIVE TO U.S. FISH AND WILDLIFE SERVICE PERMIT (Permit No. TE-181840-1) (this "Memorandum") is made and executed by **WILLIAMSON COUNTY ROAD BOND PROGRAM** ("Participant"), effective as of the 23rd day of January 2025.

W I T N E S S E T H:

1. **Permit.** Williamson County, Texas, and the Foundation are the permittees under federal Endangered Species Act incidental take permit number TE-181840-1 dated October 21, 2008 (as amended August 30, 2013, hereinafter the "Permit"). The Permit authorizes "take" of certain listed species of wildlife occurring in Williamson County in exchange for implementation of the Williamson County Regional Habitat Conservation Plan (the "Plan"). The Foundation/Williamson County administers the Plan, which includes granting participation rights to applicants who enter into participation agreements. Through participation in the Plan, a participant receives authority for incidental "take" of listed species covered by the Permit, in accordance with the terms and conditions of the Permit and the participation agreement entered into by the participant.

2. **Participation Agreement; Grant of Participation Rights and Obligations of Participant**. Participant is the owner or easement holder of a tract or tracts of land or is otherwise in public right-of-way (the "Property") located in Williamson County, Texas, and described on Exhibit "B" to this Memorandum. Participant and the Foundation entered into the Williamson County Regional Habitat Conservation Plan Participation Agreement dated January 23, 2025 ("Participation Agreement," Foundation Application File No. 20250108). Under the Participation Agreement, the Foundation granted to the Participant the right to participate in the Plan with respect to the Participant's proposed activities on the Property. The Participation Agreement describes the Participant's proposed activities and the species to be covered under the Participation Agreement. The Participant also agreed under the Participation Agreement to assume and agree to be bound by all terms and conditions of the Permit, the Plan, and all applicable laws and regulations, including without limitation those terms and conditions specifically set forth as an exhibit to the Participation Agreement.

3. **Notice.** Participant desires to execute this Memorandum and to have it filed of record in the Official Public Records of Williamson County, Texas, providing public and record notice to all persons as to the existence of the Participation Agreement. Further information regarding the Participation Agreement may be obtained by contacting the following:

PARTICIPANT:

Williamson County, Texas Road Bond Program
c/o Hon. Bill Gravell Jr., County Judge
710 Main Street, Suite 101
Georgetown, TX 78626
Attn: Foundation Application File No. **20250108**
Phone: (512) 943-1550

FOUNDATION:

Williamson County Regional Habitat Conservation Plan
c/o Plan Administrator
219 Perry Mayfield
Leander, Texas 78641
Attn: Foundation Application File No. **20250108**
Phone: (512) 943-1921

EXECUTED AS OF THE LAST DAY SET FORTH BELOW.

PARTICIPANT:

By: _____

Print Name: _____

Title: _____

Date: _____

Exhibits:
"A" -- U.S. Fish and Wildlife Service Permit No. TE-181840-1
"B" -- Description of Participant's Property

After Recording, Return To:

Williamson County Regional Habitat Conservation Plan
Plan Administrator
219 Perry Mayfield
Leander, TX 78641

EXHIBIT A
TO MEMORANDUM OF PARTICIPATION AGREEMENT

U.S. Fish and Wildlife Service Permit No. TE-181840-1

Consisting of Four (4) pages following

3-201
(1/97)

DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE

FEDERAL FISH AND WILDLIFE PERMIT

2. AUTHORITY-STATUTES
16 USC 1539(a)(1)(B)

REGULATIONS (Attached)
50 CFR §§ 13 & 17

1. PERMITTEE

The County of Williamson
301 SE Inner Loop
Georgetown, Texas 78626
Phone: 512/943-1550
e-mail: dgattis@wilco.org

Williamson County Conservation Foundation
350 Discovery Boulevard
Cedar Park, Texas 78613
Phone: 512/733-5380
Email: lbirkman@wilco.org

3. NUMBER
TE-181840-1

4. RENEWABLE	5. MAY COPY
[x] YES	[x] YES
[ ] NO	[ ] NO

6. EFFECTIVE	7.EXPIRES
8/30/2013	10/16/2038

8. NAME AND TITLE OF PRINCIPAL OFFICER: (if #1 is a business)
Mr. Daniel A. Gattis, County Judge (County)
Lisa Birkman, President, Williamson County Conservation Foundation, Williamson County Commissioner (Foundation)

9. TYPE OF PERMIT:
Endangered Species – Incidental Take

10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED: Williamson County, Texas.

11. CONDITIONS AND AUTHORIZATIONS:

A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATIONS CITED IN BLOCK #2, ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORDANCE WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS.

B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL OR OTHER FEDERAL LAW. THIS PERMIT DOES NOT WAIVE THE OBLIGATION TO ABIDE BY OTHER FOREIGN, STATE, LOCAL OR FEDERAL LAW IN CARRYING OUT AUTHORIZED ACTIVITIES.

C. VALID FOR USE BY PERMITTEES NAMED ABOVE.

D. ACCEPTANCE OF THIS PERMIT SERVES AS EVIDENCE THAT THE PERMITTEE UNDERSTANDS AND AGREES TO ABIDE BY THE **"GENERAL CONDITIONS FOR NATIVE ENDANGERED AND THREATENED WILDLIFE SPECIES PERMITS"** **(copy enclosed)**.

12. REPORTING REQUIREMENTS
Annual report due each June 1 throughout the life of the permit.

ISSUED BY:	TITLE	DATE
Joy E Nicholopoulos	Deputy Regional Director	8/30/2013

E. Permittee(s) are authorized to "Take" the following species: Bone Cave harvestman, Coffin Cave mold beetle, golden-cheeked warbler (GCWA), and black-capped vireo (BCVI) in Williamson County, Texas; incidental to activities including, but not limited to, road construction, maintenance, and improvement projects; utility construction and maintenance; school development and construction; public or private construction and development; and land clearing.

F. For GCWA, 6,000 acres of direct and indirect take are authorized over the life of the Permit. These impacts will be mitigated by a combination of purchasing mitigation credits from Hickory Pass Conservation Bank and/or other nearby conservation banks or by creating GCWA preserves.

G. For BCVI, up to 4,267 acres of take are authorized over the life of the Permit. These impacts are mitigated primarily through habitat restoration, habitat management, enhancement of existing protected BCVI habitat, or an alternate, Service-approved mitigation program.

H. On parcels covered by Participation Agreements, vegetation clearing activities within 300 feet of habitat will be conducted outside the GCWA or BCVI breeding seasons, as applicable, unless breeding season surveys performed by an Endangered Species Act section 10(a)(1)(A)-permitted biologist indicate that no GCWA or BCVI are present within 300 feet of the desired activity, or as otherwise approved on a case-by-case basis by the Service. The breeding season for the GCWA is March 1 to August 1. The breeding season for the BCVI is March 15 to September 1.

I. Construction activities within, or within 300 feet of, GCWA or BCVI habitat may be conducted year round as long as such construction follows permitted clearing, as referenced above, in a reasonably prompt and expeditious manner indicating continuous activity.

J. For Bone Cave harvestman and Coffin Cave mold beetle, up to 210 caves occupied by one or both species are authorized to be impacted. These impacts will be mitigated by acquiring and managing 9 to 15 karst fauna areas (KFAs), a minimum of three KFAs in each of the karst fauna regions occupied by the covered species.

K. Clearing and construction activities authorized under this Permit shall be consistent with the current practices recommended by the Texas Forest Service to prevent the spread of oak wilt.

L. The Service agrees that Williamson County or the Foundation may issue "Participation Agreements" covering land within the Permit area. Participation Agreements will stipulate that Participant will be bound by and comply with those terms and conditions of this Permit applicable to the Participant's land and the Participant shall benefit from the

authorization granted in this Permit. So long as this Permit remains in effect and a Participant is in compliance with the Participation Agreement, that Participant shall be deemed, with respect to that Participant's property covered by the Participation Agreement, to have the full benefits and authorities of this Permit with respect to that Participant's property. The Service agrees that a breach by a Participant of its obligations under a Participation Agreement will not be considered a violation by the Permittee, or any other Participant, of this Permit. In the event a Participant has materially breached its Participation Agreement and, after reasonable notice and opportunity to cure, such Participant fails to cure, remedy, rectify, or adequately mitigate the effects of such breach, then the Service, Williamson County, or the Foundation may terminate that Participation Agreement.

M. Upon locating a dead, injured, or sick GCWA or BCVI or any other endangered or threatened species in connection with road construction and other activities conducted by Williamson County that are covered by this Permit, Williamson County or the Foundation is required to contact the U.S. Fish and Wildlife Service's Law Enforcement Office, in Georgetown, Texas, (512) 863-5972, for care and disposition instructions. Extreme care should be taken in handling sick or injured individuals to ensure effective and proper treatment. Care should also be taken in handling dead specimens to preserve biological materials in the best possible state for analysis of cause of death. In conjunction with the care of sick or injured endangered/threatened species, or preservation of biological materials from a dead specimen, Williamson County, the Foundation, and their contractor/subcontractor have the responsibility to ensure that evidence intrinsic to the specimen is not unnecessarily disturbed.

N. Conditions of this Permit shall be binding on, and for the benefit of Williamson County and the Foundation.

O. If during the tenure of this Permit the take described in the habitat conservation plan is altered such that there may be an increase in the anticipated take of any covered species, Williamson County or the Foundation is required to contact the Service and obtain authorization and/or amendment of the Permit before entering into participation agreements or commencing any other activities which might result in take beyond that described in the RHCP.

P. Williamson County or the Foundation shall submit on June 1 of each year the Permit is in effect an Annual Report describing participation agreements entered into; funds collected and spent; and conservation and management actions undertaken in the previous calendar year. The report will summarize the results of the biological monitoring and adaptive management process and findings. This required information includes the locations of surveys, a description of any deviations from required survey protocols, personnel used, and documentation of all survey results as required in the protocols for the particular

endangered species. In addition, the annual report will review existing management and highlight areas where change in management approach may be needed and where prioritized research needs are reviewed. A copy of the annual report shall be submitted to the U.S. Fish and Wildlife Service Field Office 10711 Burnet, Suite 200, Austin, Texas 78758; and to the U.S. Fish and Wildlife Service, P.O. Box 1306, Room 4102, Albuquerque, New Mexico 87103.

Q. The current "No Surprises" policy of the U.S. Fish and Wildlife Service provides that additional mitigation requirements for land, water, or financial obligations shall not be required of Williamson County or the Foundation beyond the level of mitigation provided for in the Permit and the habitat conservation plan if fully and completely complied with and implemented. With respect to the Permit, the habitat conservation plan and supporting documents adequately addressed the federally-listed covered species.

R. Acceptance of the Permit serves as evidence that Williamson County and the Foundation understand and agree to abide by the terms of the Permit and all applicable sections of Title 50 CFR Parts 13 and 17 pertinent to issued permits.

***** END OF PERMIT # TE-181840-1 *****

EXHIBIT B
TO MEMORANDUM OF PARTICIPATION AGREEMENT

Description of Participant's Property, including GPS coordinates/points, if available:

The Leander Road Phase 1A project area, a 7.8-mile-long linear corridor (project area) southwest of the City of Georgetown, extending east from US Highway (US) 183A to Southwest Bypass. Phase 1A consist of the western project area segment.

A project area graphic showing is attached making a total of two (2) pages for this Exhibit (including this page).

RM 2243 183A TO SW BYPASS

Aerial Map

250' Project Bufer

Project Phase

Phase 1A

Texas Department of Transportation

Williamson County, TX
USGS 7.5' Quadrangle:
Leander, TX, 30097-E7
Round Rock, TX, 30097-E6
NAD 1983 UTM Zone 14N
30.5919°N 97.8107°W

Base Map: ESRI ArcGIS Online, accessed January 2025
Updated: 1/8/2025
Project No. 61197
Layout: 61197 BA_all Delineated GCWA Habitat11x17
Aprx: 80902_rm2243Mitigation

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United States Department of the Interior
FISH AND WILDLIFE SERVICE
1505 Ferguson Lane
Austin, Texas 78754
512 937-7371

December 12, 2024

In Reply refer to:
2024-0020457

Ms. Clover Clamons
Natural Resource Management Section Director
Texas Department of Transportation (TxDOT)
Environmental Affairs Division
125 East 11th Street
Austin, Texas 78701-2483

Subject: Conference and Biological Opinion on Proposed Ranch to Market Highway 2243 from 183A to Southwest Bypass, CSJ: 2103-01-038

Dear Ms. Clamons:

Enclosed is the U.S. Fish and Wildlife Service's (Service) Conference and Biological Opinion (CBO) based on our review of the Biological Assessment (BA) for RM 2243 from 183A to Southwest Bypass, Williamson County, Texas for effects on the endangered golden-cheeked warbler (*Setophaga chrysoparia*) (GCWA), Bone Cave harvestman (*Texella reyesi*) (BCH), and Inner Space Caverns mold beetle (*Batrisodes texanus*) (ISCMB); proposed to be listed tricolored bat (*Perimyotis subflavus*), and the candidate for listing monarch butterfly (*Danaus plexippus*) pursuant to section 7(a)(2) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.;* ESA). The Texas Department of Transportation (TxDOT) also determined that the action may affect, but is not likely to adversely affect, the Jollyville Plateau salamander (*Eurycea tonkawae*) and Georgetown salamander (*Eurycea naufragia*). The Service received a final BA for the RM 2243 expansion on June 17, 2024, which initiated formal consultation.

This CBO is based on information provided in the June 17, 2024, BA, telephone and TEAMS conversations with Austin District staff, field investigations, and other sources of information. Literature cited in this CBO is not a complete bibliography of all literature available on the species of concern, highway construction and its effects, or on other subjects considered in this opinion. A complete administrative record of this consultation is on file at the Austin Ecological Services Field Office.

In the BA, TxDOT made no effect determinations for Tooth Cave spider (*Tayshaneta myopica*), whooping crane (*Grus americana*), Tooth Cave ground beetle (*Rhadine persephone*), and false spike (*Fusconaia mitchelli*). While these species are noted in our Information for Planning and Consultation database (IPaC, https://ipac.ecosphere.fws.gov/) to be in the project area, the TxDOT does not expect them to be impacted by the project, and the Service takes no position on these calls; therefore, these species are not discussed further in this BO.

CONSULTATION HISTORY

November 10, 2021	Formal project kickoff meeting between Service and TxDOT staff
January 11, 2022	TxDOT and Service staff meet to discuss mitigation for Georgetown salamander
January 19, 2023	Email about phasing project and consulting on all phases
March 17, 2023	Email with project summary, karst mitigation measures
May 23, 2023	Site visit to On-Campus Cave with TxDOT, Service, Georgetown Independent School District (ISD), and SWCA
December 20, 2023	Call between TxDOT, the Service, BGE, SWCA, and Williamson County to discuss species mitigation
February 5, 2024	Service confirmed updated mitigation proposal is suitable and consistent with previous discussions
October 10, 2024	Service met with TxDOT, SWCA and BGE to provide a project overview for new staff members.
November 26, 2024	Service delivered a Draft CBO to TxDOT for review
December 3, 2024	Service met with TxDOT to discuss the Draft CBO.
December 12, 2024	Service delivered a CBO to TxDOT

CONCURRENCE

The Service concurs with the TxDOT determination that the proposed action may affect, but is not likely to adversely affect, the Jollyville Plateau and Georgetown salamanders because the closest occupied spring to the project area is Garey Ranch Spring, about 3,696 feet to the north and significantly distant from the proposed activities. In the absence of effective conservation measures, potential project-related effects to either salamander would most likely happen from contaminated water entering the subsurface via recharge features and groundwater flow. However, mitigation and protective measures as well as best management practices for erosion and sedimentation control will be employed in the project area during and after construction as specified in the BA. These measures provide assurance that effects, if any, will be either so small as to not be measurable (insignificant) or extremely unlikely to occur (discountable). Additionally, Williamson County and TxDOT propose conservation measures within the Southwest Williamson County Regional Park (Regional Park), where a system of seeps and springs within Dry Fork Creek occurs at the southern end of the property, located near 30.556661° -97.753551°, approximately 3 miles south of the project area. It is very possible this zone of springs could host an undocumented surface population of the Jollyville Plateau salamander, though no formal surveys have ever been performed at this location. Additionally, a retention pond (30.553942° -97.756962°) was excavated within the Gardens at Mayfield, a residential neighborhood just south of the Regional Park. During excavation, several potential

Edwards Aquifer conduits were encountered, and the retention pond has since filled up with water and maintains a constant elevation. It is possible the retention pond could host an undocumented Jollyville Plateau salamander population, but no surveys have been done. Both the Regional Park and the retention pond are owned by Williamson County, and Williamson County and TxDOT propose the following conservation measures to be planned in Phase 1A and implemented prior to the construction of Phase 1B:

1. Map Dry Fork Creek seeps and springs within the area owned by Williamson County, south of East New Hope Drive.
2. Use a drone equipped with LIDAR to map contours in this area to better understand flow patterns of Dry Fork Creek. It is unclear if ponded sections are impounded by the nearby neighborhood.
3. Place mop heads within the artificially created springs at the Gardens at Mayfield Retention Pond to determine if salamanders are present or if amphipods (salamander food) are present.
4. Determine if eDNA from the retention pond can be successfully collected. If so, send samples to Dr. Tom Devitt of the University of Texas at Austin for genetic analysis.

These activities are planned as separate mitigation activities, to better inform whether salamanders are present in these additional areas. Planning for salamander mitigation is currently funded within Phase 1A and implementation will occur when the funding source for Phase 1B is determined. Therefore, the implementation phase for the salamander mitigation will be budgeted within Phase 1B. However, the salamander mitigation will commence prior to the start of construction for Phase 1B. If present, salamanders in these areas are not expected to be exposed to construction stressors, and most of these activities, would not measurably affect any individual salamanders that may be present, nor would they result in measurable impacts to the species habitat or forage base. The placement of mop heads in the springs, has a remote possibility of potential impact to individuals if present, although this is highly speculative, and exposure is deemed to be extremely unlikely to occur.

Based on all of the above information, we concur that effects to these species from the proposed activities are insignificant and discountable. Thus, effects to these species will not be addressed further in this document[1].

CONFERENCE AND BIOLOGICAL OPINION

This transmits our CBO for the proposed RM 2243, as described in the BA dated June 17, 2024. This project will improve Hero Way and a section of RM 2243 for 7.7 miles between Highway 183A near Leander to Southwest Bypass near Georgetown. Plans are to realign and widen the rural undivided highway in phases to make a divided controlled access freeway with two lanes and a frontage road in either direction. The BA describes how the Applicant will minimize, to the maximum extent practicable, adverse effects from activities potentially affecting GCWA, BCH,

[1] While we do not anticipate adverse effects to these species, we note that the Reinitiation Notice section at the end of this document continues to apply to all species addressed in this consultation. Additionally, for transparency and completeness, we will also include measures for these species in the larger discussion of the description of the action and associated conservation measures below.

ISCMB, and tricolored bat. The proposed highway construction project is anticipated to impact BCH, ISCMB, GCWA, and tricolored bat habitat in Williamson County. The project will not occur within any federally designated or proposed critical habitat for listed species.

DESCRIPTION OF THE PROPOSED ACTION

Regulations implementing the ESA (50 CFR 402.02) define "action" as "all activities or programs of any kind authorized, funded, or carried out, in whole or in part, by federal agencies of the United States or upon the high seas." As described in the BA, the following sections describe the various components of the proposed action, including conservation measures TxDOT commits to implementing as part of the proposed action.

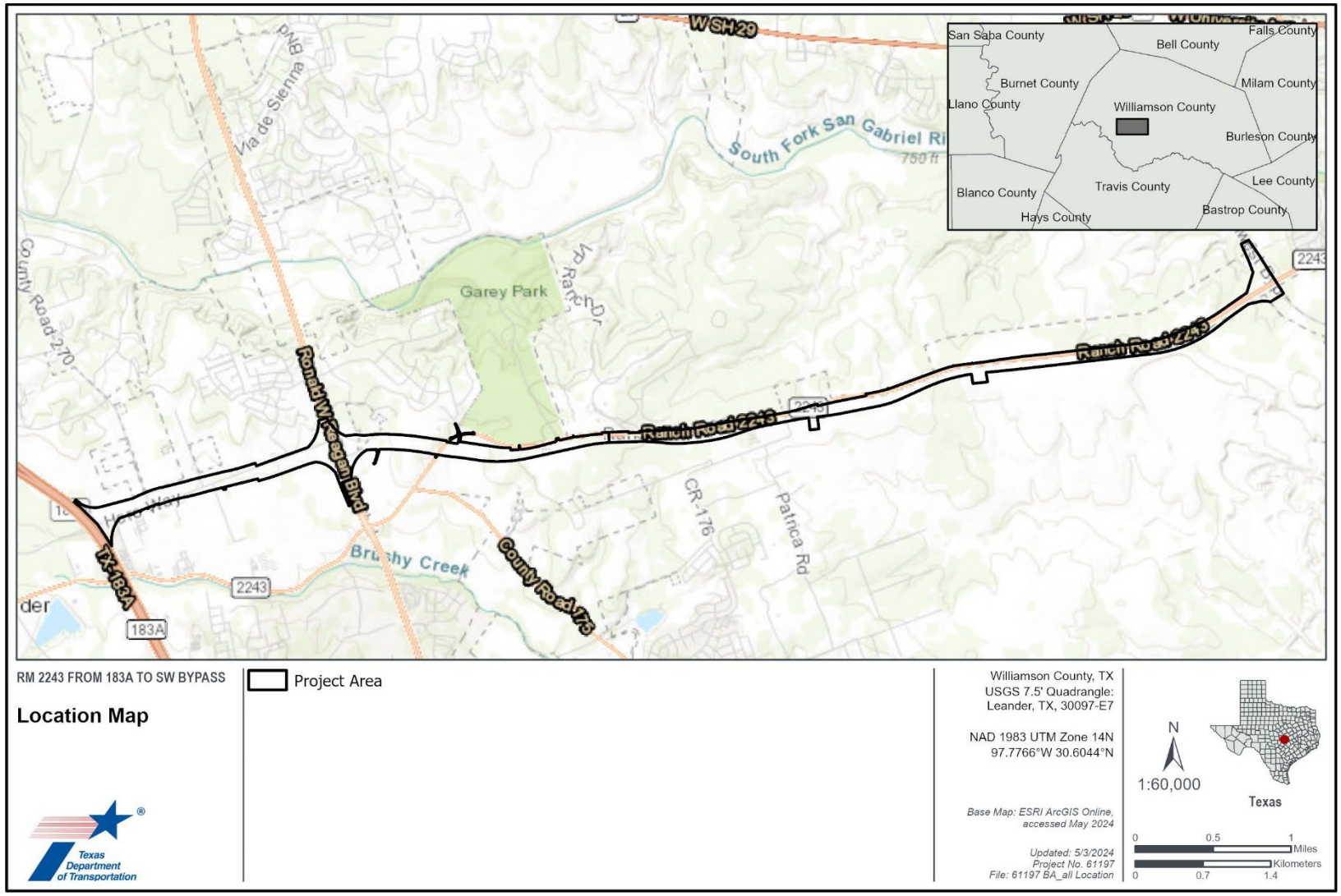
Action Area

The implementing regulations for section 7(a)(2) of the ESA define an action area to be all areas affected directly or indirectly by the Federal action and not merely the immediate area affected by the proposed project (50 CFR § 402.02). The Service has determined that the action area for this project is approximately 1,265.3 acres including existing ROW, proposed new ROW, easements, and driveway license areas plus a 345-foot buffer. The Action Area is inclusive of effects to GCWAs, BCH, and ISCMBs and the rationale for the 345-foot buffer is as follows:

> Cave crickets (*Ceuthophilus* spp.) are a vital nutrition source for karst environments because they forage on the surface at night and deposit valuable nutrients into the subterranean environment with their feces, eggs, and corpses (Service 2012). The Service (2018a) considers a 345-foot radius of cricket foraging area around a cave (approximately 8.6 acres) to represent the maximum distance cave crickets use when emerging to forage. As such, the Service (2018a) considers the cricket foraging area of importance for the harvestman and mold beetle.

Primary impacts to the tricolored bat are considered for trees and caves where the species may roost. Thus, the Action Area is also inclusive of a 164-foot buffer placed around the project area, which is the anticipated maximum spatial extent that effects of temporary noise, temporary lighting, and ecological effects related to new forest edges, are expected to occur, and be experienced by foraging and roosting TCB located in the vicinity of the Proposed Project (Bunkley et al. 2014).

Figure 1. Project Area for the Proposed Action. While the action area is not shown on the map, it consists of the buffers described above, specifically a 345-buffer around the project area, which is also inclusive of the 164-ft buffer for the tricolored bat habitat.



Proposed Project

The following summarizes the proposed project, and a more detailed description is in the BA. Hero Way and a large portion of RM 2243 will be reconstructed into a controlled access facility with an approximately 350-970-foot proposed right of way (ROW). The project area covers 7.7 miles and approximately 489.7 acres. The project alignment will extend from west to east along Hero Way for approximately 1.6 miles (between 183A and Ronald Reagan Blvd), continue for approximately 0.7 mile on new alignment where it crosses existing RM 2243 and continues south of RM 2243 for approximately 0.5 mile. The project alignment connects with RM 2243 approximately 1.2 miles east of Ronald Reagan Blvd and continues along RM 2243 for approximately 5.0 miles, to SW Bypass. The main lanes include two 12-foot lanes in each direction with 4-foot inside shoulders, and 10-foot outside shoulders. The east and west bound lanes will be separated by a concrete barrier. Frontage roads will consist of three 12-foot westbound lanes and three 12-foot eastbound lanes. The frontage roads will have a 4-foot inside shoulder, and 2-foot curb and gutter on the outside. A 10-foot shared use path is also proposed along each frontage road. The main lanes and frontage roads will be separated by a 38-foot-wide open ditch with a flat bottom and vegetative filter strips (VFS) on the side slopes. There will be a 5-foot inside grassy buffer between the frontage roads and shared use paths and a varying 13-foot to 30-foot grassy buffer between the outside of the shared use paths and the proposed ROW line. Drainage includes an open ditch between the main lanes and frontage roads, and curb and gutter will be along the frontage roads with underground utilities. Grade separations are proposed at arterial cross-streets, and multi-level interchanges are proposed at 183A, Ronald Reagan Blvd, and SW Bypass. Current plans indicate that 13 culverts could be removed but no bridges will be removed since none occur within the project area. The project includes 4 phases and is separated into east and west segments for ease of analysis. The western project area segment (241.1 acres) includes the eastern and western terminus of Phase 1A and the eastern project area segment (248.6 acres) includes the eastern and western terminus of Phase 1B. Phases 2 and 3 traverse both the eastern and western project area segments. Construction of the proposed project is anticipated to be completed in 2042.

Project Phases

Phase 1A is fully funded and will include constructing 3.9 miles of westbound frontage road along the existing Hero Way from the 183A northbound frontage road east to Ronald Reagan Blvd. The proposed Phase 1A alignment will follow the westbound frontage road to a point east of the Garey Park entrance and tie into the existing RM 2243 roadway. The footprint of the proposed Phase 1A alignment is approximately 19.1 acres. The proposed roadway will be a two-lane, undivided roadway with one eastbound and one westbound lane. Phase 1A will convey roadway runoff towards a 15-foot VFS parallel to the roadway. The runoff will then be conveyed to a ditch, ultimately draining to existing outfalls along the project. All water quality treatment for Phase 1A will be accomplished with VFS; no detention ponds are proposed. Construction of Phase 1A is currently scheduled to begin in the last quarter of 2024 or the first quarter of 2025 and is expected to last approximately 9 months.

Phase 1B is projected for implementation between 2026 to 2028 but construction is contingent on funding. Phase 1B is 4.4 miles long beginning at the Phase 1A terminus, east of the Garey Park entrance, and continue to SW Bypass. Phase 1B will construct the remaining portion of the

westbound frontage road and cover approximately 21.2 acres. The proposed roadway alignment will mostly follow the existing RM 2243 footprint except a few locations where it will be in the new ROW. The proposed roadway will consist of a two-lane, undivided roadway with one eastbound and one westbound lane. Water quality treatment measures for Phase 1B will include a 15-foot VFS parallel to the roadway with no detention ponds.

Additional Section 7 consultation (e.g., reinitiation) for Phase 2 will occur later in time, as implementation is projected between 2029 to 2032. Phase 2 will extend 7.7 miles, from 183A to SW Bypass. The remaining unconstructed westbound and eastbound frontage roads will be constructed in Phase 2. The proposed roadway alignment will mostly be in previously undisturbed areas and within the new ROW. The proposed roadway will consist of a four-lane divided roadway with two eastbound lanes and two westbound lanes. At this time, shoulder widths and turn lane locations have not been determined. Anticipated impacts to listed species from Phase 2 are addressed in this BA and will be revisited during consultation re-initiation later. Funding for Phase 2 has not been secured, and construction of Phase 2 is not projected within the immediate, foreseeable future.

Additional Section 7 consultation for Phase 3 will also occur later due to expected implementation between 2037 and 2042. Phase 3 extends 7.7 miles from 183A to SW Bypass; the controlled access facility and shared use paths will be completed in this phase. This facility will add pavement width to some areas of the frontage roads, on/off ramps, and the westbound and eastbound main lanes. Phase 3 will also include direct connectors to 183A, Ronald Reagan Blvd, and SW Bypass as well as grade separations and pedestrian facilities. The facility will consist of four main lanes (two westbound and two eastbound), six frontage road lanes (three westbound and three eastbound), two shared use paths (one on each side of the project), and multiple turn lanes spread throughout the project. Anticipated impacts to listed species from Phase 3 are addressed in this CBO and will be revisited later during consultation re-initiation.

Construction operations are regulated by the Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) Construction General Permit (CGP) which applies to stormwater discharges from construction projects that disturb soil on areas of one acre or greater. The CGP requires the preparation and implementation of a project specific Stormwater Pollution Prevention Plan (SWP3) that describes Best Management Practices (BMPs) designed to decrease erosion from and sediment generated by the project. Construction BMPs may include vegetation preservation/buffer zones, erosion control logs, sediment control fences, temporary seeding, soil retention blankets, stabilized construction exits, outfall protection, rock filter dams, stockpile management, and street sweeping. When selecting construction phase BMPs from the TxDOT Approved Products List, biodegradable/wildlife friendly options (e.g., those that minimize wildlife entrapment risks) will be used whenever possible. Many of these also have TxDOT standard specifications for which contractors must use and comply (TxDOT 2024). The CGP and SWP3 require that BMPs be in place before soil disturbing construction activities are initiated and be monitored and maintained in accordance with the project SWP3. The CGP and SWP3 also require the following to be addressed:

- Spill and leak response,
- Sanitary waste management,
- Chemical management,
- Concrete waste management,

- General material and equipment management,
- Material and equipment use over water,
- Dewatering,
- Inspection and maintenance of BMPs, and
- Revegetation, temporary, and permanent stabilization.

TxDOT and contractors are subject to the CGP and SWP3. Project BMPs are typically included in the project plans and the SWP3 is maintained as separate document, created once construction plans are complete. The requirement to comply with the CGP and preparation of a SWP3 are included in plans on the Environmental Permits, Issues, and Commitments (EPIC) sheet, which may also not be available at the time of consultation if project design is still underway.

As the project is located within the Edwards Aquifer Recharge Zone, water quality controls in in the form of VFS will be designed, constructed, operated, and maintained in accordance with the TCEQ Edwards Aquifer Rules (30 TAC 213) to ensure that 80 percent of the incremental increase in the annual mass loading of total suspended solids from the site caused by the regulated activity is removed. A Water Pollution Abatement Plan (WPAP) would be prepared and submitted to the TCEQ for approval prior to construction of each phase. The WPAP applicant will be Williamson County and the initial WPAP will cover all of Phase 1A.

Construction Equipment, Access, and Staging

Construction access and staging will likely occur within TxDOT ROW. Construction access and the placement of project specific locations (PSLs) such as staging areas, equipment storage areas, temporary access roads, borrow pits, etc., would likely occur within and immediately adjacent to existing ROW. All PSLs associated with the proposed project area are also subject to the CGP and SWP3 and would be protected with BMPs described above. The contractor will be advised of the presence of potential habitat for protected species in the vicinity of the project. No PSLs will be allowed in any WOTUS. Any PSLs outside of the ROW and project area are not within the scope of this consultation as they will be selected by, and under the control of, the contractor. Additional details on access and staging will not be available until the design is finalized and a construction contractor is chosen. The construction contractor will also choose which roadway construction equipment is utilized for the project. Construction would include typical activities such as vegetation clearing, surface milling and grading, and excavation. Vegetation will either be cleared and grubbed by hand or with mechanized equipment, such as a brush hog, skid steer, or bulldozer. Milling machines are used to remove surface soils and existing pavement, which would be collected and transported by other machines such as excavators and dump trucks. Excavation equipment such as trackhoes and backhoes are typically used in smaller areas where access is limited, and the impact areas are localized. Bank stabilization (e.g., riprap, retaining walls, and bridge abutments) and side slope management would also require limited excavation and soil disturbance within the project area.

Post-Project Restoration

All disturbed areas will be re-vegetated according to TxDOT's standard practices for urban areas, in compliance with Executive Order 13112 on Invasive Species and the Executive Memorandum on Beneficial Landscaping, the CGP, and the project specific SWP3. Re-

vegetation efforts will provide appropriate and sustainable cover to prevent erosion and siltation. Temporary bridges, haul roads, matting, falsework piling, BMPs, debris or other temporary materials placed during construction operations that are not part of the finished work will be removed at the completion of construction activities. TxDOT's standard practices for roadway operations and maintenance will be implemented following the completion of post-project site restoration activities. TxDOT will be responsible for the maintenance of the roadway and associated facilities.

Conservation Measures

The TxDOT will implement the following conservation measures for the GCWA, BCH, ISCMB, Jollyville Plateau salamander, Georgetown salamander, monarch butterfly and tricolored bat with the intent to avoid and minimize adverse effects to oak-juniper woodland, subsurface limestone, groundwater, and the species listed above resulting from the proposed action:

Measures Previously Implemented

1. A geologic assessment of approximately 32 percent of the entire project area (including most of Phase 1A) and all easements where project activities may occur (BA, Section 3.1.2).

2. Presence/absence surveys in accordance with current Service protocols in two caves (Tinnel Cave and Lozano's Mine) where potential habitat for listed karst invertebrate species may have occurred (BA Section 3.1.2).

Measures to be Implemented During Project Planning and Design

1. The project is being designed to minimize the need for excavation within the project area to minimize impacts to subsurface limestone.
2. Continue performing geologic assessment and karst surveys (i.e., cave studies) as additional right-of-entry (ROE) becomes available.
3. Include all conservation measures into the Environmental Permits, Issues, and Commitments (EPIC) sheet in the project plans and General Notes.
4. Design appropriate temporary BMPs to minimize construction phase erosion and sedimentation impacts and to protect sensitive recharge features and include these in any required TCEQ permitting documents, (e.g., SWP3, WPAP), and construction plans in accordance with the CGP requirements and Edwards Aquifer Rules.
5. Include appropriate permanent BMPs to comply with TCEQ Edwards Aquifer Rules to remove at least 80% of the increase in total suspended solids load resulting from additional impervious covered added by the proposed project.
    a. The VFS will provide 85 percent removal of the increase in total suspended solids from the additional impervious cover across all of Phase 1A, which is above the minimum threshold set by the TCEQ Edwards Aquifer Rules.

6. Protect sensitive recharge features in the Edwards Aquifer Recharge Zone from water quality impacts by using a combination of temporary and permanent BMPs and/or closure plans, as appropriate.

Measures to be Implemented Prior to Project Construction

1. Hold a preconstruction meeting with employees and contractors working on this project to review instructions specific to the contractor(s) related to implementation of the conservation measures documented in the EPIC, General Notes, and project plans. Preconstruction awareness training to project contractors will include information on protected species and habitat that may occur in the project area and outside the ROW and requirements to avoid effects to these species and their habitats.
2. Train and instruct personnel and contractors to report voids and seeping groundwater found during construction. Establish protection zones for karst features with surface expressions that contain potential habitat for protected species or are determined to be sensitive features in accordance with the TCEQ Edwards Aquifer Rules. Karst feature protection zones shall be demarcated with construction fencing to be maintained throughout the duration of construction. When construction plans are developed, these zones shall be clearly delineated and will be discussed with contractors at the preconstruction meeting.
3. Require contractors to implement the project specific SWP3 prior to soil disturbance and comply with the TCEQ CGP and WPAP for BMP monitoring and maintenance for the duration of construction as described in Section 2.1.3.
4. PSLs within the ROW outside of karst feature protection zones to minimize potential impacts to listed species and their habitat. Storage of chemical substances will only occur in designated PSLs with additional protections described in the BA Section 2.4.4 to prevent materials from running off or entering waterways or groundwater. PSLs may also occur outside of the project area if the contractor chooses. Environmental compliance for PSLs located outside of the ROW is the project contractor's responsibility. Williamson County will notify the contractor of the possibility of listed species and habitats in the project area, and the specific requirements to avoid impacts or the need to consult with the Service.

Measures to be Implemented During Project Construction

1. Adhere to project plans and specifications.
2. Adhere to the project SWP3 and WPAP regarding equipment maintenance, materials storage, spill containment and response, and waste containment and disposal.
3. Limit the clearing of vegetation and topsoil to only the areas needed to accomplish the project or activity.
4. Provide an on-call construction monitor throughout ground-disturbing activities to inspect and report karst voids encountered during construction in accordance with the Void Discovery Oversight and Reporting protocol described below.
5. If standing, seeping, or flowing water is encountered, the Groundwater Flow Mitigation and Protection Measures described below shall be implemented.

6. Provide annual monitoring reports to the Service documenting the status of the project and results of void evaluations, presence/absence surveys, and the status of void closures, as applicable. Monitoring reports shall be provided in January for work conducted in the previous calendar year throughout the duration of construction.

Void Discovery Oversight and Reporting

It is possible that karst features or caves without surface expressions (voids) may be revealed during excavation or drilling (drilled shafts or boreholes) in previously undisturbed bedrock. If a potential karst void is encountered during excavation or drilling activities, work within a minimum of 50 feet of the feature will cease to ensure surveyor safety until the feature is evaluated for potential karst invertebrate habitat by a karst scientist holding an appropriate 10(a)(1)(A) permit following current Service karst survey protocols.

For small diameter geotechnical boreholes (6 inches or less), the work stoppage area may be determined based on safety, feature protection, site conditions, and other activities in the area, but will not be less than 10 feet from the borehole to ensure surveyor safety. When karst voids that are not humanly enterable are encountered, including those in drilled shafts or geotechnical boreholes, the feature will be evaluated using a side-viewing downhole camera or other similar means, if feasible. If the feature does not meet the criteria for potential karst habitat, then the results of the evaluation shall be documented, and work shall continue. If a karst feature meets the Service criteria for potential karst invertebrate habitat, work within the immediate area will remain stopped while presence/absence surveys are conducted in accordance with current Service karst survey protocols. Presence/absence surveys will not be conducted if surface conditions make it unsafe to do so. Examples of unsafe conditions could include situations where:

- the feature is in an active traffic lane that would have to be closed for an extended period to conduct the survey,
- the excavation cannot be stabilized to make the feature safe to survey, or
- environmental conditions (e.g., bad air, flooding, excessive temperature) that create unsafe survey conditions.

Reasons for not conducting a presence/absence survey when a feature meets the Service criteria for potential habitat shall be documented in writing. Results of void evaluations and presence/absence surveys shall be provided to the Service. Occupation of any karst feature will be presumed if potentially listed karst invertebrates collected during surveying are immature or otherwise cannot be identified to species.

While a feature is being evaluated, the surface opening shall be covered to minimize the influence of diurnal variations in surface temperature. Protection of the feature may include a wood cover, plastic sheeting, and/or a blanket that is weighed down with rocks around the perimeter. During periods of high temperatures (>100° F), a piece of insulation shall be added to the cover. Hazard fencing or barricades may be used to protect the area if there is a fall hazard, such as an open shaft. Appropriate BMPs shall be implemented to prevent surface runoff from entering the feature.

Once evaluation is completed and if it is possible within the needs of the project, the feature shall be closed or capped to preserve as much of the subsurface void space as possible. All feature closures shall be completed and reported in accordance with TCEQ Edwards Aquifer

Rules. If work must continue at the feature, disturbance to the feature shall be minimized and the final status of the feature shall be determined on a case-by-case basis following recommendations from a permitted scientist, geoscientist, and an engineer, as applicable. When features are closed, they shall be closed in a condition as similar as possible to pre-excavation conditions to preserve water and nutrient inflow and void volume, while protecting the feature from contaminated runoff. Geotechnical boreholes shall be plugged above the void, preserving the void space, then backfilled above the plug. The TCEQ Edwards Aquifer Rules require borings in the recharge zone to be plugged with non-shrink grout from the bottom of the borehole (top of the plug in the case of a void) to within three feet of the surface. The remainder of the borehole must be filled with cuttings or gravel.

Groundwater Flow Mitigation and Protective Measures for Salamanders[2]

If standing, seeping, or flowing water is encountered in an excavation, work within a minimum of 50 feet of the excavation shall cease until an evaluation is completed. Appropriate BMPs shall be implemented to minimize surface runoff from entering the excavation. A geoscientist shall evaluate the excavation to determine the source of the water and potential connectivity to the Edwards Aquifer. If it is determined that the water is connected to the Edwards Aquifer, a site-specific groundwater mitigation and solution feature closure plan shall be developed before work can continue near the groundwater feature. All groundwater mitigation and solution feature closure plans shall be completed and approved in accordance with TCEQ Edwards Aquifer Rules, as applicable.

The groundwater mitigation and solution feature closure plan shall be designed to permanently seal off the excavation from the groundwater feature. Where a feature contains flowing water that could be a groundwater flow path of the Edwards Aquifer, the plan will also include measures designed to maintain hydrologic connectivity across, under, or around the excavation. This may include the use of clean, porous media such as clean-washed rock, and PVC pipe of assorted sizes. The plan for excavations with flowing groundwater shall also include measures designed to permanently isolate and seal off the groundwater flow path from the rest of the excavation.

For drilled shafts, the groundwater mitigation and solution feature closure plan shall typically use permanent casing to seal off the groundwater source and prevent contamination before pouring concrete. Casing is intended to prevent the migration of concrete into voids. If flowing water is encountered during the excavation of drilled shafts, the plan may include the permanent placement of casing in a manner that seals the drilled shaft off from the area of groundwater conductivity while allowing continuity of groundwater flow through the annular space surrounding the casing. If casing is not used, concrete migration into voids will be addressed on a case-by-case basis based on the nature of the void and the engineering needs of the project with an emphasis on groundwater protection.

If accumulated groundwater must be pumped from an excavation, all pump intakes must be screened to exclude salamanders by placing cages with 1/16-inch or smaller mesh over any intake to exclude salamanders. Water must be removed at a low velocity (≤1 cubic feet per second), to prevent salamanders from becoming trapped on intake screens/cages.

[2] As noted previously, although salamanders were addressed in the concurrence section, these and additional following measures for salamanders are included in this section for transparency and completeness.

For geotechnical boring activities, the groundwater mitigation and solution feature closure plan shall typically involve filling the borehole with clean-washed 1-inch rock to approximately 2 feet above the groundwater level, placing a hole plug above the rock surface, capping the hole plug with a packed bentonite plug, and then sealing the top of the boring with suitable materials. For projects where TCEQ rules apply, the TCEQ Edwards Aquifer Rules require borings in the recharge zone to be plugged with non-shrink grout from the bottom of the borehole (or the top of the plug, in the case of a void) to within 3 feet of the surface. The remainder of the borehole must be filled with cuttings or gravel.

Measures to be Implemented Following Construction

1. Require contractors to remove all temporary erosion and sedimentation BMPs once final stabilization is reached and at the completion of the project in accordance with the TCEQ CGP and project specific SWP3 and WPAP.
2. Disturbed areas shall be re-vegetated according to TxDOT's standard practices and the TCEQ CGP, and project specific SWP3, in compliance with Executive Order 13112 on Invasive Species and the Executive Memorandum on Beneficial Landscaping. Re-vegetation efforts shall provide appropriate and sustainable cover to prevent erosion and siltation.

Other Conservation Measures Described by Species

Golden-cheeked Warbler

Credits will be purchased from an available credit bank to offset impacts to GCWA breeding habitat (BA Section 3.1.1 for additional details). Credits will be purchased for Phases 1A and 1B from the Williamson County Conservation Foundation prior to construction. The following conservation measures are proposed during the construction phase of the project:

1. Clearing of potentially suitable GCWA habitat will be restricted to the time of year (September 15–March 1) when the species is not expected to be present in Texas.

If vegetation outside of GWCA habitat must be cleared during the period of March 1–September 15, the vegetation will not be cleared until it has been verified to be absent of active bird nests through a survey conducted by a qualified biologist and then will be cleared promptly upon that verification.

2. Williamson County and TxDOT anticipate purchasing GCWA credits to offset 2.0 acres of habitat removal and 21.7 acres for impacts to potential habitat within 250 feet of Phase 1A (BA Section 3.1.1 for further details).
3. Williamson County and TxDOT anticipate purchasing GCWA credits related to 0.2 acre of habitat removal and 36.4 acres for impacts to potential habitat within 250 feet of Phase 1B (BA Section 3.1.1 for further details).

GCWA credits for Phases 1A and 1B will be purchased prior to the start of construction activities, likely in the second half of 2024. GCWA mitigation for Phases 2 and 3 will be reevaluated when consultation is reinitiated in the future.

Bone Cave Harvestman and Inner Space Caverns Mold Beetle

The proposed karst invertebrate mitigation for the project includes a rehabilitation of the surface environment around On-Campus Cave; located in an open area behind Tippit Middle

School which is approximately 0.8 miles northeast of the project area. On-Campus Cave is a documented locality for the BCH and the ISCMB. Currently, unauthorized access to On-Campus Cave is prevented by aging railroad ties with ad-hoc fencing attached and installed decades ago. The surrounding landscape is manicured lawn with large bare patches of exposed limestone bedrock. It is unclear whether the bedrock is exposed naturally or is the result of overland flow scouring the area during heavy rain events. A track and football field are approximately 300 feet upslope from On-Campus Cave and stormwater that accumulates on the field appears to be diverted into the catchment basin for the cave.

Native vegetation will be planted within the catchment basin for On-Campus Cave to slow and filter overland flow as it moves towards the cave. Williamson County and TxDOT representatives met with GISD representatives on April 6, 2022, to discuss interest in rehabilitating this facility as an ecological restoration and educational opportunity for students. GISD representatives agreed that rehabilitation of On-Campus Cave could serve as both an ecological and educational opportunity. They indicated their approval to continue conversations and elevate rehabilitation design plans to the GISD School Board for further discussion and a vote of approval. TxDOT and Williamson County had a follow up meeting with GISD at Tippit Middle School on March 25, 2024, to discuss preliminary design plans and get feedback from GISD on the rehabilitation project. Mitigation activities at On-Campus Cave have already started, with commitments from the GISD already obtained.

On-Campus Cave rehabilitation may include the following activities:

1. LIDAR mapping of the area to obtain precise catchment basin measurements.
2. Landscape designers will develop site plans for the rehabilitation project.
3. Install overland flow mediators (e.g., rock gabions) to slow overland flow as it approaches On-Campus Cave.
4. Install native plant gardens with significant attention towards pollinator friendly plants and butterfly host plants.
5. Remove the existing cave “gate” and install a modern cave gate that is more effective at precluding unauthorized human entry but more amenable to entry by bats.
6. Walking trails consisting of impermeable permeable materials will be installed to support educational activities.
7. Install signage describing On-Campus Cave and its importance as an ecosystem for endangered karst invertebrates and species dependent on the Edwards Aquifer.
8. Install signage describing native plant species and associated pollinators.
9. Work with GISD to develop educational programs for students relevant to endangered karst invertebrates and the Edwards Aquifer.
10. Work with GISD to develop educational programs for students relevant to pollinators and native plant species.
11. Perform dye trace study to determine where Edwards Aquifer recharge that enters On-Campus Cave exits at nearby springs.

Williamson County and TxDOT propose to design the rehabilitation of On-Campus Cave as part of the mitigation actions for both Phase 1A and 1B. They commit to continue coordinating with the GISD School Board to obtain their full permission to rehabilitate On-Campus Cave. They anticipate that GISD School Board coordination and approval will occur during the first half of 2025. Design of the rehabilitation project began in 2024 and will be completed by the end of 2024in the first half of 2025. Implementation of the rehabilitation project will commence in the second half of 2025.

Monarch Butterfly

Pollinator friendly plants will be incorporated throughout the approximately 8 acres of landscaping when rehabilitating On-Campus Cave. Significant time and consideration will focus on installing spring and fall blooming native plant species that are useful to the monarch butterfly as nectar sources during their seasonal migration. Additionally, several species of milkweed (*Asclepias* spp.) will be planted to provide host plants for monarch caterpillars.

Williamson County also utilizes a wildflower mix composed of native species when stabilizing and replanting areas affected by construction, as described within the *Protocol for Sustainable Roadsides – Williamson County* (TBG et al. 2010). The exact mix used is described within TBG et al. (2010) Chapter 2.4, Item 31–1. Many of these species may be utilized by the monarch butterfly when nectaring.

Tricolored Bat

It is unclear if caves occupied by tricolored bats will be discovered during the due diligence process once access for surveys is granted along the entirety of Phase 1B. If occupied caves are documented within the Phase 1B project area; then bat exclusion devices will be installed during the warm season (May 1 – November 30) prior to construction. Installation of such devices will ensure that tricolored bats are not present when construction activities occur that may disturb individuals during winter torpor.

A bat-friendly gate will be installed during the rehabilitation of On-Campus Cave. Currently, the fence and cave gate precluding access to On-Campus Cave for humans also prevents access for the tricolored bat. This cave is very large and maintains a microclimate described by Service (2021a) as conducive for winter roosting (i.e., stable temperature, humidity above 80 percent). Opening On-Campus Cave for tricolored bats will provide access to a very large and potentially very attractive winter roost for the species.

Conservation Measures – Phases 2 and 3

Phase 2 is currently proposed to occur between 2029 – 2032, while Phase 3 is currently proposed to occur between 2037 – 2042. Therefore, significant time will pass between any published BO associated with this BA and commencement of construction, or even the due diligence process for these later phases. Additionally, there are several known caves that could host the BCH and/or ISCMB that occur within the project area and other, currently unknown caves hosting the same species may also occur. Currently, ROE to large portions of the project area is unavailable; therefore, exact cave locations and occupancy are unknown. Thus, determining impacts to species and planning appropriate mitigation for Phases 2 and 3 is not possible currently. However, current design plans for Phases 2 and 3 are being used to create a range of potential impact scenarios that could occur for the karst invertebrates and other protected species (see

Section 4.1 for additional details). The following conservation measures and mitigation will be completed for Phases 2 and 3:

1. Survey all tracts for potential habitat as ROE becomes available.
2. Perform relevant presence/absence surveys on tracts where ROE becomes available, as needed.
3. Apply the same project-related conservation measures (e.g., water quality BMPs, recharge feature protection, construction crew education regarding species of concern, etc.) discussed in Section 2.4, and any other regulatory constructs that may be implemented between now and construction.
4. Re-initiate consultation with the Service prior to construction and after due diligence surveys have occurred.
5. Purchase the relevant amount of GCWA credits, as needed.

Other Conservation Measures Described by Species – Phases 2 and 3

Bone Cave Harvestman and Inner Space Caverns Mold Beetle

The preferred option for rehabilitation at On-Campus Cave is already described above, but additional mitigation for both the BCH and the ISCMB include the following:

Search for caves at the Texas Department of Public Safety facility southeast of Florence, mapping caves and collecting *Batrisodes* specimens to perform genetic analysis. Specimens will be sent to a predetermined researcher.

1. Survey biota at Whitney West Cave (Twin Springs Karst Fauna Area) northwest of Georgetown for BCH. This includes excavating a feature washing open near the parking lot and mapping subsurface drainage for new feature and Whitney West Cave.

Census and study additional caves on the Lydda Tract (location of Cobbs Cavern Karst Fauna Areas) located southeast of Florence, mapping caves and collecting *Batrisodes* and *Texella* specimens to perform genetic analysis. Specimens would be sent to a predetermined researcher.

The mitigation presented for BCH and ISCMB represent the types of options that could occur for Phases 2 and 3. Surveying the entire project area for karst features will help determine potential impacts to karst invertebrates and will provide valuable input when creating a mitigation plan for these species. Mitigation options will be further developed during consultation re-initiation.

Jollyville Plateau and Georgetown Salamanders

The extensive mitigation occurring at Garey Ranch Spring and BMPs associated with water quality controls and karst feature protection are sufficient to address potential impacts to salamanders. in Phases 2 and 3. On-Campus Cave mitigation designed to slow down runoff and improve water quality entering the subsurface is expected to provide benefit to both species. Additionally, the lack of occupied springs near the project and away from Garey Park likely renders additional mitigation for salamanders related to this project unnecessary. However, this topic will certainly be revisited during the consultation re-initiation.

Monarch Butterfly

Installation of pollinator friendly gardens around On-Campus Cave is likely sufficient to offset potential impacts to the monarch butterfly related to Phases 2 and 3. Further, this species is currently a candidate for protection under the ESA, and it is unclear when the species will be fully listed. However, this topic will certainly be revisited during consultation re-initiation for future phases.

Tricolored Bat

Opening up On-Campus Cave to provide easy access to a very large winter bat roost with ideal climate conditions is likely sufficient to offset potential impacts to the tricolored bat related to Phases 2 and 3. Further, this species is currently proposed for protection under the ESA, and it is unclear when the species will be listed. This topic will be revisited during consultation re-initiation for future phases.

ANALYTICAL FRAMEWORK FOR JEOPARDY DETERMINATION AND DESTRUCTION OR ADVERSE MODIFICATION DETERMINATION

Section 7(a)(2) of the ESA requires that Federal agencies ensure that any action they authorize, fund, or carry out is not likely to jeopardize the continued existence of listed species. “Jeopardize the continued existence of” means to engage in an action that reasonably would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species (50 CFR § 402.02).

The jeopardy analysis in this CBO considers the effects of the action, and any cumulative effects, on the range-wide survival and recovery of the listed species. It relies on four components: (1) the Status of the Species, which describes the range-wide condition of the species, the factors responsible for that condition, and its survival and recovery needs; (2) the Environmental Baseline, which analyzes the condition of the listed species in the action area, without the consequences to the listed species caused by the proposed action; (3) the Effects of the Action, which includes all consequences to listed species that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action; and (4) the Cumulative Effects, which evaluates the effects of future, non-Federal activities in the action area on the species.

For purposes of making the jeopardy determination, the Service: (1) reviews all the relevant information, (2) evaluates the current status of the species and environmental baseline, (3) evaluates the effects of the action and cumulative effects, (4) adds the effects of the action and cumulative effects to the environmental baseline, and, in light of the status of the species, determines if the action is likely to jeopardize listed species.

STATUS OF THE SPECIES AND CRITICAL HABITAT

Golden-Cheeked Warbler

The GCWA was listed as endangered on December 27, 1990 (55 FR 53160). There is no critical habitat designated for this species. The primary reasons for listing were habitat loss, oak wilt, nest parasitism, drought, and fire (55 FR 53160). The GCWA winters in mountainous regions of Chiapas, Mexico and Guatemala, Honduras, El Salvador, and Nicaragua (Ridgeway 1902, Oberholser 1974, Pulich 1976, Perrigo and Booher 1994, Rappole et al. 1999, Komar 2008). On the wintering grounds, GCWAs prefer foraging in deciduous trees in pine-oak forests (Thompson 1995, Rappole 1996). The GCWA migrates from Mexico and Central America and nests from March through August in mixed Ashe juniper/deciduous woodlands in approximately 35 counties across the Edwards Plateau, Lampasas Cut-Plain, and Llano Uplift regions of central Texas (Kroll 1974, Oberholser 1974, Pulich 1976). To our knowledge, a comprehensive survey of GCWAs throughout their range does not exist, but various estimates of acres of habitat in the breeding range have been made. Morrison et al.'s (2010) habitat model estimated 4.4 million acres range-wide. Duarte et al. (2013) estimated 3.9 million acres of potential breeding habitat and determined there was a 29 percent loss of habitat between 1999/2000 and 2010/2011. The most recent approximation by Mueller et al. (2022) estimated 5.5 million acres. These models used varying methods for their estimates, thus the wide range.

Various researchers have made several estimates of population numbers in the last 10 plus years. Mathewson et al. (2012) modeled range-wide GCWA habitat and estimated there could be as many as 263,339 males. However, independent peer review of this population model raised concerns with overestimation (The Wildlife Society 2011). Partners in Flight (2019) estimated the GCWA global breeding population to be 110,000 individuals, based on data from seven routes in the North American Breeding Bird Survey. Finally, Mueller et al. (2022) predicted 264,560 males using only slightly different methods from Mathewson et al. (2012).

According to the GCWA Recovery Plan (Service 1992), the breeding range has been divided into eight recovery regions. The primary recovery criterion is protection of sufficient habitat to support 3,000 breeding pairs in each of the eight recovery regions (Service 1992). Groce et al. (2010) found no evidence to indicate that the amount of GCWA breeding habitat is increasing or stable due to continued loss and fragmentation from human development, shifts in land use, and construction of roads and utility transmission corridors. The 6 Texas counties that contain the I-35 corridor between Temple south to San Antonio that bound the eastern edge of the GCWA's range were in the top 30 counties (out of 254) for growth in the 2020 Census (U.S. Census Bureau 2020). Georgetown and Williamson County populations increased around 22 percent from 2017 to 2022 based on U.S. Census Bureau 2022 American Community Survey. There is no foreseeable reason why growth would not continue to follow this trajectory. Because projected increases in human population will continue within the breeding range of the species, the threats described above are likely to intensify.

A variety of public and private lands currently receive some level of protection from future land development activities, and some of these are managed as natural areas or wildlife preserves focusing on the protection and management of the GCWA. Groce et al. (2010) and updated

information from our Geographic Information System geodatabase determined the amount of GCWA habitat on state and federally owned lands includes approximately 77,198 acres of Department of Defense (DOD) lands (Fort Cavazos, JBSA-Camp Bullis, and U.S. Army Corps Engineers); 39,428 acres on Texas Parks and Wildlife Department (TPWD) lands; and 2,844 acres on Lower Colorado River Authority properties. The Service's Balcones Canyonlands National Wildlife Refuge supports numerous GCWAs on their approximately 25,000 acres. Additionally, cities, counties, conservation organizations, and others own approximately 50,000 acres across the breeding range. There are also multiple conservation banks established for the GCWA that will protect an additional 15,000 acres upon sale of all conservation credits.

We incorporate by reference the Golden-cheeked Warbler Recovery Plan (Service 1992) and 5-Year Review (Service 2014). Additional information on this species' life history, range, migration, habitat, threats, recovery needs, and status can be found at the Service's endangered species page: https://ecos.fws.gov/ecp/species/33

Bone Cave Harvestman

This karst invertebrate was listed as endangered on September 16, 1988 (53 FR 36029) due to increased urban development, pollution, vandalism, and red-imported fire ants (*Solenopsis invicta*). Critical habitat has not been designated for this species.

The BCH is an arachnid that is endemic to central Texas. It is classified as a troglobite (spending its entire life underground), has small or absent eyes, and pale coloration (Barr 1968). Its habitat includes caves and mesocavernous voids, which are landforms and subsurface features (for example, sinkholes and caves) produced by dissolution of bedrock in karst limestone (Barr 1968). Within this habitat the BCH depends on high humidity, stable temperatures, suitable substrates (for example, spaces between and underneath rocks), and surface-derived nutrients (Barr 1968). The absence of light in deep cave zones precludes photosynthetic activity by plants and associated primary production. Rather, nutrient sources found in these underground habitats are those actively (e.g., animals) or passively (e.g., gravity, water, or wind) transported in from overlying surface habitats (Barr 1967 and 1968, Culver 1982, Poulson 2012, Culver and Pipan 2009). Thus, although the BCH spends its entire life underground, its ecosystem is dependent on the overlying surface habitat.

The primary threat to the BCH is habitat destruction (Service 2011). Impacts to caves and karst habitat occur in several ways, including but not limited to: 1) completely filling the cave during development, 2) quarrying activities, or 3) capping or sealing cave entrances. Other causes of habitat degradation include altering drainage patterns, altering native surface plant and animal communities, reducing or increasing nutrient flow, contamination, damage caused by excessive human visitation, and threats from red-imported fire ants (Service 2011). Red-imported fire ants impact karst invertebrates by competing with the beneficial cave crickets, feeding directly on karst invertebrates, and by competing with karst invertebrates for habitat resources (Service 2011). The recovery strategy for all listed karst invertebrates is to reduce threats to the species by protecting an adequate number of karst areas to ensure a high probability of the species' long-term survival (Service 2011). This includes protecting caves or cave clusters and the associated mesocaverns necessary to support populations that represent the range of the species potential

genetic diversity. Maintenance of these karst preserves involves keeping them free from contamination, excessive human visitation, and nonnative fire ants by maintaining an ecologically healthy surface plant and animal community. Preserve managers need to regularly monitor and adaptively manage to control existing and new threats (Service 2011).

We track the known locations of each species for progress towards recovery. Below is a summary of the number of caves the BCH is known from (this includes confirmed and unconfirmed locations), how many karst fauna regions (KFRs) it occurs in, and how many potential and established karst fauna areas (permanent preserves that would meet the Service's 2011 preserve design criteria; KFA) exist for BCH (Table 1). It is important to note that a large number of these potential KFAs are within preserve properties, they have just not been established as official KFAs.

Table 1. Summary of the number of caves, karst fauna regions (KFRs) and karst fauna areas for the BCH addressed in this Opinion.

Species	No. of Caves	KFRs	Potential KFAs	Established KFAs
Bone Cave harvestman	241	6	36	4

Inner Space Caverns Mold Beetle

This karst invertebrate was listed as endangered on September 16, 1988 (53 FR 36029) due to habitat destruction, degradation and fragmentation the results from urban development. Critical habitat has not been designated for this species.

The ISCMB is a member of the subfamily Pselaphine that is endemic to a restricted range in the Balcones Canyonlands ecoregion of Texas, specifically Williamson County. It is classified as a troglobite (spending its entire life underground), has small or absent eyes, elongated antennae and legs, and elongated sensory hair-like structures (Chandler 1992). Its habitat includes caves and mesocavernous voids, which are landforms and subsurface features (for example, sinkholes and caves) produced by dissolution of bedrock in karst limestone (Griffith et al. 2007). Within this habitat the ISCMB depends on high humidity, stable temperatures, suitable substrates (for example, spaces between and underneath rocks), and surface-derived nutrients (Bull and Mitchell 1972). Most pselpahines are predators and the ISCMB feeds on other invertebrates (Park 1960). Most nutrients that cave-based species like the ISCMB depend on originate from the surface ecosystem directly surrounding the cave (Barr 1968). Thus, although the BCH spends its entire life underground, its ecosystem is dependent on the overlying surface habitat.

The primary threat to the ISCMB is habitat destruction (Service 2018). Impacts to caves and karst habitat occur in several ways, including but not limited to: 1) completely filling the cave during development, 2) quarrying activities, or 3) capping or sealing cave entrances. Other causes of habitat degradation include altering drainage patterns, altering native surface plant and animal communities, changing nutrient flow, contamination, damage caused by excessive human visitation, and threats from red-imported fire ants (Service 2011). Red-imported fire ants impact karst invertebrates by competing with the beneficial cave crickets, feeding directly on karst invertebrates, and by competing with karst invertebrates for habitat resources (Service 2011).

The recovery strategy for all listed karst invertebrates is to reduce threats to the species by protecting an adequate number of karst areas to ensure a high probability of the species' long-term survival (Service 2011). This includes protecting caves or cave clusters and the associated mesocaverns necessary to support populations that represent the range of the species potential genetic diversity. Maintenance of these karst preserves involves keeping them free from contamination, excessive human visitation, and nonnative fire ants by maintaining an ecologically healthy surface plant and animal community. Preserve managers need to regularly monitor and adaptively manage to control existing and new threats (Service 2011).

Tricolored Bat

The tricolored bat is a small insectivorous bat identified by its tri-colored fur, which is dark at the base, lighter in the middle, and dark at the tips. With a wingspan of approximately three inches, tricolored bats are one of the smallest bat species in North America (Service 2021). When roosting, it can be identified by its distinctive orange forearm. Tricolored bat lifecycle includes mating in late summer into early fall, where females store sperm over winter months and complete fertilization in early spring, followed by birthing one or two young in small maternity colonies (<20 total bats) in late spring to early summer. Juveniles wean quickly and are flying and foraging by four weeks. Juveniles likely do not mate in their first fall season (Service 2021a). After mating, tricolored bats are typically solitary and may roost or hibernate individually away from other bats.

The tricolored bat is known to occur in Texas and has been documented in a variety of habitats across the state (Service 2021). Throughout their range, tricolored bats show a shift in roost preference, tending to roost in structures or caves in winter, and on foliage, or tree bark in summer, including during the maternity season (Service 2021, Shute, et. al 2021). Tricolored bats have been shown to prefer live or dead hardwood trees for maternity roosts (Hammesfahr et al. 2022). Tricolored bats are known to use transportation infrastructure and will commonly use culverts as winter roost sites. Research indicates that tricolored bats demonstrate preference for culverts that have openings at least 1.60 meters high, and total lengths of at least 44 meters (Meierhoffer et al. 2019). Foraging habitat for tricolored bats includes forest edges and forested areas along waterways (Service 2021). Individuals may forage 15 miles or more from their roost sites (Thames 2020).

Threats to tricolored bats include habitat loss, mortality from wind turbines, and white-nose syndrome (Service 2021). Winter roost loss and disturbance can be particularly harmful to tricolored bat both on an individual and population level (Service 2021). Disturbance in winter roost sites can also lead to susceptibility to and mortality from white-nose syndrome (Boyles and Willis 2010). White nose syndrome has been detected in Texas, however the impacts of the fungus on Texas populations of tricolored bats is currently poorly understood. Models indicate a predicted increase of occurrence in north and central Texas (Meierhoffer, et al. 2021).

Monarch Butterfly

The monarch is a species of butterfly in the family Nymphalidae that occurs in North, Central, and South America; Australia; New Zealand; islands of the Pacific and Caribbean; and elsewhere

(Malcolm and Zalucki 1993). Adult monarchs have 3 to 4-inch wingspan with bright orange wings surrounded by a black border and overlayed by black veins. The black border has a double row of white spots, present on the upper side and lower side of forewings and hindwings (Bouseman and Sternberg 2001). The monarch butterfly is a candidate for listing under the ESA. On December 17, 2020, the Service published a rule that determined the species listing was warranted but precluded by other priorities (85 FR 81813). A listing decision for the species is anticipated in 2024.

Monarchs migrate through Texas during both the spring and fall between breeding grounds in the northern U.S. and Canada and wintering grounds in Mexico (Service 2020, USDA 2023). Along the way, monarch will feed and breed over two to five generations, dependent on environmental conditions (Service 2020a). During fall migration adults move southward within the months of September to November with peak migratory populations occurring in north Texas at the beginning of October, and south Texas by the third week in October (Tracy et al. 2022). Large congregations of individuals may pass through a given area during optimal climatic conditions during fall migration. The northern remigration occurs when overwintering adults emerge from their winter roosts and begin to move northwards through Mexico and into the southern U.S. from February to April (Tracy et al. 2022). Overwintered, adult monarchs arrive in southern Texas as early as February. By mid-March adult monarchs are typically sighted at latitudes between Houston and Dallas (Tracy et al. 2022). The species is widespread during migration and is expected to occur in the action area during migration. Adults are found in a variety of habitats including native prairies, pastures, open woodlands and savannas, desert scrub, roadsides, and other habitats with abundant nectar plants, including urbanized areas. Although adults may be present year-round, they are primarily encountered between March and November and are most observed in the summer and fall during breeding and migration. Larval caterpillars are most frequently observed between April and September.

Monarchs are dependent on healthy and abundant host plants for breeding, specifically deposition of eggs and for larval consumption. Known host plants for monarchs include a variety of species in the family Apocynaceae, with a demonstrated preference for milkweeds (genus *Asclepias*) (Jones and Agrawal 2019). Adults also need sufficient quality and quantity in nectar resources for feeding after emergence, and through breeding and migration (Service 2020). Monarchs have been observed nectaring on a variety of flowering plant species (Rudolph et. al. 2006).

Monarch populations are known to fluctuate and appear to be somewhat resilient; however, area of occupancy, number of subpopulations, population size, and habitat quality in North America have all declined, and North American populations have declined by more than 50 percent this century (NatureServe 2023). Threats to monarch include loss or changes to breeding, migratory, and wintering habitat with sufficient host plant and nectar resources; use of pesticides and herbicides; climate change; and drought. Road mortality is also a threat; however, it is a much lower threat and is thought to contribute to less than 5 percent of the overall decline of monarch (Service 2020). Monarch butterflies may be present in the action area during various portions of their life and annual cycles. Adults, larvae, and eggs may be present within the project area at various times of year. The action area and most of Texas lies within the spring and fall migration routes and spring breeding areas (Howard and Davis 2009).

ENVIRONMENTAL BASELINE

Regulations implementing the ESA (50 CFR 402.02) define the environmental baseline as the condition of the listed species or its designated critical habitat in the action area, without the consequences to the listed species or designated critical habitat caused by the proposed action. The environmental baseline includes the past and present impacts of all Federal, State, or private actions and other human activities in the action area, the anticipated impacts of all proposed Federal projects in the action area that have already undergone formal or early section 7 consultation, and the impact of State or private actions, which are contemporaneous with the consultation in process. The impacts to listed species or designated critical habitat from Federal agency activities or existing Federal agency facilities that are not within the agency's discretion to modify are part of the environmental baseline.

Status of the Species within the Action Area

Golden-cheeked Warbler

Most records of GCWA observations that have been submitted to eBird (2022) from Recovery Region 5 are birds seen in Travis County, with many sightings in Williamson County. Most of the Recovery Region 5 records were obtained in the Balcones Canyonlands National Wildlife Refuge, which are approximately 8.3 miles southwest of the proposed project. Six sightings of the species within the Action Area are attributed to Garey Park from 2019–2021 and a single sighting is located near Garey Park at RM 2243 (existing); however, it is not clear whether these were migrants or breeding individuals. Imagery indicates the eBird sightings do not appear to be within or near closed canopy forest and no additional information is given about those sightings.

According to the Morrison et al. (2010) GCWA habitat model, the project area contains 114.1 acres of potentially suitable (ranging from low probability of occurrence to high probability of occurrence) GCWA habitat and that approximately 162.2 acres of potentially suitable habitat occurs within 250 feet (this acreage excludes potential habitat within the project area). Table 2 shows the potential GCWA habitat, and the occupancy probability of this habitat, present within the project area and within 250 feet (Morrison et al. 2010).

Table 2. Potential suitable golden-cheeked warbler habitat in the Project Area and within 250 feet.

Occupancy Probability	**Acres in Project Area**	**Percentage of Total Habitat in Project Area**	**Acres within 250 ft**	**Percentage of Total Habitat within 250 feet**
<0.3	45.6	39.96%	52.7	32.49%
0.3-0.5	25.2	22.09%	45.7	28.18%
0.5-0.7	0.1	0.09%	2.4	1.48%
>0.7	43.2	37.86%	61.4	37.85%
Total	**114.1**		**162.2**	

SWCA delineated potential GCWA habitat by completing initial desktop mapping and then verifying those results in the field. SWCA completed the initial desktop mapping by inspecting recent aerial imagery (Google Earth Pro 2022) to delineate woodland areas that appeared to have a structure and composition consistent with the characteristics of suitable GCWA habitat (see Campbell 2003).

All desktop mapping was performed by a Service-permitted, avian ecologist with more than 25 years of experience surveying for GCWA individuals and habitats (Paul Sunby, SWCA Senior Avian Ecologist, Service Permit TE-800611-8). Mr. Sunby field verified and refined the desktop delineation of potential GCWA breeding habitat during a field visit performed on November 17, 2021. The habitat estimates from this report are not expected to have appreciably changed since 2021.

According to this delineation, Phase 1A includes 2.0 acres of potential GCWA habitat and 21.7 acres of potential habitat within the 250-foot buffer. Phase 1B includes 0.2 acre of potential GCWA habitat and 36.4 acres within the 250-foot buffer. **Figure B-5** (see **Appendix B**) depicts the SWCA-delineated GCWA habitat within the Phases 1A and 1B project area and within the 250-foot buffer. The SWCA-delineated GCWA habitat represents a more up-to-date model of potential habitat present within the proposed project and within 250 feet, as Morrison et al. (2010) used aerial imagery from over a decade prior, which may have included areas that have since been developed and are no longer considered to be potential suitable habitat for the GCWA.

Bone Cave Harvestman

BCH occur in caves and other karst features formed in the Edwards Limestone in Williamson and Travis counties. This species typically occurs in karst features lacking sunlight and that possess high humidity, relatively constant temperature, and receive nutrients from surface plant and animal communities (Service 2018a). However, detailed life history information (e.g., diet, reproduction) is currently unknown (Service 2018a). Service (2018a) indicates BCH has been documented to occur in approximately 203 caves.

The project area is located within the Georgetown Karst Fauna Region (KFR), is confined to Edwards Limestone outcrops bounded at the northern extent by the North Fork San Gabriel River and bounded at the southern extent by Brushy Creek, as described by Veni and Jones (2021) (Figure B-6 in Appendix B). The Georgetown KFR is known to contain two endangered species of karst invertebrates: the BCH and the ISCMB (see Section 3.1.3). The Veni and Jones (2021) KFRs attempt to map the separate and distinct ecological communities present within the Edwards Limestone complex of the Austin area.

Karst Zones (also described by Veni and Jones 2021) attempt to describe the likelihood of encountering endangered karst invertebrate occurrence across the landscape. The Karst Zones within the project area (see Appendix A) are defined as the following (Veni and Jones 2021):

- Karst Zone 1: areas known to contain endangered cave fauna.
- Karst Zone 2: areas having a high probability of suitable habitat for endangered or other endemic invertebrate cave fauna.
- Karst Zone 3: areas that probably do not contain endangered cave fauna.

- Karst Zone 3a: areas suitable for troglobite species but have a low probability of containing endangered karst species because the habitat is occupied by other troglobite species.
- Karst Zone 3b: areas which have a low probability of containing endangered karst species because they are poorly suited for troglobite species.
- Karst Zone 4: areas that do not contain endangered cave fauna.
- Karst Zone 4a: areas suitable for troglobite species but which do not contain endangered karst species because the habitat is occupied by other troglobite species.
- Karst Zone 4b: areas which do not contain troglobite species.

The majority of the Action Area (i.e., 784.2 out of 1,265.1 acres; 62 percent) is located within Karst Zone 1 which are areas known to contain endangered karst fauna (see Table 3 and BA Appendix A) and the remainder of the Action Area falls within Karst Zone 4b. Karst Zone 1 generally coincides with the Edwards Limestone Formation while Karst Zone 4b generally coincides with the Keys Valley Marl Formation in the western portion of the Action Area.

Table 3. Karst zone acreage within the project area and action area

Project Area	**Karst Zone**	**Acres in Project Area**	**Percent of Project Area**	**Acres in Action Area**	**Project Area + Action Area Buffer (Acres)**
Eastern	1	248.6	51 percent	411.6	660.2
Eastern	4b	0	0 percent	2.4	2.4
Western	1	42.9	9 percent	81.1	124.0
Western	4b	198.1	40 percent	280.4	478.5
Total		**489.6**	100 percent	**775.5**	**1,265.1**

SWCA (2016, 2022) identified four caves (i.e., Lozano's Mine, Cluster Cave, Tinnel Cave, F 37) from within the Action Area during field surveys where ROE has been granted (BA Appendix E and Appendix F). Presence/absence surveys did not locate either endangered karst invertebrate in Lozano's Mine or F-37, the BCH was detected in Tinnel Cave, and no surveys were performed in Cluster Cave due to lack of potential habitat (BA Appendix F). An additional six caves were identified through a data request with TSS (2021) in parts of the action area where ROE has not yet been granted. Ku Klux Klan Cave is not known to contain any endangered karst invertebrates (TSS 2021). In Goat Cave, millipedes, harvestmen, and cave crickets have been observed; however, it is unknown whether the harvestmen present within this cave are BCH or another species (TSS 1967, 2021). The BCH has been documented in Man-With-A-Spear Cave (TSS 2021). The status of BCH in Circle Cave, Water Tower Cave, and Spotted Sink is unknown. Figure B-6 (BA Appendix B) shows the locations of these caves within the Action Area. Per Section 2.4.2, cave studies will be completed as ROE is obtained.

Inner Space Caverns Mold Beetle

The ISCMB inhabits Edwards Limestone caves, enlarged rock joints, sinkholes, and smaller karst conduits where subsurface voids are in permanent darkness (Service 2018b). This species' known range is limited to central Williamson County (Service 2018b); however, the species' southwestern range extent is unknown, primarily due to a lack of data on caves in the area (Van

Kampen-Lewis et al. 2019). Therefore, the extent to which the species may occur within caves inside the Action Area is unknown. The closest documented ISCMB locality to the project area is within On-Campus Cave, approximately 0.9 mile east of the project area.

The same information discussed about the Georgetown KFR, Karst Zones, and nearby caves above is applicable here. The BCH and ISCMB are known to require similar environmental conditions to survive. Like the BCH, the 345-foot cricket foraging area around occupied caves is thought to be an ecologically relevant zone for the ISCMB since cave crickets will forage and then deposit guano in the caves. SWCA (2022b) was unable to locate the ISCMB after 14 presence/absence surveys within both Lozano's Mine and Tinnel Cave. Figures in BA Appendix A show the KFR and Karst Zones relative to the Action Area.

Beneficial Effects to Golden-Cheeked Warbler, Inner Space Caverns Mold Beetle, and Bone Cave Harvestman

Expected beneficial aggregate effects reasonably expected to occur in the action area include continued state, local government, and private lands preservation. Additional expected benefits include preservation of GCWA and karst invertebrate habitat due to implementation of Habitat Conservation Plans (HCP). The Williamson County Regional HCP (SWCA et. al. 2008) provides an umbrella authorization for activities without a federal nexus that would otherwise require an individual permit from the Service. These activities include public or private construction and development; road construction, maintenance, and improvement; utility installation and maintenance; and school development or improvement projects. The Regional HCP's Covered Species include the GCWA, BCH, and ISCMB and details how such public and private improvement projects affect Covered Species, as well as requested amount of incidental take (SWCA et al. 2008). It is expected that at least a portion of future non-federal development within Williamson County, which includes Georgetown and Leander ETJs, would be compliant with the ESA by participation in the RHCP (SWCA et al. 2008).

Tricolored Bat

The tricolored bat was documented from Lozano's Mine (approximately 350 feet south of the Phase 1A project area) see Figure B-3 (BA Appendix B) during the presence/absence surveys for endangered karst invertebrates (SWCA 2022b). The species was not documented within Tinnel Cave, nor in Cluster Cave. Surveys performed in late 2015 and early 2016 to determine karst invertebrate presence/absence in F-37 did not document tricolored bat presence.

It is unclear if tricolored bats occur in Man-With-A-Spear, Ku Klux Klan, Circle, Water Tower, Spotted Sink, and Goat Caves; all of which occur in or near the Phase 1B project area. If access is granted to these caves, biota surveys will be conducted to determine if tricolored bats utilize these karst features.

Additionally, it is unclear if other caves that are utilized by tricolored bats occur within or near the Phase 1B project area. If access is granted to these caves, biota surveys will determine if tricolored bats utilize these karst features, should they occur.

Monarch Butterfly

The monarch butterfly is a habitat generalist that can occur just about anywhere in Williamson County, but its preferred habitat includes grassland or shrubland habitats with native grasses and shrubs with milkweed and other flowering plants (Service 2020). The eastern migratory population of monarch butterfly funnels through Texas during the spring to breed and fall to migrate to their winter roosting ground in Mexico (Service 2020), making this region of the country especially important for migrants. Adults of this species may utilize a variety of flowers for nectar within the project area. They may also lay eggs on milkweeds, the species larval host plant, that occur within the project area.

Tracy et al. (2024) created a milkweed density map for Williamson County that was ground-truthed and refined with field investigations at transects throughout the County during the spring and fall of 2022. NLCD (Dewitz 2023) was utilized to find potential monarch habitat across Williamson County and then was field verified; this is an approach that follows the methodology provided in Kantola et al. (2021) and as refined in Tracy et al. (2022). Using these methods, average milkweed densities were assigned to each 0.25-acre cell within Williamson County. Average estimated milkweed density was placed in three categories: 1) low (0.01 to 1.67 milkweeds per 0.25 ac); 2) medium (1.68 to 3.23 milkweeds per 0.25 ac); and 3) high (3.24 to 4.80 milkweeds per 0.25 ac). Table 7 and Figure B-9 in Appendix B depict the average estimated milkweed density within the project area. Phases 1A and 1B could affect 30.2 acres high density milkweed, 7.4 acres of medium density milkweed, and 0.9 acre of low-density milkweed.

Table 4. Average estimated milkweed density within the project area (Tracy et al. 2024)

Average Estimated Milkweed Density Category	**Phase 1A (Acres)**	**Phase 1B (Acres)**
High (>3.23 and <= 4.80 milkweeds/0.25 ac)	13.1	17.1
Medium (>1.67 and <=3.23 milkweeds/0.25 ac)	3.8	3.6
Low (>0.01 and <=1.67 milkweeds/0.25 ac)	0.8	0.1
Total	17.7	20.8

The closest records of the species include many sightings submitted to iNaturalist (2024) from within Garey Park in recent years. iNaturalist (2024) also includes documentation of many milkweeds occurring near the existing RM 2243 in the past few years. It is unclear to what extent the monarch butterfly may utilize milkweed within the project area.

Critical Habitat

No critical habitat has been designated or proposed for the GCWA, BCH, or ISCMB. No critical habitat for any listed or proposed species occurs within the Action Area. Critical habitat will not be discussed further in this document.

EFFECTS OF THE ACTION

In accordance with 50 CFR 402.02, effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action but that are not part of the action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action (see §402.17).

Golden-cheeked Warbler

Two distinct types of impacts to GCWA habitat are considered: i) those areas where potential habitat is removed by the project, and ii) those areas where potential habitat could be indirectly impacted (i.e., areas within 250 feet of vegetation clearing). Habitat removal while GCWA is actively breeding can result in death or injury to baby birds and could cause disturbance to adult birds. Additionally, habitat removal at any time of year can have impacts to territory-seeking males and breeding females returning to a previously held territory that is no longer extant.

Indirect habitat impacts are those that can be attributed to a particular action and are typically realized outside of a construction footprint and later in time. These types of stressors considered for the proposed project are primarily related to increased predation rates associated with nearby habitat removal and increased human activities associated with construction and increased traffic. While some of these stressors are temporary in nature, others can be long-lasting.

Habitat removal and fragmentation impacts.

GCWAs may be killed or injured because of activities proposed to be performed within the project area or more broadly, within the 250-foot buffer. The clearing of potential GCWA habitat will be performed outside of the nesting season to preclude the direct destruction of active GCWA nests. In addition, any woody vegetation not identified as GCWA habitat that is to be cut during the period of March 1–September 15 would only be cut after a survey was performed to verify the absence of active bird nests of any species. Vegetation clearing activities near nesting GCWA is thought to diminish breeding habitat. However, vegetation identified as potentially suitable GCWA habitat will be cut during the time of year that birds are absent from their Texas breeding grounds, and so the noise and activity associated with vegetation clearing is not expected to result in any immediate disturbance to the species.

Construction of the proposed project within the ROW of the roadway will require the removal of approximately two acres of potentially suitable woodland habitat as identified by SWCA during their November 2021 delineation in Phase 1A and 0.2 acre within Phase 1B (BA Section 3.1.1; Table 8). Phase 2 could remove 7.3 acres of potential GCWA habitat and Phase 3 could remove 16.3 acres of potential GCWA habitat (Table 5). As seen on Figure B-5 (BA Appendix B), most of the potentially suitable habitat removed will, in essence, be shaved from the margins of existing patches of woodland that already abut the existing roadway.

Table 5 provides a breakdown of the amount of potentially suitable GCWA habitat that would be removed and modified because of activities occurring within the project area and within a 250-foot buffer for Phases 1A, 1B, 2, and 3.

Table 5. Summary of Impacts to Potential Golden-cheeked Warbler Habitat

Project Area	**Acres in Project Area**	**Acres within 250-feet**
Phase 1A	2.0	21.7
Phase 1B	0.2	36.4
Phase 2	7.3	71.3
Phase 3	16.3	66.9
Total	**25.8**	**196.3**

Approximately 21.7 and 36.4 acres of potentially suitable GCWA habitat outside the project area but within 250 feet may be subject to impacts for Phase 1A and Phase 1B, respectively (Table 5), including 2.2 (2.0 and 0.2 acres for Phase 1A and 1B, respectively) within the project area. Approximately 71.3 and 66.9 acres of potentially suitable GCWA habitat outside the project area but within 250 feet may be subject to impacts for Phase 2 and Phase 3, respectively (Table 5). GCWA mitigation for Phases 2 and 3 will be reevaluated when consultation is reinitiated in the future.

Any GCWA that uses this impacted habitat could experience various stressors related to the proposed project. Increased stressors from nearby vegetation clearing may include habitat modification for less feeding and nesting areas and an increase in predation rates. The Service (2014) identifies several species as having been documented to, or likely to, prey upon GCWA. These include red-imported fire ant (*Solenopsis invicta*), western coachwhip (*Masticophis flagellum testaceus*), Great Plains rat snake (*Pantherophis emoryi*), Woodhouse's scrub-jay (*Aphelocoma woodhouseii*), Cooper's hawk (*Accipiter cooperii*), American crow (*Corvus brachyrhynchos*), greater roadrunner (*Geococcyx californianus*), brown-headed cowbird (*Molothrus ater*), and mice (*Peromyscus spp*.). The Service (2014) also identifies eastern fox squirrel (*Sciurus niger*), blue jay (*Cyanocitta cristata*), grackles (*Quiscalus spp*.), and feral cats (*Felis domesticus*) as potential predators whose numbers might increase in fragmented and urban habitats.

The cutting of woodland habitat can create a sharp division or edge between remaining woodland and newly opened areas. GCWA will occur at both the edge and in the interior of woodlands. Peak (2007) found that GCWAs suffer lower nest success rates close to woodland edges because of increased nest depredation rates, with most losses caused by snakes. It is believed that snakes prefer woodland edges over woodland interior because access to adjacent sunnier, open areas enhances their thermoregulation capabilities. Both western coachwhip and Great Plains rat snake are known to occur in Williamson County (Dixon 2013). Clearing of woodland within the project area would create new woodland edges in some locations; however, some woodlands within 250 feet of the project area are already exposed to edges because of existing roads or open areas cleared of vegetation. Additionally, the proposed project could result in decreased numbers of snakes because of losses to vehicle collision mortality within the project area.

Other construction activities that would occur as part of the proposed project, including construction of the roadway in the Action Area, could be performed during the GCWA nesting season. Studies of the possible effects of road construction on GCWA have demonstrated that road construction noise and activity have no noticeable effect on GCWA pairing success, territory placement, or productivity (Lackey et al. 2011; Pruett et al. 2014). However, it is possible that construction activities would still carry some potential to disturb GCWAs at least temporarily because of noise, human activity, or vibrations.

In summary, we expect that, while the proposed activities may result in effects to GCWA, we expect these effects will be limited to habitat impacts described above that are reasonably certain to occur. With the implementation of the conservation measures described in the BA, we anticipate that individual birds may experience a reduction of up to 196.3 acres of habitat. However, these effects are localized, as described herein, and we do not anticipate the Action would appreciably reduce the likelihood of both the survival and recovery of this species in the wild.

Bone Cave Harvestman and Inner Space Caverns Mold Beetle

The Action Area is broken into two areas for karst invertebrates: 1) where potential habitat may be impacted by ground disturbance and/or impervious cover, and 2) where potential habitat is within 345 feet of vegetation clearing. BCH and ISCMB can be injured or killed and habitat can be lost or altered. Other effects that are outside the construction area and are later in time (i.e., within the Action Area, outside of the project area) can be understood as potential stressors to the species. Impacts and stressors to the BCH and ISCMB are discussed below.

Habitat Removal and Alteration impacts. Nine known, mapped caves or sinkholes are present within the project area; however, none of these are mapped within Phases 1A and Phase 1B (BA Figure B-6 in Appendix B). The exact locations of most features are not confirmed; however, due to lack of access to the majority of Phase 1B. Except for Lozano's Mine, at least a portion of these caves' footprints extend within the project area in which ground-disturbing activities will take place at some point. At least two of these caves (i.e., Tinnel Cave and, Man-With-A-Spear Cave) are known to contain the BCH (TSS 1967, 2021; SWCA 2022). Additionally, construction activities in locations within the project area that have been identified as Karst Zone 1 (BA Appendix A), areas that are known to contain endangered cave fauna, or where previously undetected voids may become detected and/or are disturbed. Generally, voids are detectable once the surface has been graded and cleared of debris. However, any impacts to these previously undetected voids would be minimized with BMP use and void discovery protocol (BA Section 2.4.2). It is possible that the proposed project could cause mechanical injury and/or mortality to a small number of karst invertebrates as their habitat, either known caves or previously undetected voids within Karst Zone 1, is physically altered within the project area.

Additionally, ground disturbance adjacent to karst invertebrate habitat may not encounter humanly observable voids; however, smaller interstitial spaces inhabited by endangered karst individuals can collapse via dislodged rocks, soil, or dust due to local, machine-related vibration. Such incidents are conceivable and could also cause injury and/or mortality to karst invertebrates as adjacent habitat is physically altered. Although it is conceivable that a BCH and ISCMB may

be directly injured or killed because of project activities, it is much more likely that an individual would be directly impacted because of harm via habitat loss. As previously stated, the entire eastern project area (248.6 acres) occurs within Karst Zone 1 and 42.9 acres of the western project area occurs within Karst Zone 1. However, the current resolution of the project allows a more detailed look at where excavation and impermeable cover will be installed for each phase. More specifically, the proposed project will permanently impact approximately 5.1 acres of Karst Zone 1 habitat within Phase 1A, 21.1 acres in Phase 1B, 27.7 acres in Phase 2, and 88.4 acres in Phase 3 (Table 6). It is unclear what the addition of an impermeable layer (i.e., new location roadway or roadway expansion) would be atop BCH habitat, which is characterized as layers of permeable and impermeable rock interspersed with clay. Proposed Karst Zone 1 excavation volume in Phase 1A will be 142,400 cubic yards (CY), Phase 1B will be 120,850 CY, Phase 2 will be 143,000 CY, and Phase 3 will be 555,000 CY (Table 6). Any BCH and ISCMB that are within the project area, or the larger Action Area, may no longer be able to utilize those areas directly beneath roadways; however, the actual extent of these impacted areas may be less than these maximum amounts, although this may be difficult to discern based on the habitat characteristics.

Table 6. Proposed Excavation Volume and Acreage for Each Phase in Karst Zones

	Karst Zone 1	**Karst Zone 1**	**Karst Zone 1**	**Karst Zone 4b**	**Karst Zone 4b**	**Karst Zone 4b**
Phase	**Excavation Volume (CY)**	**Max Cut (ft)**	**Project Area (acres)**	**Excavation Volume (CY)**	**Max Cut (ft)**	**Project Area (acres)**
Phase 1A	142,500	14.4	5.1	37,800	13.9	14.1
Phase 1B	120,850	16.5	21.1	9,550	13.6	0.0
Phase 2	143,000	18.6	27.7	21,000	8.9	16.8
Phase 3	555,000	19.1	88.4	36,000	12.4	62.1

It is possible that previously undetected voids could be discovered within the project area during construction. Due to largely unknown underground connectivity of the karst features within this area, it is possible that a void encountered in this area could alter habitat within nearby caves or interstitial spaces within the project area as a direct consequence of construction, and in the larger Action Area as a stressor. The impacts to voids encountered during clearing activities would vary depending on the vertical and horizontal extent of the void space, and whether the void is situated in the floor of the milled or graded area or in the wall. If a large portion of a void is exposed, climate alteration would be exacerbated. If only a narrow opening to a void is created, climate alteration may be minimal. In either case, flooding may occur on the floor of the down-cut area, especially if it has the aspect of a large trench, channeling floodwaters.

Additionally, the installation of an impermeable roadway could preclude rainwater from reaching subterranean locations. Such alteration to karst habitat could negatively impact BCH and ISCMB present within the project area. However, the three-dimensional nature of karst habitat characterized by unseen layers of impermeable and permeable layers makes quantification of potential impacts difficult. Nonetheless, potential impacts to previously undetected voids would be minimized due to implementation of BMPs and void discovery protocol (BA Section 2.4.2).

The proposed project is expanding existing impervious cover within an already urbanized to semi-urbanized landscape. Existing impervious cover will increase by 8.0 acres within Phase 1A, 21.1 acres within Phase 1B, 44.5 acres within Phase 2, and 152.9 acres within Phase 3 (see Table 7). It is unlikely that the proposed project would affect hydrologic patterns within local mesocaverns (voids smaller than 8 inches) already impacted by existing impervious cover. The potential for impacts to previously undetected karst features would be minimized from construction activities and from post-construction spills on the proposed roadway by the implementation of BMPs and conservation measures (i.e., void discovery protocol) in accordance with the Edwards Aquifer Protection Plan and associated Edwards Aquifer Rules for the entire project area, as detailed by Barrett (2005).

Table 7. Additional Impervious Cover by Project Phase.

Phase`	**Impervious Cover Increase (acres)**
Phase 1A	8.0
Phase 1 B	21.1
Phase 2	44.5
Phase 3	152.9

Other potential stressors to the BCH may occur through impacts to surface water runoff quality or quantity; this includes increased sedimentation or water-borne contamination from spills, roadway materials, or equipment entering the subterranean environment from project construction activities. Sediment or contaminants may harm lower trophic-level food or prey species such as fungi or springtails (collembolans) and thereby result in negative impacts to listed karst invertebrates (including the BCH and ISCMB). Additionally, urban encroachment within a cave's cricket foraging zone could limit the amount of nutrients consumed by crickets (or other cave fauna) and carried into a cave.

It is possible the project area intersects the subsurface drainage area of an undetected void containing the BCH and ISCMB and that project-derived runoff could move towards it via subsurface conduits and pores. However, the possibility of project-derived runoff entering such a void through unmapped subsurface pores is not certain or guaranteed. The possibility that project-derived runoff enters an undetected void through subsurface conduits is likely limited to the construction phase and not afterwards. However, the void discovery protocol (BA Section 2.4.2) would minimize potential subsurface runoff if a currently undetected void is discovered.

Finally, the installation of a roadway could preclude much needed moisture from reaching karst habitat. Howarth (1987) reports that troglobites (obligate subterranean dweller) are unable regulate their internal moisture content and have evolved to utilize atmospheric moisture content for regulatory processes. In fact, Howarth (1987) states that troglobites "…have become freshwater animals living in an aerial environment." As such, moisture removal from interstitial spaces occupied by the BCH and ISCMB can also impact habitat quality for the species and its food.

In summary, we expect that, while the proposed activities may result in effects to BCH and ISCMB, we expect these effects will be limited to habitat impacts described above that are reasonably certain to occur. With the implementation of the conservation measures described in

the BA, we anticipate that individual invertebrates will experience a reduction of up to 29.1 acres of habitat, the area replaced with impervious cover during Phases 1A and 1B. However, these effects are localized, as described herein, and we do not anticipate the Action would appreciably reduce the likelihood of both the survival and recovery of this species in the wild.

Tricolored Bat

There is potential for tricolored bats to occupy a cave, culvert, tree, or structure that is being impacted within the project area. It is possible the TCB could be documented within a cave that intersects the project as ROE for surveys becomes available. Additionally, there are 13 culverts that are planned for removal from the existing roadway. There is potential for harm of individuals during the construction phase if bats are roosting in these areas that are being modified or removed. While adult bats could hypothetically fly away from a tree being removed, even volant individuals may be harmed during the process. A confused bat flying during the day may also be subject to increased predatory potential while flying or after landing on a less than ideal new roost. Young bats that are unable to fly would likely be killed if roost trees are removed while occupied. Finally, bats of any age could be trapped within occupied buildings, culverts, or caves that are being modified or collapsed during construction, should the need arise. While the potential for harm exists, such an incident is not reasonably certain to occur since no occupied caves, bridges, culverts, or abandoned buildings are documented within the project area. Moreover, Service (2021a) indicates that maternity colonies are often situated near abundant food and water resources. Most of the tree patches that may serve as potential maternity colonies and could be removed as part of this project area are located east of Ronald Reagan Boulevard. The proposed intersection with Ronald Reagan Boulevard and the project is approximately 0.5 mile north of Brushy Creek and 0.75 mile south of the South Fork San Gabriel River, with abundant trees and caves in between.

Trees (both live and dead) can provide roosting habitat for adult males and females. Removal of such trees would occur during the day when the bats are resting and likely sleeping. Therefore, it is possible the roosting bats could awaken to machinery approaching the tree and fly away. Service (2021a) indicate female TCBA maintain high roost fidelity during the summer, and it is unclear what (if any) effects would occur to individuals that return to a former roost tree that has been removed. However, only clearing trees from approximately September 16 to February 28 should eliminate the potential for impacting active maternity colonies.

The Service (2021a) indicates the TCB has high site fidelity for hibernacula as well. It is unclear what the effects to the bats would be if individuals return to a commonly used hibernacula that is no longer extant or accessible. The high number of caves and culverts in Williamson County may provide adequate alternate shelter options for bats that find themselves without a preferred hibernaculum. We are uncertain whether additional energy expenditure of finding a new hibernaculum or traveling to another location may stress individuals.

In summary, while we expect that the project may result in effects to some individuals, as described above, at most, only small numbers of individuals may be affected, and such effects are not reasonably certain to occur, particularly with the implementation of the conservation

measures described in the BA. We do not anticipate the Action would appreciably reduce the likelihood of both the survival and recovery of these species in the wild.

Monarch Butterfly

It is estimated that there is approximately 38.8 acres of potential monarch habitat within the project area for Phases 1A and 1B (Table 4). Much of this area would be impacted by soil-disturbing activities during construction, though native grasses and wildflowers would be used to revegetate disturbed areas so some habitat for monarch would be expected to recover over time. Overall, Phases 1A and 1B of the project would add approximately 29.1 acres of additional impervious cover (Table 7) which would result in the permanent loss of those areas as potential habitat for monarch butterfly. Additionally, there is potential for monarch butterflies to lay eggs on milkweed within the project area, with at least two documented milkweed plants occurring in the project area (iNaturalist 2024) it is not reasonably certain that eggs or subsequent caterpillars would be injured or killed during earthmoving activities, vegetation clearing, or by vehicles driving over them.

Monarch butterflies are dependent upon nectar from flowers as their primary food source. As such, removing these plant species from the project area could alter feeding activities. However, the herbaceous perennial flowers removed during construction activities can be found elsewhere near the project area; therefore, the monarch butterflies could fly to unaffected plants and continue feeding at these locations without measurable impacts to their fitness or reproduction. Therefore, the potential impacts of vegetation clearing on any given butterfly would likely be considered negligible, and we do not expect that the Action would appreciably reduce both the likelihood of survival and recovery of this species in the wild.

Beneficial effects

As part of the proposed action TxDOT has committed to fund additional surveys and specimen collection for both listed karst invertebrates and listed salamander species. The proposed karst invertebrate mitigation for the project also includes a rehabilitation of the surface environment around On-Campus Cave; located in an open area behind Tippit Middle School about 0.8 miles northeast of the project area. On-Campus Cave is a documented locality for the BCH and the ISCMB. Native vegetation will be planted within the catchment basin for On-Campus Cave to slow and filter overland flow as it moves towards the cave. Williamson County and TxDOT representatives met with GISD representatives on April 6, 2022, to discuss interest in rehabilitating this facility as an ecological restoration and educational opportunity for students. GISD representatives agreed that rehabilitation of On-Campus Cave could serve as both an ecological and educational opportunity. They indicated their approval to continue conversations and elevate rehabilitation design plans to the GISD School Board for further discussion and a vote of approval. Additionally, TxDOT and Williamson County had a follow up meeting with GISD at Tippit Middle School on March 25, 2024, to discuss preliminary design plans and get feedback from GISD on the rehabilitation project.

Williamson County and TxDOT propose to design the rehabilitation of On-Campus Cave as part of the mitigation actions for both Phase 1A and 1B. They commit to continue coordinating with the GISD School Board to obtain their full permission to rehabilitate On-Campus Cave. They

anticipate that GISD School Board coordination and approval will occur during the first half of 2025. Design of the rehabilitation project began in 2024 and will be completed by the end of 2024in the first half of 2025. Implementation of the rehabilitation project will commence in the second half of 2025.

CUMULATIVE EFFECTS

Cumulative effects are those effects of future state or private activities not involving Federal activities that are reasonably certain to occur in the action area of the Federal action subject to consultation (50 CFR 402.02). We considered cumulative effects in this BO, but do not consider future Federal actions that are unrelated to the proposed action in this section because they require separate consultation pursuant to section 7 of the ESA.

TxDOT included a cumulative effects analysis (see Figures B-11 and B-12 in the BA) that predicted reasonably foreseeable future development along the project corridor by 2030. Williamson County, where the proposed project is located, has a projected human population increase of 31.7 percent between 2022 and 2030 (Texas Demographic Center 2022). This is more than double the projection for the state of Texas (projected 13.8 percent growth rate during the same period) and indicates potentially more extensive land use changes in the foreseeable future. Phase 1A's eastern extent (east of Garey Park) is in the City of Georgetown extraterritorial jurisdiction (ETJ) (Georgetown Texas 2022a) and the western area is in the City of Leander ETJ (Leander Texas 2022a). According to Georgetown's 2030 Comprehensive Plan (Georgetown Texas 2022) and Leander's 2020 Comprehensive Plan (Leander Texas 2022), significant portions of the Action Area are currently zoned as residential neighborhoods (including mixed density neighborhoods) and commercial areas.

While we are unaware of any specific actions at this time that would result in cumulative effects, effects from land changes and development will likely result in incremental impacts to habitat for the species addressed in this Opinion.

CONCLUSION

After reviewing the current status of GCW, BCH, and ISCMB, the environmental baseline for the action area, the effects of the proposed action and the cumulative effects, it is our biological opinion that the action, as proposed, is not likely to jeopardize the continued existence of the GCW, BCH, or ISCMB. Similarly, for the TCB and monarch, it is our conference opinion that the action, as proposed, is not likely to jeopardize the continued existence of these proposed and candidate species. No critical habitat is designated for these species.

We base this conclusion on the following:

1. Effects to species addressed in this CBO will be localized and affect only very small numbers of individuals of each species.

2. A number of measures will be implemented to avoid and reduce the potential for exposure and effects to each species. For example, for karst species, any features discovered will have conservation measures applied to limit vegetation and ground disturbance and will have groundwater protection protocols from the SWP3 and WPAP also applied. Groundwater Flow Mitigation and Protection Measures will be implemented as well.

3. In addition to construction-related effects, the proposed action includes measures to improve or rehabilitate habitat for species post-construction. For example, rehabilitation of the surface environment around On-Campus Cave, which has documented occurrences of BCH and ISCMB, will increase species habitat features.
4. TCB and monarchs are known to occur in the project area. However, effects to individual TCB from Phases 1A and 1B are not reasonably certain to occur because of limited potential habitat in the project area. Effects to individual monarchs also are not reasonably certain to occur from Phases 1A and 1B. Although 29.1 acres in the project area will be covered with impervious cover during these phases, removing plants that could be used for foraging and reproduction and reduces available habitat, more habitat is available adjacent to the project area, and TxDOT will plant additional areas providing more habitat. Thus, while there may be small, localized reductions in available foraging and breeding habitat, we do not anticipate that such reductions would result in substantial reductions or impacts to feeding, breeding, and survival over the longterm, particularly as additional areas will be planted nearby.

The conclusions of this CBO are based on full implementation of the project as described in the Description of the Proposed Action section of this document, including conservation measures that were incorporated into the project design.

INCIDENTAL TAKE STATEMENT

Section 9 of the Act and Federal regulations pursuant to section 4(d) of the Act prohibit the take of endangered and threatened species, respectively, without special exemption. “Take” is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. “Harm” is further defined (50 CFR § 17.3) to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. “Harass” is defined (50 CFR § 17.3) as intentional or negligent actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns which include, but are not limited to, breeding, feeding or sheltering. “Incidental take” is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. Under the terms of section 7(b)(4) and section 7(o)(2), taking that is incidental to and not intended as part of the agency action is not considered to be prohibited taking under the Act provided that such taking is in compliance with the terms and conditions of this Incidental Take Statement.

The measures described below are non-discretionary and must be undertaken by TxDOT, as appropriate, for the exemption in section 7(o)(2) to apply. TxDOT has a continuing duty to regulate the activity covered by this incidental take statement. If TxDOT (1) fails to assume and implement the terms and conditions or (2) fails to require Williamson County to adhere to the terms and conditions of the incidental take statement through enforceable terms that are added to the permit or grant document, the protective coverage of section 7(o)(2) may lapse. To monitor the impact of incidental take, TxDOT must report the progress of the action and its impact on the species as specified in the incidental take statement. [50 CFR §402.14(i)(3)].

AMOUNT OR EXTENT OF TAKE

Based on the results of the "Effects of the Action" analysis above, the Service anticipates incidental take of GCW, BCH, and ISCMB will occur as a result of this proposed action. Because quantifying take of individuals of these species is difficult, particularly with small, cryptic species of individuals that are seasonally present, this CBO instead evaluates acres of habitat affected as a surrogate for the level of incidental take for each of these species. The incidental take due to the proposed action is expected to occur in the form of harm as described in the Effects of the Action section and specified below. The following amounts of incidental take are reasonably certain to occur in Phase 1A and 1B, as described in the "Effects of the Action" section:

> Harm to individual GCWAs from displacement of individual GCWA from nesting habitat is anticipated in up to 2.2 acres and increased risk of nest predation, and exposure to noise and vibration is anticipated in up to 58.1 acres of GCWA habitat.
>
> Harm to individual BCH and ISCMB from project activities in Karst Zone 1 anticipated in up to 26.2 acres within the project area and within an additional 456.1 acres defined by the 345-foot buffer around the project area.

Specifically, the estimated amount of take of GCW is based on the amount of habitat to be directly impacted during Phases 1A and 1B (2.2 acres) plus a 250-foot buffer area outside of the project area (58.1 acres), which will be indirectly affected plus a 250-foot buffer area outside of the project area (58.1 acres), which will be indirectly affected. Incidental take of GCW will occur because of habitat alterations that open edges to additional risk of predation and lethal effects along with noise and disturbance in the form of sublethal effects that affect reproductive success.

Similarly, the estimated amount of take of BCH and ISCMB is based on the amount of surface habitat in Karst Zone 1 to be directly impacted during Phase 1A and 1B (26.2 acres), plus a 345-foot buffer area outside of the project area (456.1 acres), which could be affected. Incidental take of BCH and ISCMB will occur because of construction activities including excavation, vegetation removal, and addition of impervious surface.

EFFECT OF THE TAKE

In the accompanying BO, we have determined that the level of anticipated take is not likely to jeopardize the GCW, BCH, and ISCMB based on the anticipated effects of the proposed action discussed in the Effects of the Action section. Although we anticipate some incidental take will occur, the implementation of the conservation measures proposed should ultimately result in avoidance and minimization of most adverse effects to individuals.

REASONABLE AND PRUDENT MEASURES

Reasonable and prudent measures are those actions the Service believes necessary or appropriate to minimize the impacts, i.e., amount or extent, of incidental take. (50 CFR 402.02).

The Service believes the following reasonable and prudent measures will minimize the impact of incidental take of listed species from the proposed Action.

1. TxDOT shall use its authorities to minimize impacts of incidental take to the listed species addressed in this Incidental Take Statement.

TERMS AND CONDITIONS

To be exempt from the prohibitions of section 9 and section 4(d) of the ESA, TxDOT must comply with the following terms and conditions, which implement the reasonable and prudent measure described above.

As part of the RPM and Terms and Conditions described below, we anticipate monitoring and reporting will be needed to confirm our assumptions in our CBO, as well as the assumptions outlined in the BA. To implement RPM #1, TxDOT shall ensure the following Term and Condition is implemented related to monitoring and reporting:

1. TxDOT shall provide annual reports to the Service for all activities implemented under this CBO and continue until the calendar year after all construction and restoration has been
completed. Spatial information (maps) may be submitted in GIS format.

2. All personnel involved in any authorized activity covered by the biological opinion will be informed of these terms and conditions prior to the implementation of the authorized activity and the requirements to implement them. Such information must be provided sufficiently prior to implementation of the activities to ensure compliance.

Disposition of Dead or Injured Listed Species

Upon locating a dead, injured, or sick listed species initial notification must be made to the Service's San Antonio Law Enforcement Office, 210-681-8419, and the Austin ESFO, Texas Transportation Branch (737) 382-4894, within three working days of its finding. Written notification must be made within five calendar days and include the date, time, and location of

the animal, a photograph if possible, and any other pertinent information. The notification shall be sent to the Law Enforcement Office with a copy to this office. Care must be taken in handling sick or injured animals to ensure effective treatment and care, and in handling dead specimens to preserve the biological material in the best possible state.

CONFERENCE REPORT

CONFERENCING ON PROPOSED AND CANDIDATE SPECIES

The Act requires a Federal agency to conference if their action is likely to jeopardize a species proposed for listing or that is likely to destroy or adversely modify critical habitats proposed for designation (ESA 7(a)(4)). Recommendations resulting from that conference are advisory (i.e., they are not required) because the species or critical habitat is the subject of a proposed rule and the prohibition against jeopardy and adverse modification under ESA section 7(a)(2) only applies to listed species and critical habitat designations. Conferencing can be conducted informally or can follow the format of a formal consultation under 7(a)(2).

The Agencies agreed it would be prudent to use this opportunity for TxDOT to conference with the Service on the effects to a species that is proposed for listing. In addition, although not required, the Agencies agreed to evaluate a candidate species. By conferencing now, any future consultation required under 7(a)(2) when a species listing or critical habitat designation is finalized may be streamlined, and in some cases, conferences can satisfy the consultation requirements under 7(a)(2). Using this approach, in this conference, we found the Action is not likely to jeopardize any proposed or candidate species considered in this CBO.

Upon completion of this conference, TxDOT may elect to adopt any of the recommendations provided by the Service. In the future, upon listing of the species or designation of critical habitat, the TxDOT can request the Service adopt the conference opinion as a biological opinion to satisfy the 7(a)(2) requirement.

CONSERVATION RECOMMENDATIONS

Section 7(a)(1) of the ESA directs Federal agencies to utilize their authorities to further the purposes of the ESA by carrying out conservation programs for the benefit of endangered and threatened species. Conservation recommendations are discretionary agency activities to minimize or avoid adverse effects of a proposed action on listed species or critical habitat, to help implement recovery plans, or to develop information.

1. Provide assistance to resolve uncertainty regarding the distribution of karst invertebrate and salamander species included in this consultation.
2. Assist with implementing recovery tasks for the GCWA.

For the Service to be kept informed of actions minimizing or avoiding adverse effects or benefitting listed species or their habitats, the Service requests notification of the implementation of any conservation recommendations.

REINITIATION NOTICE

This concludes the conference for RM 2243 from 183A to Southwest Bypass. You may ask the Service to confirm the conference opinion as a biological opinion issued through formal consultation if the proposed species is listed or critical habitat is designated. The request must be in writing. If the Service determines there have been no significant changes in the action as planned or in the information used during the conference, the Service will confirm the conference opinion as the biological opinion for the project and no further section 7 consultation will be necessary. After listing as threatened or endangered and any subsequent adoption of this conference opinion, TxDOT shall re-initiate consultation if: 1) the amount or extent of incidental take is exceeded; 2) new information reveals effects of the agency action that may affect the species in a manner or to an extent not considered in the conference opinion; 3) the agency action is subsequently modified in a manner that causes an effect to the species that was not considered in this opinion or written concurrences; or 4) a new species is listed or critical habitat designated that may be affected by the action.

This concludes formal consultation on the RM 2243 from 183A to Southwest Bypass. As provided in 50 CFR §402.16, reinitiation of consultation is required where discretionary Federal agency involvement or control over the action has been retained (or is authorized by law) and if: (1) the amount or extent of incidental take is exceeded; (2) new information reveals effects of the agency action that may affect listed species or critical habitat in a manner or to an extent not considered in this opinion; (3) the agency action is subsequently modified in a manner that causes an effect to the listed species or critical habitat not considered in this biological opinion or written concurrence; or (4) a new species is listed or critical habitat designated that may be affected by the action. In instances where the amount or extent of incidental take is exceeded, any operations causing such take must cease pending reinitiation.

Please refer to the consultation number, 2024-0020457, in future correspondence concerning this project. Should you require assistance please contact Dawn Gardiner at Dawn_Gardiner@fws.gov.

Approved:

MICHAEL WARRINER Digitally signed by MICHAEL WARRINER
Date: 2024.12.12 15:52:16 -06'00'

Karen Myers, Field Supervisor
Austin Ecological Services Field Office

Date

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Commissioners Court - Regular Session **28.**

Meeting Date: 01/28/2025

Tax benefit enrollments for 2023 and re-enrollment of prior years

Submitted By: Josh Renner, Parks

Department: Parks

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action regarding the Williamson County Regional Habitat Conservation Plan (RHCP) approval of enrollment of properties participating during the 2024 calendar year (any participation received on or prior to 12/31/24) into the tax benefit financing plan for tax year 2024 and to re-enroll prior year permit participant properties.

Background

The county's Regional Habitat Conservation Plan (RHCP), approved in 2008, provides for a portion of the increase in tax valuation for properties enrolled under the county's 10(a) incidental take permit with the US Fish and Wildlife Service to be directed to the Williamson County Conservation Foundation (WCCF) as the county's contribution for the acquisition, maintenance and monitoring of endangered species habitat in the county. Specifically, under the RHCP, a calculation is made using a base enrollment period. The taxable value of the base enrollment period is determined and a percentage of the increase in value in future taxable years is calculated. That calculated taxable value percentage is applied to the county's then current tax rate for maintenance and operations and the resulting sum is attributed to the RHCP and directed to the Williamson County Conservation Foundation's (WCCF) investment corpus. The financial goal is primarily determined by the ability to maintain and preserve properties (monitoring, maintenance, gain or accession and sustainability) in perpetuity and may be adjusted depending upon future conservation requirements of the RHCP including, but not limited to, the existing County needs for dealing with species listed under the Endangered Species Act (as amended) or for related conservation activities which may include acquisition of requisite conservation land(s). Enrollment is on a year-to-year basis. Attached is a detailed list of private party participants for 2024 and lists for prior year enrollments. Action is needed to enroll the 2024 participants and to re-enroll/extend the Tax Benefit Financing for previous year's enrollees. The WCCF Board, on 1/15/2025, took action recommending the enrollment of the 2024 participants and re-enrollment of prior enrollees.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Comprehensive Enrollment List (2024 Inclusive)

2024 Enrollment Figures

2024 Enrollee List

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:16 AM
Form Started By: Josh Renner		Started On: 01/23/2025 10:35 AM
Final Approval Date: 01/23/2025		

Master List of Taxable Participations since Plan Inception (2022 Inclusive)

The WCCF file number system (year/mo/day) for receipt of applications was not adopted until 2012.

WCCF File Number *	Project/Owner	Property
20101015	Highland Horizon Phase II	Approximately 66.11 acres south of RM 620 at Great Oaks Blvd as described by metes and bounds; aka Highland Horizon Phase II; tracts R502306 through R502428 inclusive (122 tracts)
20101019	Great Oaks Estates	Tract 1, Lot 5, Block A, Great Oaks; aka 15917 Great Oaks Drive, Round Rock, TX, R403591
20101102	Sendero Springs Sect 6 and 7	Section 6 and Section 7, Sendero Springs; approximately 57.87 acres in three tracts – Williamson County Appraisal District property identification numbers R432306, R055399 and R420220
20110405	Prevarian Round Rock	7220 and 7230 Wyoming Springs Drive, Round Rock, TX, WCAD property ID # R315215 (a 16.116 acre tract out of a 16.172 acre tract in the Jacob M. Harrell survey, further described by metes and bounds)
20110830	O'Reilly Auto Parts	A 1.264 Acre Tract, Lot 1, Serenada Country Estates Unit One, David Wright Survey, Abstract No. 13, City of Georgetown, Williamson County, TX; AKA Williamson County Appraisal District Parcel ID R046893, Location Address 3809 Williams Drive, Georgetown, TX 78628
20111004	Carolville. LTD	SHOPS AT VISTA RIDGE AMD, Lot 11, ACRES 19.97 (approximately); AKA Williamson County Appraisal District Parcel ID R502512; Location Address: 701 North Vista Ridge Boulevard, Cedar Park, TX 78613
20111101	Highland Horizon Phase III	Approximately 63.732 acres south of RM 620 at Great Oaks Blvd as described by metes and bounds; aka Highland Horizon Phase III; tracts R499361 and tracts R499590 through R499597 inclusive.
20111122	T.S.-S.D. LTD.	A tract out of the Samuel Damon Survey No. 170, containing 76.52 acres, more or less; Williamson County Appraisal District reference tracts R031875 and R474925
20120208	Pierce, Tyrrell	1710 CR 262, Georgetown, TX, 78633; AKA Lake Georgetown Estates II, Lot 8 (recorded in Cabinet J, Slides 319-320, plat records of Williamson County, Texas). WCAD tax parcel ID # R324853
20120419	Laredo W.O. , LTD.	A tract of 54.856 acres out of the Isaac Donagan Survey, Abstract No. 178, situated in Williamson County, Texas; Being a portion of that certain 324.00 acre tract described in a deed to Laredo WO. LTD., of record in Document No. 2007014278 of the official public recored of Williamson County, Texas; said 54.856 acres being more particularly described by metes and bounds; WCCF Application #20120419.
20120514	JHJ Land Development, Inc.	Residential development, The Preserve at Heritage Oaks, a 9.48 acre development tract, WCAD tract reference R039221; WCCF application #20120514.

20120709	Allen Group, Oxford, MS	An approximate 26.67 acre tract out of the Ephraim Evans Survey, Abstract No. 212, Williamson County, Texas; WCAD Parcel ID # R493685; WCCF Application 20120709.
20120824	BJM Mayfield Ranch, LTD	An approximate 23.776 acre tract out of the Ephrain Evans Survey, Williamson County, Texas, WCAD Parcel ID #R055388; WCCF file # 20120824; such project being described The Enclave at Mayfield Ranch, Williamson County, Texas.
20120918	Shel-Jenn, Inc.	Residential development, Heritage Oaks, a 12.43 acre development tract, WCAD tract reference R435456; WCCF application #20120918.
20121001	Madison at Georgetown Cotenancy	Residential/multi-use development, Madison at Georgetown, a 541.37 acre development tract, WCAD tract references R012261, R011080, R508127, R508128, R330211, R493826 and R496001; a tract out of the L.S. Walters survey; WCCF application #20121001.
20130114	HMR Holdings, Inc. and Highlands at Mayfield Ranch, LTD.	A 319.87 acre residential housing development comprising WCAD tracts R040295, R482072, R512094, R518980 and R518981, a series of tracts out of the J. Powell Survey; WCCF file #20130114; project is known as The Highlands at Mayfield Ranch
20130122	BRAE Group, LTD. and Novak Brothers/Texas Brownstones, LLC	a 24.07 acre subdivision, Nicholas Porter Survey Abstract No. 497, a replat of a portion of Lot 4, Block A, Lots 1,2,3,5,6, and 7 Block A, The Rivery Park II; WCAD reference numbers R466299, R466298, R466297 and R4288217; WCCF application #20130122
20130307	Laredo W.O. , LTD.	A portion of Williamson County Appraisal District Parcel ID #R039221, and being; A tract of 82.156 acres out of the Isaac Donagan Survey, Abstract No. 178, situated in Williamson County, Texas; Being a portion of that certain 324.00 acre tract described in a deed to Laredo WO. LTD., of record in Document No. 2007014278 and also being a portion of the remainder of that certain 192.314 acre tract of land conveyed to Laredo WO. LTD. by deed of record in Document No. 2007014289, both of the official public records of Williamson County, Texas; said 82.156 acre tract of land more particularly described in three (3) parts by metes and bounds
20130502	Barclay/Texas Holdings VI, L.P., a Texas limited partnership	A approximate 11.41 acre commercial development comprising WCAD parcels R502881, R502882, R502883, R502884 and R502885; a series of tracts out of the Beck 11, Lots 1-5, Block A. WCCF file #201300502
20130508	Milestone Community AKA 2013 Land Investments, LLC and Green Acres Development, LLC	An approximate 59.67 acre project site, described in metes and bounds as per the attached two page description; WCCF file #20130508. The attached metes and bounds description (2 pages), WCAD tract maps (2 pages) and project area map (one page) is made a part of this exhibit. (Total of 5 pages)

20130619	Meritage Homes of Texas, LLC	A approximate 105.9 acre (or 4,617,263 square feet more or less, tract of land out of a called 107.462 acre tract described in conveyance to Curtis C. Borho in Participation Deed recorded in Volume 2542, Pages 838-843 of the Official Records of Williamson County, Texas, out of the Anastasha Carr Survey, Abstract 122, Williamson County, Texas. A copy of the field notes (comprising two pages) for such tract are attached to this exhibit. The tract is also referenced as Williamson County Appraisal District reference number R031532.
20131016-A	Georgetown Healthcare Community Services, Inc.	A commercial development property comprising two parcels located at the northeast corner of the intersection of Scenic Drive and Leander Road, Georgetown, Williamson County, Texas and further identified by WCAD tract references R319864 and R090290; WCCF file #20131016-A
20131016-B	Georgetown Healthcare System	A commercial development property located at 2300 Scenic Drive, Georgetown, Williamson County, Texas and further identified by WCAD tract references R317353; WCCF file #20131016-B.
20131029	WILLRAE Partners III, Ltd	A project area known as 4135 Williams Drive, Georgetown, Williamson County, TX 78628; AKA Williamson County Appraisal District reference tract R504209. A 7.36 acre tract, zoned C-1, a multiple commercial office/retail condominium
20140131	First Baptist Church of Georgetown (parking lot)	Project area is a 10.762± acre tract southeast of the intersection of D.B. Wood Drive and SH 29 (West University); a parcel out of WCAD tract R040756 described by metes and bounds and conveyed to First Baptist Church of Georgetown, Texas (FBCGT) by Special Warranty Deed with VEndor's Lien, January 10, 2014; official public records number 2014002634; this participation also covers a 0.172± acre tract easement public records number 2014002636.
20140210	NASH Rancho Hills LLC (a part of Rancho Sienna)	A housing and multi-use development tract south-southeast of Ronald Reagan Boulevard at Via de Rancho Boulevard, Leander, Williamson County, Texas; parcels out of the Greenleaf Fisk Survey and described in metes and bounds; WCAD tract R-numbers 499762, 523605, 523614 to 523629, 407745, 499873, 506829, 523596, 523597, 523600, 523601, 523602, 524810, 525467, 523603, 523598, 523604 and 494203.
20140415	Gardens at Verde Vista	An approximate 33.775 acre tract out of the Joseph Fish Survey, Abstract #232; WCAD tract R319285.
20140605	Wolf-Hillwood (Hillwood Communities)	A 767-acre tract located near D.B. Wood Road and SH 29, Georgetown, a part of the Iva Wolf McLachlan holdings, Williamson County, Texas; Williamson County Appraisal District reference #s R040444, R040445, R316771, R316772, R329763, R040430, R469948, R485592, R039230, R039268, R040756, R307358, R513561, R513563, R513987, R513988, R525975, R525976, and R044630.
20140611	Crescent Bluff	SH 29, Georgetown, Williamson County, Texas; an approximate 106 acre tract, Abstract AW0178, Donagan, I. Survey; WCAD tract R508134.
20140702	Daniel and Marlene Mansour	A 2.67 acre tract, WCAD reference R044521; Oakcrest Ranchettes, Unit 2; AKA 330 Evans Road, Georgetown, Williamson County, Texas.

20140723	Century Land Holdings II	Phases 2 and 3 of the Reagan's Overlook Subdivision (AKA Reagan's Overlook, LP) WCAD tract numbers R524614, R524613, R524615, R483562 and R032354; approximately 147.74 acres in five tracts (out of a larger 260 acre tract); location described as Ronald Reagan Boulevard at Vista Heights Drive.
20140729	Standard Pacific of Texas/BTA Land LLC	Approximately 79.5 acre development tract at 1600 to 1666 Spanish Oak Trail, Round Rock, Williamson County, Texas, consisting of nine (9) tracts out of the J.H. Dillard Survey (working name: Brushy Creek North); WCAD tract numbers R031988, R031989, R385028, R418515, R419749, R419748, R032006, R421187 and R494386.
20140925	Cannon 140 LP (Springswoods)	An approximate 140 acre development; nominal addres is 731 CR 175 Leander. (Project is north of the Regional Park off of CR 175.) WCAD parcels R032138, R496874, R031736 and R496876.
20141023	Compostela Holdings ("Deer Haven")	An approximate 43.5 acre development tract at 3816 Williams Drive, Georgetown, Williamson County, TX. A tract out of the D. Wright Survey and comprising WCAD tract R474647 and a portion of tract R038722.
20141111	Pulte Group, Heritage Oaks at Pearson Ranch East	A 40.85 acre residential development located at 9005 Sharpstone Trail, which is a portion of Williamson County Appraisal District (WCAD) tract R329313, which is a larger 60.422 acre tract.
20141112	Pulte Group, Heritage Oaks at Pearson Ranch West	A 66.6 acre developmentt loated at the southwest corner of Avery Ranch Blvd. and Pearson Ranch Road; Williamson County Appraisal District (WCAD) tracts R504073 and R324221.
20141120	LAMY 2243 LTD (Bluffview)	A 77.27 acre development located on the west edge of current development on FM 2243; 1.4 miles west of IH 35; WCAD reference tracts R500156, R523502, R523503, and eastern 3.0 acres of R472552.
20141125-A	Zamin, L.P. (Chapman Tract)	A 177.935 acre tract (42.02 acres in karst zone), nominal address of 4501 Highway 29, Georgetown, Williamson County, TX; WCAD reference tracts R039244 and R351054.
20141125-B	RMD Development Partners, LLC (Mayfield Ranch Tract)	A 32.26 acre tract located at CR 175, Leander, Williamson County, Texas; WCAD reference tracts R474315, a portion of R462355, and that portion of Arterial H lying within these tracts.
20141126	Taylor Morrison of Texas,Inc. (Robinson Remnant Tract)	A 37.595 acre tract located northwest of the intersection of Smyers Lane and Wyoming Springs Drive, Round Rock, Williamson County, Texas; WCAD reference tract R327569
2015122	Campbell - Georgetown #1	16.57 Acres; WCAD parcel #R039524; 4655 Williams Drive, Georgetown
20150129	Woods - Pope	WCAD tracts R505278*, R055508, R055510*, R055511*; out of M.M. Hornsby Survey - * = consolidated into R534502; SH 45 at O'Connor
20150506	Lakeside Station Apartments	WCAD tracts R072533, R327108, R056507; Schirpaik and Sane Survey No. S4557; 13675 Rutledge Spur, Austin, Williamson County
20150603	Woodland Hills	WCAD tract R040796*; 35.511 acres our of Winslow Turner Survey, Abst. No. 607; * = replaced by R539756 and R539758; FM 3405; nominal 30.707877° N and -097.813811° W
20150611	The Summit II at Rivery Park	Lot 6 in Block "B" of AMENDED PLAT OF BLOCK "B" OF SUBDIVISION PLAT OF THE RIVERY PARK II; WCAD Tract R471564; nominal address is 520 Wolf Ranch Parkway, Georgetown, TX 78628

20150612	5N LLC	approximately 780 CR 262, Williamson County; WCAD tracts R041004, R041003, R041001 and R040574; approx 36.10 acres John Sutherland Survey , Abst. No 554 and G.B. Mayhall Survey, Abst. No 821
20150617	Trails at Leander	0.57 mi north of intersection of Bagdad Road and Crystal Falls Parkway, Leander; WCAD tract R031330; Approximately 49.35 acres out of E.D. Harmon Survey.
20150727	Georgetown Village 9 & 10	Phases 9 and 10 of Georgetown Village; WCAD tracts R525325 and R532404;
20151103	Oaks at San Gabriel	approximately 397.77 acres incorporating 173 WCAD tax parcels; list of parcels attached.
20151110	Highland Estates	Highland Springs Lane; 30.693473 N and -97.769578 W; WCAD tracts R407498, R539912, R539913, R506841, R506842.
20151111	Panther Bend	Ronald Reagan, approx 100' West of CR 245; R506911 and R534695; approximately 34.78 acres; beginning at a point south of County Road 258 (CR 258) identified by GPS coordinates as North 30.666249 and West -97.845463 and continuing in a southeasterly direction to a point south and east of the intersection of Ronald Reagan Blvd. and Elizabeth Park Blvd. (entrance to Santa Rita Ranch development) and identified by GPS coordinates N 30.662973 and W -97.838997 and comprising an approximate 100’ x 2,358’ project and disturbance corridor
20151125	RiversideCA 25, LTD	Corner of Amberglen Boulevard and Brianwick Drive, Austin, Texas; 11800, 11950, 12000 12100 West Parker Lane and 3440 Ranch Trails, Cedar Park; R433287 (parent tract - now R543561, R543562, R543563, R543565, R543566 and R543567)
20151130	RRCA Parmer Ranch Trails Lot 4, LTD	11900 West Parmer Ln, Cedar Park; a portion of R433287 (was parent tract - now R543564); nominal address is 3231 SH 195, Georgetown, Williamson County, Texas 78633
20151211	Parmer Crossing West	Tom Kemp and RM 620, Austin; R488298
20151223	Sun City Neighborhoods 81-82	95.38 acres out ot the Burrell Eaves Survey No. 216; 3231 SH 195 Georgetown; WCAD parcels R012012, R499739, R539687, R539688
20160129	Highway 29 Ventures LP	an approximate 441.18± acre project area located two miles east of the intersection of SH 29 and Ronald Reagan Boulevard and comprising tracts of the Don H. Lively Family Partnership, LTD., recorded as Document 9901719 of the Official Records of Williamson County; and, a 2.64 acre tract of the Don H. Lively Family Partnership, LTD., recorded as Document 2013063744 of the Official Records of Williamson County, Texas and related tracts, all identified by Williamson County Appraisal District tract numbers R090423, R524355, R021695, R022713, and R022553
20160218	Enterprise Pipeline	Incorporating WCAD tracts R304116 and R304123; beginning at a point south of River Down Road identified by GPS coordinates as N 30.616391 and W -97.711515 and continuing in a southerly direction to an intersection with FM 2243 (Leander Road) identified by GPS coordinates N 30.610322 and W -97.708983 and comprising an approximate 100’ x 2,270’ project and disturbance corridor.

20160223	**Gatlin Creek**	**Approximate address 4935 Williams Drive, Georgetown, Texas; 121.61 acres, more or less, out of the Issac Jones Survey, Abstract No. 232, and being that tract of land described as Tract Three, Parcel One (2.05 acres, more or less) and Tract Three, Parcel Two (100.74 acres, more or less) in a Petition Deed to James Wolf, et al, dated November 24, 2009, and recorded as Document Number 2009090679 of the Official Public Records of Williamson County, Texas, and that tract of land described as 20.0 acres, more or less, in a Warranty Deed of Gift James Wolf, et ux, dated March 12, 1996 and recorded in Document Number 9612381 of the Official Public Records of Williamson County, Texas; further identified as Williamson Central Appraisal District tract numbers R300099, R039930, R040993, R473857, R473858 and R507535**
20160226	**Sections 11A and 11B of the Ranch at Brushy Creek**	**Approximate address is 516 Buck Ridge Road, Cedar Park, Texas 78613. An approximate 15.353 acre tract out of the John H. Dillard League, Abstract 179, Williamson County, Texas, conveyed by deed of recored in documents nos. 201508639, 2014036263, and 2014001291 of the official public records of Williamson County; Williamson County Appraisal District tracts R525464, R543261, R493994, R529911 and R543262**
20160329	**Enterprise Pipeline**	**Incorporating Williamson Central Appraisal District reference parcels R022461, R524837, R493930 and R022482; beginning at a point south of County Road 258 (CR 258) identified by GPS coordinates as North 30.666249 and West -97.845463 and continuing in a southeasterly direction to a point south and east of the intersection of Ronald Reagan Blvd. and Elizabeth Park Blvd. (entrance to Santa Rita Ranch development) and identified by GPS coordinates N 30.662973 and W -97.838997 and comprising an approximate 100' x 2,358' project and disturbance corridor**
20160531	**Lot 1, Block A, State Farm Section Five, a subdivision in Williamson County, Texas**	**Corner of Amberglen Boulevard and Brianwick Drive, Austin, Texas; Lot 1, Block A, State Farm Section Five, a subdivision in Williamson County, Texas, according to the map or Plat thereof recorded in Cabinet EE, slide 342-344, of the Plat Records of Williamson County, Texas; Additionally identified as Williamson Central Appraisal District tracts R538935, R538936 and R538937. A property being described as approximately 22.58 acres generally at the southwest corner of Amberglen Boulevard and Briarwick Drive, Austin, Texas 78729.**
20160812	**Sun City Neighborhoods 83 and 86 and SCS**	**A project site of approximately 102.952 acres out of the 417.81 acre Burrell Eaves Survey No. 216 and comprising all or part of Williamson County Appraisal District tax parcels R539687 and R012012; nominal address is 3231 SH 195, Georgetown, Williamson County, Texas 78633**

201601102	**Sun City Neighborhood 84 and SCS**	**A project site of approximately 50.23 acres out of the 340.323 acre Burrell Eaves Survey Abstract No. 216 and comprising all or part of Williamson County Appraisal District tax parcels R539688 and R012012; nominal address is 3231 SH 195, Georgetown, Williamson County, Texas 78633**
20170301	**Chisholm Trail Developers Venture Ltd**	**A project site of approximately 74.32 acres out of the Curry, D. Survey and comprising Williamson County Appraisal District tax parcels R055139 and R325976; nominal address is 1720 Chisholm Trail Road, Round Rock, Williamson County, Texas; The project is a mixed-use development bounded by Chisholm Trail Road on the east, Old Settlers Parkway on the north and by rail lines (GTRR) on the west.**
20170221	**Chisholm Trail Developers Venture Ltd**	**A project site of approximately 57.9 acres out of the Curry, D. Survey and comprising Williamson County Appraisal District tax parcels R055184 and R055183; nominal address is 1901 Chisholm Trail Road, Round Rock, Williamson County, Texas; The project is a mixed-use development bounded by IH 35 (and its west side access road) and Chisholm Trail Road. The two tracts are bisected by Chisholm Parkway.**
20170116	**Enterprise Crude Pipeline,**	**That portion of a Midland to Sealy pipeline project beginning at the Williamson/Burnet County line approximately at GPS coordinates 30.731390 N -97.991970 W and comprising a corridor of approximately 100 feet (plus temporary workspaces) by 54.7 miles and terminating approximately at the Williamson/Lee County Line at GPS coordinates 30.421109 N -97.273576 W; The project area comprises an approximate 100' x 54.7 mile impact area of a larger (Midland, Texas to Sealy, Texas) crude pipeline project; i.e., that portion of the larger project that crosses Williamson County. (This description includes those segments – approximately 4628 linear feet – previously covered under the Williamson County HCP participations, those being WCCF file #20160218 and file #2016032)**
20170419	**Enterprise Crude Pipeline,**	**The participation under WCCF file number 20170419 comprises only those adjustments or minor realignments to the original participations for the overall project. The entire project area comprises an approximate 100' x 54.7 mile impact area of a larger (Midland, Texas to Sealy, Texas) crude pipeline project; i.e., that portion of the larger project that crosses Williamson County. This description includes those segments previously covered under the Williamson County HCP participations, those being WCCF file #20160218 and file #20160329 and file #20170116 and hereby adjusted under this participation. The total of adjustments total 10.66 acres at 21 specific locations. The net increase above prior participations is 0.63 acres.**

20170626	**Preparetolearn, LLC; dba the Goddard School at Heritage Oaks**	**A location South of Avery Ranch Road and East of Pearson Ranch Road, Austin, Williamson County, Texas; A project site of approximately 2.28 acres out of a 58.664 tract, J. Shelton Survey, Williamson County, Texas; being a portion of WCAD parcel reference R329313, namely the most southwesterly 2.28 acres of said WCAD reference tract; a location South of Avery Ranch Road and East of Pearson Ranch Road, Austin, Williamson County, Texas.**
20170613	**Mint Builders, LLC.**	**The project is a seven house subdivision located at 309 – 325 Limestone Creek Road (lots 2 through 8), Leander, TX and includes an extension and cul-de-sac for Limestone Creek Road including related utilities and appurtenances; A project site of approximately 8.2 acres out of the Milton Hicks Survey, Abstract No. 287, situated in the City of Leander, Williamson County, Texas being a portion of that certain 10.01 acre tract of land conveyed to 162 Park Ranch Holdings, Ltd. By deed of record in Document No. 2001052195 of the official public records of Williamson County, Texas; AKA Williamson Central Appraisal District tract R346187; nominal addresses being 309 – 325 Limestone Creek Road, Leander, TX 78641**
20170119	**Cypress Georgetown, l.p. (by Cypress Georgetown, GP, LLC – General Partner)**	**The project is a retail center including a grocery retail building, a drive through restaurant and a Fuel Station; limits of construction is 479,538 square feet; A project site of approximately 11.063 acres, OAK MEADOWS CORNER SUBDIVISION, Lot 1; Nominal addresses of 5711, 5721, 5725 and 5731 Williams Drive, Georgetown, 78628; Williamson County Appraisal District tract R552971.**
20170118	**Pulte Homes of Texas, L.P.**	**A project site of approximately 17.14 acres out of the 340.323 acre Burrell Eaves Survey Abstract No. 216 and comprising all or part of Williamson County Appraisal District tax parcel R012012; nominal address is 3231 SH 195, Georgetown, Williamson County, Texas 78633; The project is for an amenity center for the single family residential areas on the northeast portion of Sun City, heretofore known as the Queen tract.**
20170710	**Pulte Homes of Texas, L.P.**	**The project is for a single family residential neighborhood with associated utilities; A project site of approximately 24.0 acres out of the 340.323 acre Burrell Eaves Survey Abstract No. 216 and comprising a portion of Williamson County Appraisal District tax parcels R012012; nominal (access) address is 3231 SH 195, Georgetown, Williamson County, Texas 78633.**
20170320	**CSW Wolf LP (formerly Endeavor Real Estate Group LTD)**	**Approximately 37.21 acres out of the STUBBLEFIELD, C. Survey and comprising all or part of Williamson County Appraisal District tax parcel R574779, Georgetown, Williamson County, Texas 78626**

20180212	**Presidio II Apartment Investors, LLC**	**approximately 8.624 acres out of the Rachel Saul Survey Abstract No. 551, Williamson County, Texas; Williamson Central Appraisal District reference tract R562948; AKA PRESIDIO PH 2, Lot 1B; Georgetown, Williamson County, Texas.**
20180305	**Turtle Rock Condominiums**	**Approximately 5.242 acres, S11615 – Deer Park – Live Oak – Dominique Sec 2 Amended, Block B, Lot 1, Williamson County, Texas; Williamson Central Appraisal District reference tract R496711**
20180308	**CSW PAM LLC**	**Approximately 4.244 acres, S10584 - BROADSTONE AT PARMER, BLOCK A, Lot 2, Williamson County, Texas; Williamson Central Appraisal District reference tract R528027*; nominal physical access address is 800 ANDERSON MILL RD, AUSTIN, TX 78729 (* see WCAD tracts R569024 and 569025)**
20180312	**Sun City Neighorhood 85 (Pulte Homes of Texas, LP)**	**Approximately 24.5 acres out of the 340.323 acre Burrell Eaves Survey Abstract No. 216 and comprising a portion of Williamson County Appraisal District tax parcels R554917; Georgetown, Williamson County, Texas 78633**
20180314	**Three Points**	**Approximately 45.475 acres more or less (a 26.945 acre tract, a 15.513 acre tract, a 0.35 acre tract, a 0.46 acre tract, and TWO 1.00 acre tracts) out of the John H. Dillard Survey, Abstract No. 179 in Williamson County, Texas; Williamson County, Texas; and comprising all or part of Williamson Central Appraisal District reference tracts R365700, R325397, R032003, R097278. R366986 and R048815; CEDAR PARK, Williamson County, TX 78613**
20180517	**CSW Georgetown**	**Approximately 6.079 acres, further identified as AW0558 AW0558, out of the Stubblefield, C. Survey, Williamson County, Texas; Williamson Central Appraisal District reference tract R040700; Georgetown, TX, 78626**
20180529	**Parmer Ranch Partners, LP**	**A project site of approximately 454.7 acres, a combination of two tracts out of the Chas H. Delaney Survey, Abstract No. 181 and the Lewis P. Dyches Survey, Abstract No. 171, Williamson County, Texas; located at the intersection of Ronald Reagan Boulevard and Williams Drive (FM 2338), Georgetown, TX**
20180613	**H4 Georgetown (Hillwood)**	**Approximately 365.688 acres, a combination of two tracts; an approximate 129± acre tract (west tract) located in the Joseph Thompson Survey, Abstract No. 608; and, a 236± acre tract (east tract) located in the Joseph Thompson Survey, Abstract No. 608 and the Clement Stubblefield Survey, Abstract No. 558; Williamson County, Texas located on both east and west sides of sides of the City of Georgetown right-of-way extension of D.W. Wood Road (aka Southwest Bypass) and comprising all or part of Williamson Central Appraisal District reference tracts R040821, R420728, R534930, R040717, R534928, R526043, R313624, R040756 and R548562.**

20180627	**RR Campus LP**	**Approximately 127.8± acres, a combination of two tracts out of the William J. Baker Survey, Abstract No. 64, Williamson, Texas (and a portion of which is in Travis County, Texas and NOT a part of this participation) and comprising all or part of Williamson Central Appraisal District reference tracts R055071, R449714, R499711, R317102, R055075 and R055073;), located northeast of McNeil Drive and Parmer Lane, Austin, Williamson County, TX;**
20180925	**Lewis Woods, LLC**	**Approximately 12.237± acres, a combination of two tracts out of the Malcom M. Hornsby Survey No. 69, Abstract No. 281, in Williamson County, Texas and comprising all of Williamson Central Appraisal District reference tract R516425 and R573675; located northwest of the intersection of State Highway 45 and South O'Connor Drive, Austin, Williamson County, Texas**
20180927	**Sedro Crossing**	**Approximately 18.56± acres, a combination of four Williamson County Appraisal District tracts in Georgetown, Williamson County, Texas; WCAD tracts R517372, R517373, R571374 and R517375;**
20181025	**Indigo Ridge Development Partners, LLC**	**Approximately 126.36 acres, further identified as AW0015, out of the Anderson, W. Survey, Williamson County, Texas; Williamson Central Appraisal District reference tract R031464; Cedar Park, Williamson County, TX.**
20181127	**GS Lakeline AA Apartments LLC**	**Aproximately 7.62± acres, further identified as Lakeline Gardens Block A, Lot 1, Austin, Williamson County, Texas; Williamson Central Appraisal District reference tract R056479 (combined tracts R573084 and R573085**
20190111	**HMNBC Development (Sauls Ranch)**	**A project site of approximately 40.018 acres of land out of the David Curry Survey, Abstract no. 130 and the E. McDaniel Survey, Abstract no. 441, Williamson County, Texas, AKA Sauls Ranch located northeast of the intersection of Creek Bend Boulevard and Hairy Man Road, Round Rock, Williamson County, Texas; WCAD reference tracts R533967 and R374926.**

20190128	**SFSG - B&M Global (Patience Phase 1)**	**Phase I Tract, located at the northern terminus of VP Ranch DriveGeorgetown, Williamson County, Texas: A project site of approximately 363.204± acres of land out of the John Berry Survey, Abstract Number 98, the Bartholomew Manlove Survey, Abstract Number 420, the Israel Sauls Survey, Abstract Number 595, the James C. Bell Survey, Abstract Number 87, the Robert Milby Survey, Abstract Number 459, the Daniel Medlock Survey, Abstract Number 839, the W.E. Pate Survey, Abstract Number 836, and the Samuel Campbell Survey, Abstract Number 157, and all situated in Williamson County and further described in called tracts (such description to be a part of any subsequent Participation Agreement); and located at the northern terminus of VP Ranch Drive, Williamson County, Texas; WCAD reference tracts R031529, R031741, R032267, R032352, R032362, R032382, R032386, R032387, R513874, R573563, R0573565, and R573567.**
20190306	**Highland Village Phase 1**	**A project site of approximately 68.29± acres of land out of the Lewis P. Dyches Survey No. 171, Williamson County, Texas; located at the northwest corner of Ronald Reagan Blvd. and CR 245; Williamson Central Appraisal District reference tracts R502838 and R576106**
20190307	**Highland Village Phase 2**	**A project site of approximately 123.70± acres of land situated in the Lewis P. Dyches Survey No. 171, Williamson County, Texas; of the total tract approximately 30.79± acres is in the Edwards Limestone geological karst zone; located at the southwest corner of Ronald Reagan Blvd. and CR 245; aka (and included with) 8400 FM 2338, Georgetown, TX; Williamson Central Appraisal District reference tracts R039206, R384085 and R495796.**
20190308	**Reserve at Wyoming Springs**	**A project site of approximately 37.58± acres of land situated in the Jacob M. Harrell Survey No. 284, Williamson County, Texas; located northwest of the intersection of Wyoming Springs Drive and Smyers Lane, Round Rock, Texas; Williamson Central Appraisal District reference tract R327569**
20190312	**Presidio III**	**A project site of approximately 8.541± acres of land out of a larger 68.011 acre tract, R. Saul Survey AW0551, nominal address being 13460 Lyndhurst St., Austin, Williamson County, Texas; the parent tract being Williamson Central Appraisal District reference tract R376662 and being identified as per the attached graphic**
20190313	**Presidio IV**	**A project site of approximately 5.117± acres of land out of a larger 68.011 acre tract, R. Saul Survey AW0551, nominal address being 10520 Lakeline Mall Drive., Austin, Williamson County, Texas; the parent tract being Williamson Central Appraisal District reference tract R376662.**

20190501	**Somerset - SC Neighborhood 68**	**A project site of approximately 36.12 acres out of the Fredrick Foy Survey No. 229 and comprising Williamson County Appraisal District tax parcels R388466 and R039471; located approximately 0.39 miles southeast of the intersection of Ronald Reagan Blvd. and CR 245 in the ETJ of Georgetown, Williamson County, Texas**
20190508	**Austin Auro, GP, LLC**	**A project site of approximately 50.105 acres out of the J.M. Harrell Survey No. 284, located north and east of the intersection of County Road 172 and FM 1325, Austin, Williamson County, Texas; comprising Williamson Central Appraisal District reference tracts R432506, R055636, R409307 and R522125**
20190625	**Clear Creek Ranch, Brohn Homes**	**A project site of approximately 25.729± acres of land (out of two tracts being 22.728± acres and 3.001± acres respectively; to be described in subsequent documents); nominal address being 2511 Sam Bass Road, Round Rock and 3 Tiffany Trail, Round Rock, Williamson County, Texas; the tracts being Williamson Central Appraisal District reference tracts R055160, R055221 and R055222**
20190702	**RiversideCA 17, LTD**	**A project site comprising an approximate 16.876 acre tract out of the John H. Dillard Survey, Abstract No. 179 and being a remainder of a 971.30 acre tract; and being described by metes and bounds; Document No. 2002005532 in official public records of Williamson County, Texas; Williamson Central Appraisal District tract R539878**
20190703	**RiversideCA 58, LTD**	**A project site comprising an approximate 53.295± acre tract out of the John H. Dillard Survey, Abstract No. 179 and being a remainder of a 971.30 acre tract; and being described by metes and bounds; Document No. 2002005532 in official public records of Williamson County, Texas; Williamson Central Appraisal District tract R539949**
20190705	**RR Whitestone, LP**	**A project site comprising an approximate 94.889± acre tract out of the John H. Dillard Survey, Abstract No. 179 and being a remainder of a 971.30 acre tract; and being described by metes and bounds; Survey Numbers 2007030948, 2007030951, 2008026486, and 2008048551 in the public records of Williamson County, Texas; Williamson Central Appraisal District tract R327186**
20190722	**Pearson Ranch West**	**A project site of approximately 155.792± acres out of the Rachel Saul Survey, Abstract No. 551 and the Thomas P. Davy Survey, Abstract No. 169 in Williamson County, Texas; being all of a 63.627 acre tract described in Document Nos. 2017006799, 2017006800, 2017006801, 2017006802 and 2017006803 of the official public records of Williamson County, Texas, as well as a portion of a 45.14 acre tract described in Volume 667, Page 315 and a portion of a 295.73 acre tract and all of a 1.000 acre tract to be described in Volume 1844, Page 392, both of the deed records of Williamson County, Texas; nominal address being 14320 Rm 620, Austin, Williamson County, Texas; the tracts being Williamson Central Appraisal District reference tracts R324288, R330616, R324291, R324289, R324292, R056515, R351046. R355497 and R328968.**

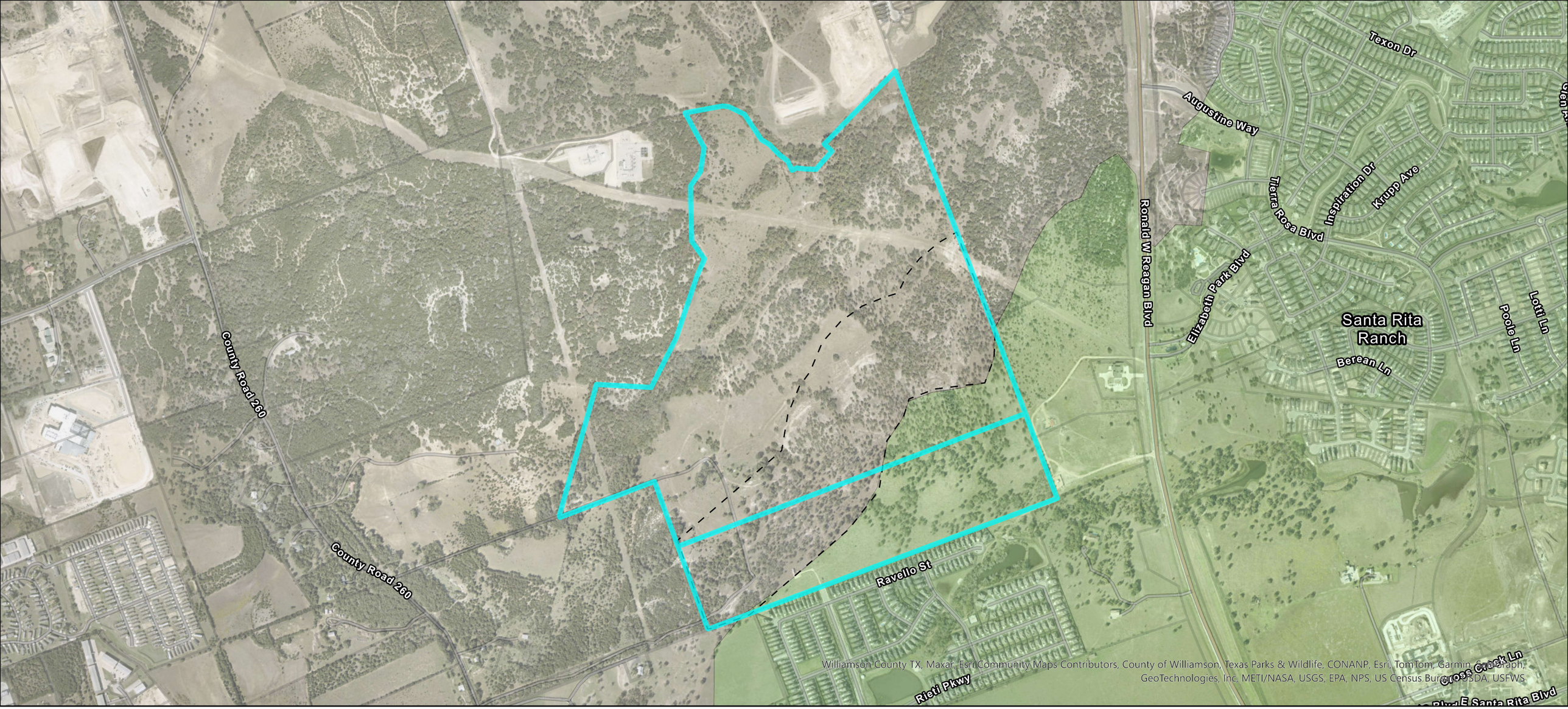
20190801	**CWS Brushy MF, LP**	**A project site comprising an approximate 10.723± acre tract out of the Thomas P. Davy Survey, Abstract No. 169 in the public records of Williamson County, Texas; nominal addresses are 15218 RM 620, Austin, Williamson County, TX 78717 and 15230 RM 620, Austin, Williamson County, TX 78717; Williamson Central Appraisal District tracts R311034, R055272, R055278, R055279, R055280 and R055281**
20190903	**Summit West (Novak)**	**A project site of approximately 10.62± acres being a part of RIVERY PARK 2 (BLK B AMD), BLOCK B, Lot 3 and RIVERY PARK 2 (BLK B AMD), BLOCK B, Lot 4, Georgetown, Williamson County, Texas; nominal addresses are (respectively) 1515 Rivery Blvd., Georgetown, and 1531 Rivery Blvd., Georgetown, and comprising Williamson Central Appraisal District reference tracts R471561 and R471562**
20191021	**Lost Woods, M-I Homes**	**A project site comprising three (3) tracts totaling approximately 69.15± acres out of the Anastasha Carr Survey, Abstract No. 122, and further described by metes and bounds; nominal address(es) being 2746 and 2750 CR 175 and 3958 Journey Parkway, Leander, Williamson County, Texas; Williamson Central Appraisal District Tracts R031570, R031573 and R031874**
20191108	**Central West Development**	**A project site of approximately 2.3 acres, Reata East, BLOCK B, Lot 3, nominal address being 3105 NORTHWEST BLVD, GEORGETOWN, TX 78628, Williamson County, Texas; comprising Williamson Central Appraisal District reference tracts R099120**
20191206	**JCI Residential**	**A project site of approximately 97.21± acres out of the Samuel Damon League, Abstract No. 179 and in the Rachael Saul League, Abstract No. 551, Williamson County, Texas being a portion of a called 789.508 acre tract of land described in deed to the State of Texas, State Department of Highways and Public Transportation, recorded in Volume 1723, Page 855 of Deed Records of Williamson County and being all of a called 97.24 acre tract of land described as Tract 01, as shown in a survey by Vickrey & Associates, Inc. date February 17, 2018 and further described by metes and bounds; also referenced as Williamson Central Appraisal District reference tract R587361**
20200106	**HM Parkside**	**A project site of approximately 58.949± acres in two tracts out of the I & GH RR Survey, Abstract No 744, Key West Irrigation Co. Survey No. 711 and J.D. Johns Survey, Abstract No. 744, Williamson County, Texas; and the Key West Irrig. Co. Sur., the I & G.N.R.R. CO. SUR., and JOHNS, J.D. SUR. & PATE, W.E. SUR. & MEDLOCK, D. SUR; WCAD reference tracts R489462 and R500984; working name – Parkside on the River, Phase 1A; WCCF file #2020106**

20200110	M2E3 LLC	Beginning approximately at GPS Coordinate (Lat: 30.753435 Long: -97.980263) on the Williamson/Burnet County Line and traversing an approximate distance of 25.6 miles and ending at GPS Coordinate (Lat: 30.754333 Long: -97.633983) at Interstate Highway 35 in north-central Williamson County. The route comprises a 50-foot permanent and 60-foot temporary (for a total 110-foot-wide corridor) including additional temporary work and construction/staging areas. Detailed routing information and appraisal district tax parcels will be a part of the Participation Agreement for this project. The WCCF File Number is WCCF 20200110.
20200117	Aura Avery Ranch	A project site of approximately 15.994± acres out of the AW0170 - Damon, S. Sur., located north and east of the intersection of US 183A and Avery Ranch Blvd, Austin, Williamson County, Texas; nominal address is 13100 Avery Ranch Blvd., Austin, 78714; comprising Williamson Central Appraisal District reference tract R494728; WCCF file #20200117.
20200214	CA 17 Church Tract	NOT ENROLLED
20200316	y Creek (Georgetown) ASLI IX,	A project site comprising approximately 316.203± acres out of the Eaves, B. Survey, Williamson County, Texas; nominal address being 2451 Highway 195, Georgetown, Texas 78633; and comprising Williamson Central Appraisal District tracts R517969, R012043, R012040, R506884, R577943 and R576401; WCCF file #20200316.
20200424	Wolf Lakes Village	A project site of approximately 163.46± acres located northwest of the intersection of SH 29 and Interstate Highway 35, Georgetown, Williamson County, Texas and being described by metes-and-bounds and incorporating thirty-three (33) Williamson Central Appraisal District identified parcels; WCCF file #2020106.
20200728	Parkside on the River	A project site of approximately 272.51± acres in three tracts out of the Thompson, J. Sur, Survey 608; reference tracts are R040816, R472557 and R505989; working name – Parkside on the River, Phase 2; nominal address is 4900 FM 2243 OR 4200 Leander Road, Georgetown, TX; WCCF file #2020728.
20200928	Milestone Community Builders	A project site of approximately 7.19± represented by Williamson Central Appraisal Tract number R036595; legal description S4052 – Marks Place. Lot D & E. Acres 7.19; a project of residential units; nominal address is 900 W PARK ST, CEDAR PARK, TX 78613; WCCF file #2020928.
20201002	Canyons at HCH Ranch	A project site of approximately 364.2± acres represented by Williamson Central Appraisal Tract numbers R324070, R346129, R039184, R041007 and R343745; legal description is tracts from the Casanova Survey, Abstract No. 128; W.A. Turner Survey, Abstract No. 607, and the R. Baker Abstract Survey, No. 824; nominal address is FM 3405, GEORGETOWN, TX 78633, Georgetown, TX 78633 and the tracts are bounded on the south by FM 3405 and on the west by South County Road 289; WCCF file #20201002.

20201201	**Ultimate Construction**	**A project site of approximately 17.3± acres represented by Williamson Central Appraisal Tract number R032337; legal description is 17.302 acres out of the Abner Smith Survey, Abstract Number 599, being the remaining portion of a called 17.755 acre tract of land conveyed to Paul W. Kelley and Wife, Rita S. Kelley, as recorded in volume 855, page 701 of the deed records of Williamson County, Texas; nominal address is CR 264, LEANDER, TX 78641 and fronts CR 264 between 141 and 251 CR 264; the tract is bounded on the north by the Reagans Overlook Phase I; WCCF file #20201201.**
20210118	**Broadstone**	**A project site of approximately 12.249± acres, being out of a called 357.553 acre tract of land, Doc. 2019008206, OPRBC, TX; and being a portion of the William Mansil Survey, Abstract No. 437, City of Leander, Williamson County, Texas; further noted as being part of Williamson Central Appraisal District tracts R032214 and R485834; nominal address is as described by metes and bounds in a represented by Williamson Central Appraisal Tract numbers R600081; legal description is AW0490 - Porter, A.h. Survey; nominal address is HIGHWAY 183, LEANDER, TX 78641; WCCF file #20210118.**
20210222	**Texas Childrens Hospital**	**A project site of approximately 24.453± acres, described by metes and bounds, out of a called 128.71 acre tract of land, Doc. 2014063843, being a portion of the Rachel Saul Survey, Abstract No. 551, Williamson County, Texas; further noted as being Williamson Central Appraisal District tracts R590476; nominal address is 10520 LAKELINE MALL DR, AUSTIN, WILLIAMSON COUNTY, TX 78717; WCCF file #20210222.**
20210316	**St. Julians Church**	**A project site of approximately 8.621± acres, described by metes and bounds, out of a called 590.017± acre tract of land, Document 2002014102 of John H. Dillard League Abstract 179, Williamson County, Texas; further noted as being Williamson Central Appraisal District tracts R341587 and R52218; nominal address is Brushy Creek Road, Cedar Park, WILLIAMSON COUNTY, TX 78613; WCCF file #20210316.**
20210527	**Airport T&C**	**A project site of ±21.694 acres northeast of the intersection of Northwest Blvd and Lakeway Drive as tax parcel R583644 in the Williamson County Appraisal District**
20210820	**MI Homes Lakeline/Leander**	**A project site comprising an approximate 26.3± acres lying within the Moses S. Hornsby Survey, Abstract 292, City of Leander, Williamson County, Texas and being a portion a called 30.05 acre tract conveyed to Robyn Summerlin et al in probate deeds in Document No. 2017089223-226 and described in Vol. 952, pg. 333 Official Public Records of Williamson County, Texas. WCAD Parcel ID R032160**

20211008	**Capstone Campus**	**A project site comprising an approximate 38.6± acres from parcels R055071, R055470, R056158, and R055075 as an extension of the existing Apple Inc. Capstone Campus described in metes and bounds with a portion of a tract for a substation north of the Williamson-Travis County line.**
20211015	**GT 2801 Shadow Canyon Storage**	**A project site of ±3.98 acres at 2801 West University Avenue at the southwest corner of the intersection of W. University Avenue and River Terrace Drive in Georgetown, TX WCAD Parcels R494956 and a portion of R508384.**
20211018	**Park Place at Old Mill**	**A project site of ±13.50 acres at the end of Old Mill Road in Cedar Park, Williamson County, Texas. WCAD Parcel ID #R347505**
20211027	**CWS Pearson Ranch**	**A project site of ±12.00 out of the Thomas P. Davy Survey No. 3, Abstract No, 169 & James Shelton Survey, Abstract No. 55. As described in metes and bounds on Pearson Ranch Road WCAD Parcels R555378, R601369 and R324294.**
20211201	**JDS RR LLC Benton Tract**	**Phase 1-1 and 1-2 of the proposed development on the Benton Tract, WCAD Parcels R335955, R010295, R338977, and R010033.**
20211222	**Loram Technologies**	**A project site of ±24.36 acres from the AW0180 - Dyches, L.j. Survey, tax parcel R613807.**
20220210	**Heights at San Gabriel**	**A project site of ±104 acres of the AW0178 DONAGAN. I. SUR., G80TR - Georgetown Transitional, West of IH35, WCAD tax ID parcels R039220, R331173, and 2021162143.**
20220224	**DH Holdings**	**A project site of approximately 4.56± acres located at 6830 West State Highway 29, Georgetown, Williamson County, Texas, WCAD Parcel R021680.**
20220406	**Parkside on the River - Phase 3**	**A project site of ±171.334 acres in the I&GN RR CO Survey Abstract No 744 out of JD Johns Survey Abstract No 365, WCAD tax parcels R489462; R492968; R500988; R497210; R497209; R497208; R497207; R497206; Parkside on the River Phase 3**
20220407	**Parkside Peninsula**	**A project site of ±62.048 acres out of John T Church Survey Abstract No. 140, WCAD tax parcels R031737 and R604240; Parkside Peninsula**
20220419	**Riverstone Bagwell**	**A project site of ±57.47 acres from the AW0178 - Donagan, I. Survey, tax parcels R430211, R331896, R337379, and R331172.**
20220802	**Bridge Tower Round Rock**	**A 8.5± acre project site at 3690 Stone Oak Drive and adjacent lot from the AW0212 Evans E. Survey, Round Rock, Williamson County, Texas, WCAD parcels R427330 and R346033.**
20220909	**LSMA Georgetown LLC - Woodfield Preserve**	**A project site of ±211.242 acres out of Roberts, Wm Survey Abstract No. 524, WCAD tax parcels R525329, R502888, R511436, R485081, R511437, R511438, R516416, R539717, R319283, R549022, R556900, R566901, R584461; Woodfield Preserve Phases 1, 2, 3, 6, & 7**
20220920	**Milestone Sauls Ranch - Phase 1**	**A project site of approximately 48.514 acres representing phase 1 of the proposed development on the Sauls Ranch East Tract, WCAD Parcels R319299, R056320, and R374927.**

20220628	**Lenox Hill Townhomes**	**A project site of ±16.427 acres from the AW0003 - Campbell, W. Survey, tax parcel R514458.**
20230206	**Sauls Ranch East - Phase 2**	**A project site of approximately 31.99 acres representing phase 2 of the proposed development on the Sauls Ranch East Tract, WCAD Parcels R319299, R056320, and R374927.**
202304111	**Somerset Hills - Phase 5 East**	**A project site of ±98.56 acres out of Abstract S13085 Somerset Hills Parcel 5, WCAD tax parcels R638865 and R638866; Somerset Hills Phase 5 East**
202304112	**Somerset Hills - Phase 5 West**	**A project site of ±35.76 acres out of Abstract S13085 Somerset Hills Parcel 5, WCAD tax parcels R638862, R638863 and R638864; Somerset Hills Phase 5 West**
202304113	**Somerset Hills - Phase 6 & 7**	**A project site of ±133.08 acres out of Foy, F. Survey Abstract AW0229, WCAD tax parcels R039473, R372454, and R505405**
20230621	**Chapman Tract Update**	**An approximate 180.55-acre tract located at 4501 Highway 29, Georgetown, Williamson County, Texas; out of the Donagan, I. Survey; Williamson County Appraisal District reference numbers R539227, R039244, R539629, and R351054**
20240307	**El Dorado**	**A 327.95± acre project area consisting of tax parcels R022486, R327906, and R633354 from the Manlove B. survey AW0417 in Liberty Hill, Williamson County Texas**
202404251	**Atlas Ranch**	**A 122± acre project area within tax parcels R341604, R341602, and R345836 from the Elisha Davis survey AW0172 and Nathaniel Moore survey AW0410, Atlas Ranch Phase 1 Sections 1 & 2 in Williamson County Texas.**
20240920	**Walsh Brushy Creek**	**A 70.265± acre project area consisting of tax R055349 from the Dillard J.H. survey AW0179 in Cedar Park, Williamson County Texas.**



Legend

WCAD Parcels

WCCF20240307 - El Dorado

0 0.050.1 0.2 0.3 0.4
Miles

N

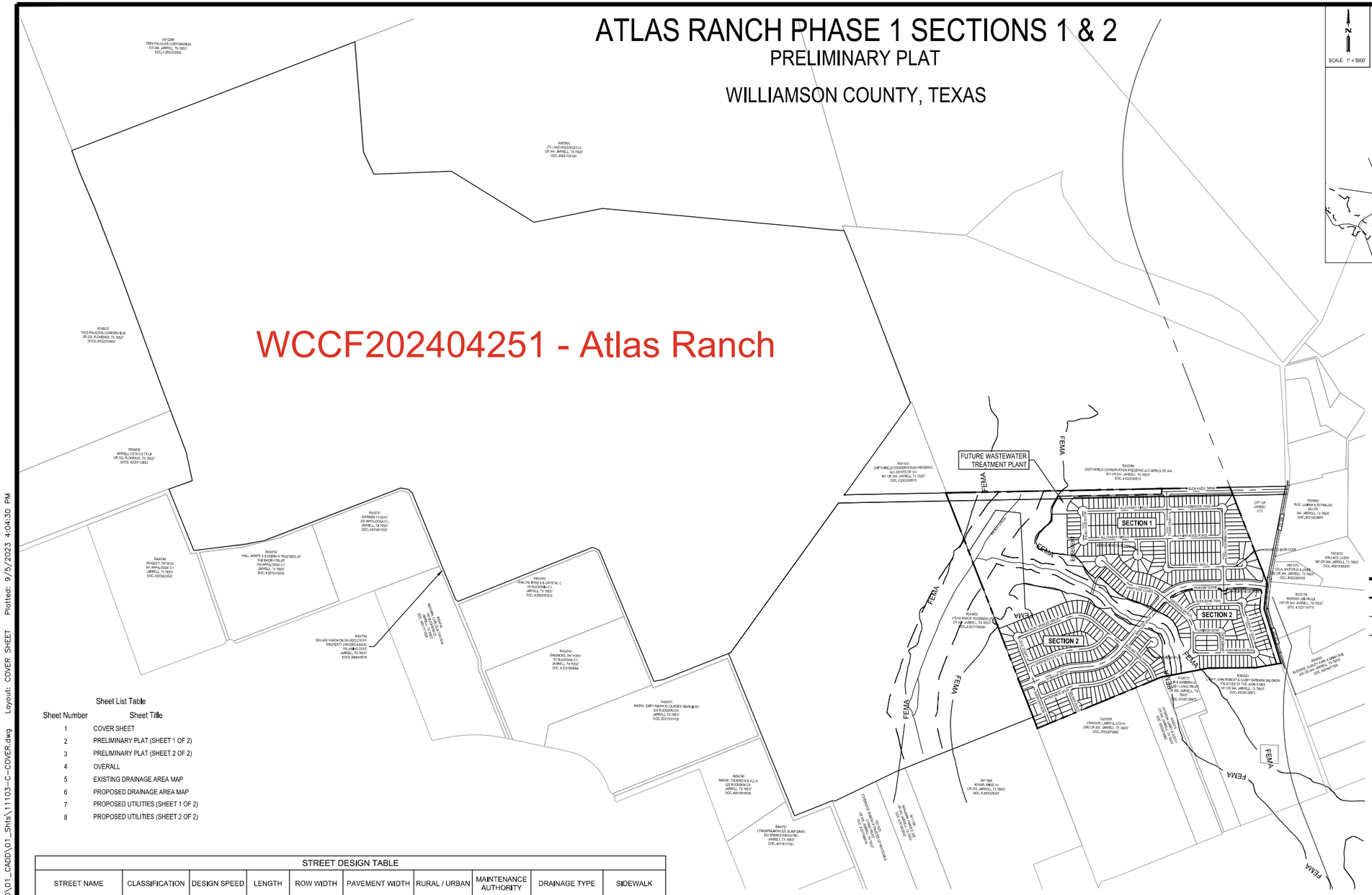
WCCF
Williamson County
Conservation Foundation

ATLAS RANCH PHASE 1 SECTIONS 1 & 2

PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

WCCF202404251 - Atlas Ranch



LEGEND

- PROPERTY BOUNDARY
- SECTION BOUNDARY
- JARRELL ETJ
- FEMA — JARRELL ETJ

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (SHEET 1 OF 2)
3	PRELIMINARY PLAT (SHEET 2 OF 2)
4	OVERALL
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	PROPOSED UTILITIES (SHEET 1 OF 2)
8	PROPOSED UTILITIES (SHEET 2 OF 2)

STREET DESIGN TABLE

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL / URBAN	MAINTENANCE AUTHORITY	DRAINAGE TYPE	SIDEWALK
WINDGAP DRIVE	COLLECTOR	35	2825	70'	48' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GLEN HAZEL DRIVE	LOCAL	25	1256	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
OVERBROOK PASS	LOCAL	25	1311	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
ALLEGHENY CIRCLE	LOCAL	25	1969	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
VARGO KNOLL	LOCAL	25	1311	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
MOUNT OLIVER COVE	LOCAL	25	223	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SHADYSIDE COURT	LOCAL	25	759	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
DUQUESNE TRAIL	LOCAL	25	436	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LARIMER BEND	LOCAL	25	470	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
FAIRYWOOD PLACE	LOCAL	25	551	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GREENHALGH RUN	LOCAL	25	1283	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
BEECHVIEW COURT	LOCAL	25	156	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SWISSHELM TRAIL	LOCAL	25	185	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
KNOXVILLE GLEN	LOCAL	25	694	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
POINT BREEZE GROVE	LOCAL	25	1193	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
BON AIR TRAIL	LOCAL	25	469	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LAWRENCEVILLE GLEN	LOCAL	25	891	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
FINEVIEW SPUR	LOCAL	25	1455	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CECIL COURT	LOCAL	25	348	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SHERADAN ROW	LOCAL	25	443	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
BELMAR PLACE	LOCAL	25	259	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES

NOTES:

1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
2. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7,2021. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 344 OR WINDGAP DRIVE.
3. NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED. (WCSR F1.2)
4. THE FRONT BUILDING SETBACK LINE ON ALL PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY, 10 FEET FROM THE BACK OF LOT LINE AND 5 FEET FROM THE SIDES OF LOT LINES. CORNER LOTS WILL BE 15 FT ON THE RIGHT-OF-WAY SIDE INSTEAD OF 5 FEET.
5. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION REQUIREMENTS IN ACCORDANCE WITH WCSR SECTION B11.1.1 DUE TO THE PROXIMITY OF THE SITE TO THE SALADO CREEK DETENTION EXEMPT STREAM REACH. ALL PROPOSED PONDS ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT ONLY.
6. UTILITY PROVIDERS WILL BE:
   ELECTRICAL: P.E.C.
   TELECOM: TIME WARNER CABLE / AT&T
   WATER: ATLAS RANCH MUD NO. 1.
   WASTEWATER: ATLAS RANCH MUD NO.1
7. [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 MAP, COMMUNITY PANEL NO. 48491C0125F, EFFECTIVE DATE 20, 2019 FOR WILLIAMSON COUNTY, TEXAS

OWNERS:
ATLAS RANCH HOLDINGS, LP
CONTACT: MATT MICHELSEN
EMAIL: MCM@MICHELSEN.COM
PHONE: (848) 204-4100
215 BELLA RIVA DR
AUSTIN, TEXAS 78734

ENGINEER:
BGE, INC., TBPE F-1046
CONTACT: NATHAN KELLY, P.E.
EMAIL: NKELLY@BGEINC.COM
PHONE: (512) 879-0400
101 W. LOUIS HENNA BLVD. STE #400
AUSTIN, TEXAS 78728

SURVEYOR:
BGE, INC., TBPE F-1046
CONTACT: JONATHAN NOBLES, R.P.L.S..
EMAIL: JNOBLES@BGEINC.COM
PHONE: (512) 879-0460
101 W. LOUIS HENNA BLVD. STE #400
AUSTIN, TEXAS 78728

TOTAL NO. OF LOTS:
NO. OF BLOCKS: 18
NO. OF 40' LOTS: 461
NO. OF 45' LOTS: 30
NO. OF SINGLE FAMILY LOTS: 491
NO. OF NON RESIDENTIAL LOTS: 5

TOTAL LINEAR FOOTAGE OF STREETS: 18,361 LF

ACREAGE ENTIRE SUBDIVISION : 938.02 AC
ACREAGE THIS PHASE : 122,804 AC

ORIGINAL SUBMITTAL DATE: JULY 19, 2023

							APR
							DATE
							DESCRIPTION
◁	◁	◁	◁	◁	◁		REV

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE
BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 - www.bgeinc.com
TBPE Registration No. F-1046

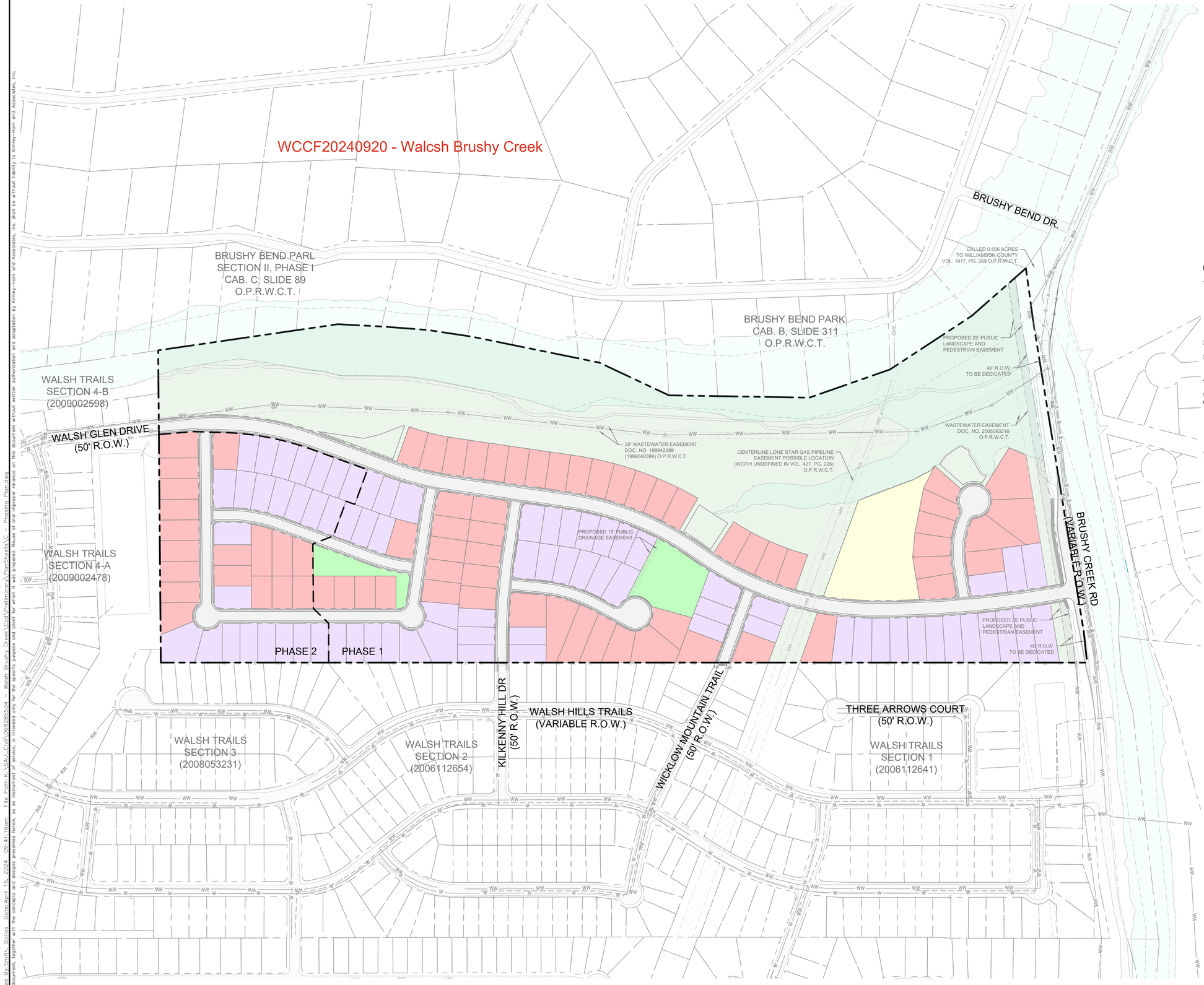
ATLAS RANCH PRELIMINARY PLAN
WILLIAMSON COUNTY, TEXAS

COVER SHEET

STATE OF TEXAS
NATHAN D. KELLY
141451
LICENSED
PROFESSIONAL ENGINEER
9-1-2023

1 OF 8

Plotted: 9/5/2023 4:04:30 PM
G:\TXC\Projects\Michelsen\11103-00 - Atlas Ranch Prelim\LD\01_CADD\01_Shts\11103-C-COVER.dwg Layout: COVER SHEET



0 150' 300'

GRAPHIC SCALE 150'

LEGEND

OPEN SPACE / UTILITY LOTS

PARKLAND

OWNER RETAINED SF LOT

70' FRONTAGE LOTS

60' FRONTAGE LOTS

FEMA 100-YR FLOODPLAIN

LOT DATA TABLE

DESCRIPTION	LOTS	ACRES
RIGHT- OF- WAY	-	6.22
SINGLE FAMILY LOTS	147	31.24
PARKLAND	2	1.45
OPEN SPACE LOTS	3	28.45
TOTAL	152	73.82

NOTES:

1. A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
2. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
3. A PORTION OF THIS SITE IS WITHIN THE 100-YEAR FEMA FLOODPLAIN, ACCORDING TO FIRM PANEL NO. 48491C0470F AND 48491C0488F DATED DECEMBER 20, 2019.
4. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR STANDARDS OF THE CITY OF CEDAR PARK ZONING CODE.
5. OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
6. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
7. ALL PUBLIC PARKS WILL BE MAINTAINED BY THE LOCAL HOA.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PKWY, BUILDING 2, SUITE 100 AUSTIN, TEXAS
78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPELS FIRM NO. 10194670 TBAE FIRM No. 928
©2024 KIMLEY-HORN AND ASSOCIATES, INC.

RELEASED FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer BENJAMIN L. GREEN
P.E. No. 132190 Date 4/15/24

04/15/2024

KHA PROJECT 069285504	DATE APRIL 2024	SCALE: AS SHOWN	DESIGNED BY: DDS	DRAWN BY: JRP	CHECKED BY: BLG

PHASING PLAN

REVISED WALSH TRAILS SECTION 5 AND 6

CITY OF CEDAR PARK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 14

Plotted By:Smith, Dallas Date:April 15, 2024 09:41:16am File Path:K:\SAU-Civil\069285504 - Walsh Brushy Creek\Civil\Preliminary\PlanSheets\C - Phasing Plan.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.

WCCF File Number	Project/Owner	Property
20240307	El Dorado	A 327.95± acre project area consisting of tax parcels R022486, R327906, and R633354 from the Manlove B. survey AW0417 in Liberty Hill, Williamson County Texas
202404251	Atlas Ranch	A 122± acre project area within tax parcels R341604, R341602, and R345836 from the Elisha Davis survey AW0172 and Nathaniel Moore survey AW0410, Atlas Ranch Phase 1 Sections 1 & 2 in Williamson County Texas.
20240920	Walsh Brushy Creek	A 70.265± acre project area consisting of tax R055349 from the Dillard J.H. survey AW0179 in Cedar Park, Williamson County Texas.

Commissioners Court - Regular Session **29.**

Meeting Date: 01/28/2025

Temporary Construction Easement with Atmos Energy

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

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate on a Temporary Construction Easement between Williamson County and Atmos Energy Corporation authorizing Atmos' use of a temporary easement area for construction of the gas line relocation project adjacent to Southwestern Boulevard, Georgetown, Texas.

Background

A temporary construction easement on Williamson County property is necessary for Atmos to physically perform the work related to the gas line relocation project along Southwestern Boulevard.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Temp Easement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:42 AM
Form Started By: Gina Wrehsnig		Started On: 01/23/2025 11:34 AM
Final Approval Date: 01/23/2025		

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

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this "Agreement") is made and entered into as of the _____ day of _____, 2025, by and between the County of Williamson of the State of Texas ("Grantor") and Atmos Energy Corporation, a Texas and Virginia corporation ("Atmos Energy").

NOW, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, Grantor and Atmos Energy agree as follows:

1. Grant of Easement. Grantor does hereby grant unto Atmos Energy a temporary construction easement (the "Easement") on, over, across, under and upon that certain tract of land more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), for the following purposes related to Atmos Energy's construction, maintenance, repair, replacement, inspection and operation of one or more natural gas pipelines and related appurtenances (collectively, the "Activities"): clearing, leveling and grading of the Easement Area; use as temporary construction workspace; boring activities; ingress and egress for equipment and machinery; staging and storage of materials, equipment, and machinery; and all other activities and uses reasonably related to the Activities.

2. Duration. The Easement shall automatically terminate on the earlier of: (a) the date on which Atmos Energy's Activities are completed, or (b) six (6) months from the date hereof.

3. Rights and Obligations of Parties. Upon termination of the Easement, Atmos Energy shall return the Easement Area to Grantor in a condition as near as practicable to its prior condition, ordinary wear and tear excepted, except that Atmos Energy shall not be required to restore shrubs or any vegetation cleared from the surface of the Easement Area, and Grantor acknowledges that the consideration paid for the Easement includes any and all damages to trees, shrubs, growing crops and grasses within the Easement Area. Atmos Energy and Grantor shall keep the Easement Area free and clear from any liens arising out of any work performed, materials furnished, or obligations incurred by Atmos Energy or Grantor.

4. Miscellaneous.

(a) This Agreement constitutes the entire agreement between Grantor and Atmos Energy with respect to the subject matter hereof and supersedes all prior agreements and understandings, oral and written, between Grantor and Atmos Energy with respect to the subject matter hereof. This Agreement may only be amended by a written agreement executed by both parties.

(b) All notices related to this Agreement shall be in writing and shall be sufficient in all respects if delivered by hand or mailed by certified mail, postage prepaid, as follows:

If to Atmos Energy: Atmos Energy Corporation
PO Box 650206
Dallas, TX 75265-0205
Attn: Right of Way Department

If to Grantor:
Williamson County, Texas
Attn: County Judge Bill Gravell, Jr.,
710 South Main Street, Ste 101
Georgetown, TX 78626

Any notice given in any manner described above shall be deemed effective upon actual receipt by the party to whom such notice is sent. Addresses may be changed on notice to the other party.

(c) The Easement and obligations contained in this Agreement shall run with the land, are binding upon and inure to the benefit of Grantor, Atmos Energy, and their respective successors and assigns.

[Remainder of this page intentionally left blank. Signatures begin on following page.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

GRANTORS:

County of Williamson of the State of Texas
710 South Main Street, Ste. 101
Georgetown, TX 78262

By:_____

Name:_____

Title: As Presiding Officer of the Williamson County Commissioners Court

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, **as Presiding Officer of the Williamson County Commissioners Court, on behalf of the County of Williamson of the State of Texas** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

_____
(Print Name of Notary Public Here)

My Commission Expires:_____

Baseline | DCCM

Atmos Energy Corporation
Temporary Workspace
Williamson County 179 acre tract
William Addison league, A-21
Georgetown, Williamson Co., Texas
December 2024

All that certain tract or parcel of land lying and being situated in the William Addison league, abstract no. 21, in Williamson County, Texas, being a strip of land, mostly 50 ft. wide, through the remainder of that 179.2993 acre tract described in the deed to Williamson County Judge John Doerfler recorded as document no. 199975478 of the Official Public Records of Williamson County, Texas, contiguous with the southwest right-of-way line of Southwest Boulevard as described in the deed of 0.481 acre from Williamson County to the City of Georgetown recorded as document no. 2011018248, and the deed of 3.233 acres from Williamson County to the City of Georgetown recorded as document no. 2024001363 of the Official Public Records of Williamson County, Texas, and being more particularly described as follows:

Beginning at an iron rod with an aluminum cap stamped "COG ROW" found at the intersection of the said southwest boundary of Southwest Boulevard and the northwest boundary of Southeast Inner Loop as described in the deed of 5.728 acres from Williamson County to the City of Georgetown recorded as document no. 2019065521 of the Official Public Records of Williamson County, Texas;

Thence N 44° 44' 48" W – 176.51 feet, along the said southwest right-of-way boundary, to an iron rod with an aluminum cap stamped "COG ROW" found at the west common corner of the said 0.481 acre and 3.233 acre right-of-way parcel tracts;

Thence continuing along the said southwest right-of-way boundary of Southwest Boulevard, being the entire southwest boundary of the said 3.233 acre tract, as follows:

N 50° 19' 26" W – 430.05 feet to a slight angle point;
N 49° 41' 54" W – 600.04 feet to a slight angle point;
N 49° 37' 29" W – 750.07 feet to a slight angle point;
N 48° 43' 18" W – 63.78 feet to a slight angle point;
N 49° 06' 52" W – 112.06 feet to a slight angle point;
N 46° 06' 27" W – 98.71 feet to a slight angle point;
N 42° 31' 03" W – 78.20 feet to a slight angle point;
N 40° 07' 39" W – 97.33 feet to a slight angle point;
N 36° 24' 47" W – 181.61 feet to a slight angle point;
N 36° 40' 11" W – 20.57 feet to a slight angle point;
N 33° 05' 47" W – 11.41 feet to a slight angle point;
N 26° 59' 16" W – 44.63 feet to a slight angle point;
N 24° 34' 42" W – 42.65 feet to a slight angle point;
N 22° 38' 56" W – 59.20 feet to a slight angle point;
N 17° 05' 21" W – 26.21 feet to a slight angle point;
and N 11° 51' 37" W – 89.04 feet to the northwest corner of the 3.233 acre tract and the northeast corner of that 0.2252 acre Drainage Easement tract described in document no. 2024001366 of the Official Public Records of Williamson County, Texas;

Thence S 69° 15' 13" W – 42.41 feet, through the said 179.2993 acre tract, along a northwest line of the said Drainage Easement tract, to an angle point;

Thence N 65° 13' 12" W – 9.24 feet, along a northeast line of the said Drainage Easement tract, to the northwest corner of this described tract;

Thence through the said 179.2993 acre tract, along a counter-clockwise curve (center is to the east), with a radius of 746.12 feet, through a central angle of 23° 46' 27", the chord of which bears S 21° 23' 17" E – 307.37 feet, to its end at the point of tangency with another counter-clockwise curve, with a radius of 1896.14 feet;

Thence continuing through the said 179.2993 acre tract, along the said second curve, through a central angle of 14° 10' 24", the chord of which bears S 40° 21' 43" E – 467.86 feet, to its end (non-tangent);

Thence through the said 179.2993 acre tract as follows:
S 48° 58' 19" E – 176.88 feet to a slight angle point;
S 49° 37' 29" E – 750.30 feet to a slight angle point;
S 49° 41' 54" E – 600.35 feet to a slight angle point;
S 50° 19' 26" E – 427.88 feet to a slight angle point;
and S 44° 44' 48" E – 152.33 feet to the southwest corner of this described tract in the said northwest right-of-way boundary of Southeast Inner Loop;

Thence along the said northwest right-of-way boundary, being a clockwise curve (center is to the south) with a radius of 1648.00 feet, through a central angle of 1° 34' 11", the chord of which bears N 68° 37' 44" E – 45.15 feet, to an iron rod with an aluminum cap stamped "COG ROW" found at it end and point of tangency;

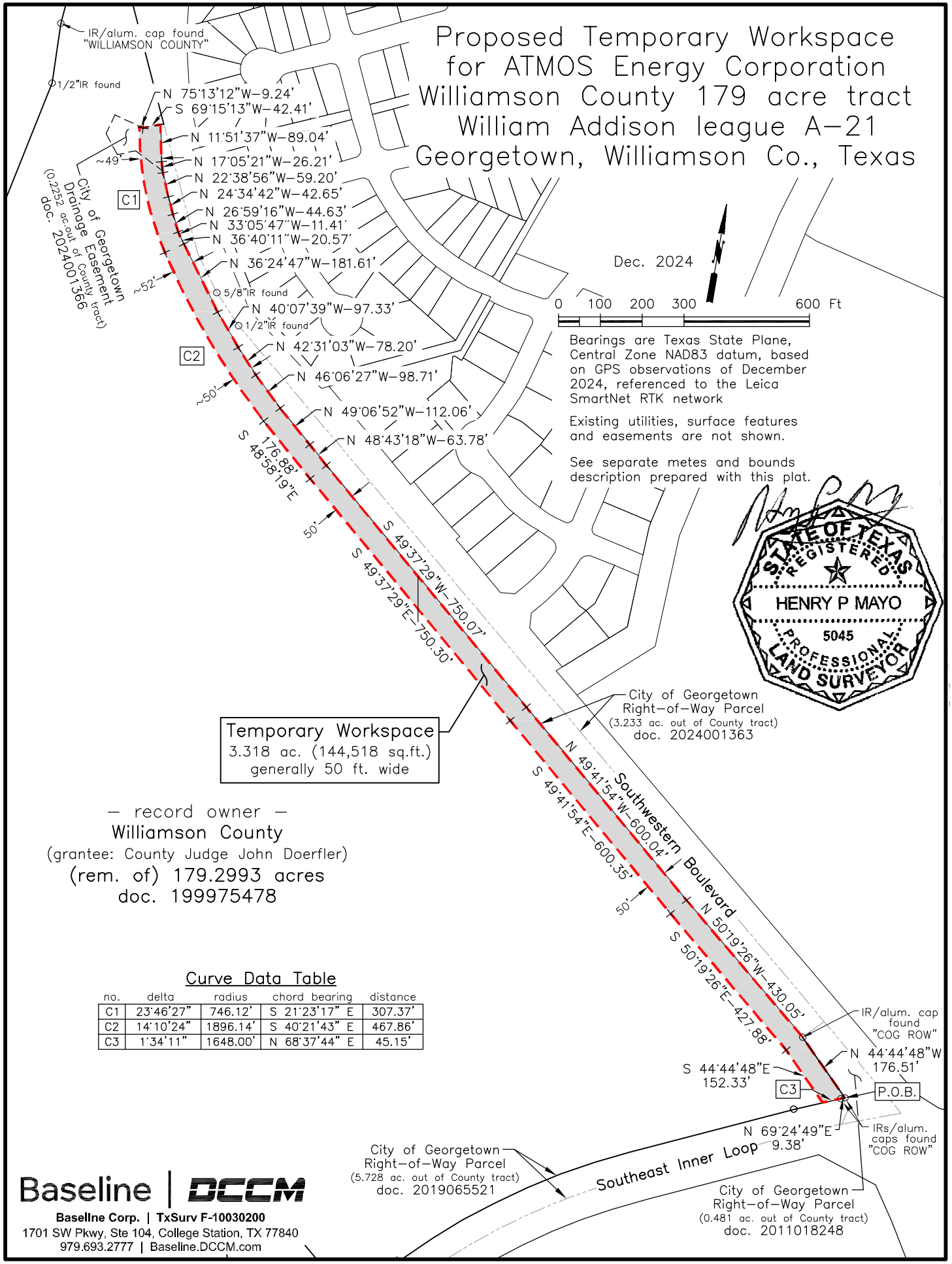
Thence N 69° 24' 49" E – 9.38 feet, continuing along the said northwest right-of-way boundary of Southeast Inner Loop, the Point of Beginning and containing 3.318 acres (144,518 sq. ft.) of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83 datum, based on GPS observations of December 2024, referenced to the Leica SmartNet RTK network.

See separate survey plat dated December 2024.



Proposed Temporary Workspace for ATMOS Energy Corporation Williamson County 179 acre tract William Addison league A–21 Georgetown, Williamson Co., Texas



— record owner —
Williamson County
(grantee: County Judge John Doerfler)
(rem. of) 179.2993 acres
doc. 199975478

Curve Data Table

no.	delta	radius	chord bearing	distance
C1	23°46'27"	746.12'	S 21°23'17" E	307.37'
C2	14°10'24"	1896.14'	S 40°21'43" E	467.86'
C3	1°34'11"	1648.00'	N 68°37'44" E	45.15'

Baseline | DCCM
Baseline Corp. | TxSurv F-10030200
1701 SW Pkwy, Ste 104, College Station, TX 77840
979.693.2777 | Baseline.DCCM.com

Commissioners Court - Regular Session **30.**

Meeting Date: 01/28/2025

Approval of Service Contract with Lerch Bates, Inc. for elevator consulting services for assessment and reporting of elevators for Facilities Management.

Submitted For: Joy Simonton **Submitted By:** Johnny Grimaldo, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action authorizing the purchase and service agreement #202585 between Lerch Bates, Inc., and Williamson County for elevator consulting services for assessment and reporting of elevators at multiple locations, in the amount of Forty-Nine Thousand, Three Hundred Twenty-Two Dollars ($49,322.00), pursuant to Omnia Contract Number 2019001568, and execution of the agreement.

Background

This is for elevator consulting services for the assessment and reporting of elevators at Williamson County Jail, 306 W 4th St, Georgetown, TX 78626, Justice Center, 405 MLK St, Georgetown, TX 78626, Cedar Park Annex, 350 Discovery Blvd, Cedar Park, TX 78613. A detailed scope of work is attached. Origination ID #1688. The funding source is 01.0100.0509.004509 and the point of contact is Christi Stromberg.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Service Agreement Lerch Bates Inc

Form 1295 Lerch Bates Inc complete

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 03:51 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 04:01 PM
Form Started By: Johnny Grimaldo		Started On: 12/26/2024 12:34 PM
Final Approval Date: 01/22/2025		

WILLIAMSON COUNTY
SERVICE CONTRACT

Lerch Bates, Inc.
LB Project № 0100056525 (Jail)
LB Project № 0100056685 (Justice)
LB Project № 0100056686 (Precinct 2)

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 **Lerch Bates, 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 service includes the work described in the attached Proposal being marked as **Exhibit "A,"** which is incorporated herein.

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.

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 or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before September 25, 2025, however this date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

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 Forty-nine Thousand, Three Hundred Twenty-Two Dollars ($49,322.00), unless amended by a change order and approved by Williamson County Commissioners Court.

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 under Tex. Tax Code Ann. §151.309, as amended. 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.

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, (EXCEPT IN CONNECTION WITH CLAIMS MADE UNDER SERVICE PROVIDERS PROFESSIONAL LIABILITY POLICY), (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 INDEMNIFY (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 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 THE 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, (EXCEPT IN CONNECTION WITH CLAIMS MADE UNDER SERVICE PROVIDERS PROFESSIONAL LIABILITY POLICY), (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.

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.

Additionally, the parties agree that under the Constitution and laws of the State of Texas, the County cannot enter into an agreement whereby the County agrees to indemnify or hold harmless another party; therefore, all references of any kind to County defending, indemnifying, holding, or saving harmless Service Provider for any reason are hereby deleted.

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 Quote(s)/Proposal(s), and being marked **Exhibit "A,"** which is incorporated to the extent the Quote(s)/Proposal(s) meets or exceeds the requirements of County's solicitation, if appliable;
B. The cooperative purchasing contract or agreement appliable 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.

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.

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Date: _____ ____, 20____

LERCH BATES, INC.:

_____
Authorized Signature

_____
John Arther, Chief Financial Officer

Date: January 2, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 10 2025 Time: 8:40 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 10 2025 Time: 8:18 am

Exhibit "A"
Quote/Proposal

Lerch Bates
BUILDING INSIGHT

WILLIAMSON COUNTY

GEORGETOWN, TX & CEDAR PARK, TX

ELEVATOR MODERNIZATION CONSULTING SERVICES PROPOSAL

NOVEMBER 20, 2024

PREPARED FOR:

Christi Stromberg
Division Director, Facilities Management
William County
3101 SE Inner Loop
Georgetown, TX 78626
512.943.3377
cstromberg@wilco.org

PREPARED BY:

Diane Rawson
Sr. Market Development Consultant
diane.rawson@lerchbates.com
737.288.9006

LB Project № 0100056525 (Jail)
LB Project № 0100056685 (Justice)
LB Project № 0100056686 (Precinct 2)

OMNIA Coop

ON-SITE CONTACT:

Will Strayhorn
Project Manager
will.strayhorn@wilco.org

William County Jail
306 W 4th St
Georgetown, TX 78626

William County Justice Center
405 Martin Luther King Street
Georgetown, TX 78626

Williamson County, Precinct 2
350 Discovery Blvd
Cedar Park, TX 78613

I. BASIC VERTICAL TRANSPORTATION CONSULTING SERVICES

Lerch Bates Inc. (Lerch Bates) agrees to provide Williamson County (Client), and OMNIA member, with the following consulting services for the nine (9) hydraulic elevators (TDLR Decal Numbers 13813, 13814, 13818, 13819, 13820, 55628, 55649, 55650, 55651) located in the Williamson County Jail, 306 W 4th St, Georgetown, TX 78626; for the nine (9) hydraulic elevators (TDLR Decal Numbers 13821, 13822, 13823, 13824, 43117, 57607, 57608, 57609, 57754) located in the Williamson County Justice Center, 405 Martin Luther King St, Georgetown, TX 78626; and for the one (1) hydraulic elevator (TDLR Decal Number 35115) located in Williamson County - Precinct 2, 350 Discovery Blvd, Cedar Park, TX 78626.

A. Survey & Report (anticipated schedule: 3 to 4 weeks)

1. Conduct a detailed survey of all existing accessible equipment to determine its condition, remaining service life, and potential for reuse. The survey will include, but not be limited to, the following:
   a. Machine Room: power unit, controller, power conversion unit.
   b. Hoistway: Guide rails/brackets, car sling and platform, guide shoes, buffers, car door operating equipment, hoistway door operating equipment, cables, wiring, switches, sills, and supports.
   c. Corridor: Pushbuttons, signal fixtures, hoistway entrances.
   d. Car Enclosure: Pushbuttons, signal fixtures, emergency lighting, ventilation, normal lighting, car door protection, interior finishes.
   e. Other: Fire/life safety provisions, architectural finishes, security features, monitoring panels.

2. Provide the Client with a written reports documenting the survey results. Report will include:
   a. Existing equipment disposition.
      (1) Recommendations on the type of equipment needed for modernization.
      (2) A summary of the present equipment which has potential for reuse.
   b. Modernization options.
   c. Current prevailing Elevator Code requirements, non-complying building conditions, and handicapped accessibility requirements relative to the equipment surveyed.
   d. Related work required by other trades.
   e. Opinion of probable equipment costs for Division 14 of the elevator modernization recommended.
   f. A schedule for the modernization activities.
   g. Photographs of equipment to correspond with report findings.

3. Meet with the Client via a telephone or video conference to discuss the report recommendations.

B. Construction Documents (anticipated schedule: 3 to 4 weeks)

1. Discuss any existing conditions that are not able to be updated to current code requirements, or any additional items that require interpretation with the State of Texas to ensure there is mutual agreement on the modernization plan.

2. Prepare draft Division documents including:
   a. Request for Quotation
   b. Instruction to Providers
   c. Quotation Form
   d. Supplemental Conditions
   e. Summary of Work
   f. Project Procedures
   g. Submittals
   h. Material and Handling
   i. Final Contract Compliance Review
   j. Maintenance
   k. Related Work by Elevator Contractor or Owner

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3. Prepare a draft detailed performance-based equipment specification for the appropriate Division 14 section(s) in the Lerch Bates standard PDF electronic files. Specification will include:
   a. Specific performance criteria relating to quality of equipment, performance times, ride quality, noise and vibration, and average system response time.
   b. Established level of quality.
   c. Compliance with accessibility standards.
   d. Compliance with prevailing Codes directly related to the equipment application selected.

4. Review draft documents with the Client, and create final modernization bid documents, incorporating any requested changes or additions.

5. Configure Construction Documents to encourage competitive bids.

6. Provide a Bid Form in the standard format, if requested.

II. FEES AND EXPENSES

A. Fee for Basic Services will be **$49,322**. Pricing is dependent on one PO for all elevators.

B. The fee schedule for the work is listed below:

1. Williamson County Jail: ($22,419)

Phases	Fee
Survey and Report	**$10,494**
Construction Documents	**$11,925**
Alternates: *Bidding and Negotiation*	*$2,385*
Construction Administration:	*$22,896*

2. Williamson County Justice Center ($22,419)

Phases	Fee
Survey and Report	**$10,494**
Construction Documents	**$11,925**
Alternates: *Bidding and Negotiation*	*$2,385*
Construction Administration:	*$22,896*

3. Williamson County – Precinct 2 ($4,484)

Phases	Fee
Survey and Report	**$2,099**
Construction Documents	**$2,385**
Alternates: *Bidding and Negotiation*	*$265*

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Phases	Fee
Construction Administration:	*$2,544*

C. Reimbursable Expenses

1. Travel expense, lodging, meals, parking, all mileage charged at standard per mile rates, tolls, all mailing costs, special document handling, any applicable local service/sales tax, and other authorized expenses are not included in the Agreement fee and will be billed at cost.

2. Expenses to comply with Wilco policy (see Exhibit D attached).

III. TERMS AND CONDITIONS

A. Parties to this Agreement: Lerch Bates Inc. (hereinafter “LB” or “Lerch Bates”) shall proceed based upon the terms and conditions of this Proposal (“the Terms” or "Agreement"), including the Basic Services, Compensation, Reimbursable Expenses, and Terms and Conditions herein, to provide such services to Client (“Client”) for Client’s proposed scope of work (“Project”). Client shall notify Lerch Bates immediately in writing with any changes to the scope of services or other requested changes prior to commencement of services covered by this Agreement.

B. Standard of Care: Lerch Bates shall perform its services as expeditiously as is consistent with professional care and diligence. Services provided by Lerch Bates in connection with the Project shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession practicing at the same time and under similar circumstances.

C. Documents: All documents furnished by Lerch Bates are Instruments of Service and shall remain the sole property of Lerch Bates. Lerch Bates shall retain all common law, statutory and other reserved rights, including the copyright thereto. LB’s Instruments of Service are to be used only for this Project and are not to be modified, distributed, or used for any other project, in whole or in part, except with the written authorization of Lerch Bates. Lerch Bates accepts no liability for any unauthorized use or modification of these documents. Upon execution of this Agreement, Lerch Bates grants a worldwide, perpetual, royalty-free, non-exclusive license to use the Instruments of Service for any and all purposes relating to the construction, maintenance, renovation, or other attendant work of the equipment that is the subject of this Agreement.

D. Cost Estimates: Opinions of probable cost, if any, shall be based on training and experience. Lerch Bates does not control contractors’ costs of labor or materials or other conditions affecting market pricing, and accordingly Lerch Bates does not warrant its estimates, or guarantee that contractors’ actual or quoted costs will not vary from LB’s opinions of probable costs.

E. Submittal Review: Lerch Bates review of shop drawings and other submittals shall be for conformance with the general intent of the Lerch Bates documents, and action taken, or comments made by Lerch Bates shall not create or transfer responsibility for the content of such submittals. Responsibility for submittals shall remain with the contractor or the party preparing said submittals.

F. Review of Pay Applications: Review by Lerch Bates of the contractor’s applications for payment, if any, shall constitute Lerch Bates’ opinion based on its review of the work in progress, but shall neither be a warranty nor a representation that the contractor has appropriately applied payments for any purpose of the contractor’s work.

G. Construction Observation:

1. Lerch Bates shall visit the site at intervals appropriate to the state of construction, or as otherwise agreed to in writing by Client and Lerch Bates, in order to observe the progress and quality of the work completed by Project’s contractor. Such visits and observations shall not be an exhaustive check or a detailed

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inspection of any contractor's work but are to allow Lerch Bates to become familiar with the work in progress and to determine, in general, if the applicable Project work is proceeding in accordance with the contract documents. Based on this general observation, Lerch Bates shall keep Client informed about the progress of the work and shall advise Client about observed deficiencies in the work.

2. If Client desires more extensive project observation or full-time project representation, Client shall request that such services be provided by Lerch Bates as Additional Services in accordance with the terms of this Agreement.

3. Lerch Bates shall not supervise, direct, or have control over contractors' work and shall not have any responsibility for construction means, methods, techniques, sequences, or procedures selected by any contractor, nor for any contractor's safety precautions or programs in connection with the work. These rights and responsibilities are solely those of the applicable contractor in accordance with the contract documents.

H. Services Excluded: Lerch Bates offers a scope of services that is required for a successful project outcome. Such services are not offered on a phased or a-la-carte basis. In the event Client does not authorize all services offered, Client assumes responsibility for interpretation of the Lerch Bates deliverables.

I. Force Majeure/Matters Outside Parties' Control: Client acknowledges that Lerch Bates, by undertaking this engagement, assumes no obligation nor responsibility to Client or its employees, guests, customers, suppliers, or vendors, nor any other person whatsoever, for prevention or mitigation of property damage, personal or bodily injury, loss detention, or delay caused by accidents, strikes, lockouts, civil or governmental unrest, epidemics or pandemics, natural disasters, and any other cause including those resulting from force majeure.

J. Consequential Damages: Notwithstanding any other part of this Agreement and to the fullest extent permitted by law, neither Client nor Lerch Bates, their respective employees, agents, or subconsultants, shall be liable to the other Party for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, and any other consequential damages that either party may have incurred, whether caused by negligence, breach of contract, express or implied warranty, or any other theory.

K. Use of Equipment: Except for Lerch Bates' negligence or willful misconduct, Lerch Bates shall have no responsibility for property damage or personal or bodily injury occurring while in, on, or about the equipment which is the subject of this agreement, or for the consequences of such damage or injury.

L. Code Opinions: Client acknowledges that Lerch Bates' recommendations, interpretations, opinions, and conclusions regarding requirements of applicable codes, ordinances, laws, and regulations shall be based on current versions of said authorities in existence at the time of site review and may not reflect versions existing before or after the date of review.

M. Maintenance: Client acknowledges that preventive and ongoing maintenance is required on all mechanical and electrical systems to assure safe, proper, and consistent operation of the equipment, and that said preventive or other maintenance is and shall remain solely as Client's responsibility.

N. Client Information: Client is responsible for providing, at its expense, to Lerch Bates such information as may be necessary to facilitate Lerch Bates' services herein; Lerch Bates shall be entitled to rely on all Client-supplied information being current, complete, and accurate regardless of the original source.

O. Corporate Protection: Lerch Bates' services in connection with the Project shall not subject individual employees, officers, or directors to any personal liability for risks associated with this Project. Notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim demand

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or suit shall be directed and/or asserted only against Lerch Bates Inc., a Colorado corporation, and not against any of Lerch Bates' individual employees, officers, or directors.

P. Limitation of Liability and Indemnity:

1. Client agrees to limit the liability of Lerch Bates and its employees to Client for any and all claims, losses, costs, and damages of any nature whatsoever arising from Lerch Bates work on the Project, including but not limited to additional services not referred to in this Agreement or other contract, so that the total aggregate liability of Lerch Bates and its employees to Client shall not exceed Lerch Bates total fees for work on the Project or $100,000, whichever is greater. It is intended that this limitation shall apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. The parties agree that this Limitation of Liability bears a reasonable and proportional relationship to Lerch Bates's fees for the Project.

2. Lerch Bates shall not be liable for Client's employees or agents who accompany Lerch Bates while in or on Client's property. Client agrees to indemnify and hold harmless Lerch Bates, its employees, officers, directors, subsidiaries, and consultants from and against any and all claims, demands, losses, damages, costs, or expenses, including attorneys' fees, which result or arise from, or relate to Client, or an agent or employee acting on behalf of Client, accompanying Lerch Bates' employees or consultants at any time during Lerch Bates' onsite activities.

3. Client agrees to indemnify and hold harmless Lerch Bates, its employees, and its consultants from and against any and all claims, demands, losses, damages, costs, or expenses, including attorneys' fees, which are asserted by any other party, firm, or individual and which are alleged to result from or be related to this Agreement or the services hereunder, and which exceed the sum of $100,000, or Lerch Bates fee for the services, whichever is greater.

4. Client agrees to indemnify and hold harmless Lerch Bates, its employees, and its consultants from and against any and all claims, demands, losses, damages, costs, or expenses, including attorneys' fees, which are asserted by any other party, firm, or individual and which are alleged to result from or be related to this Agreement or the services hereunder, and which exceed the sum of $100,000, or Lerch Bates fee for the services, whichever is greater.

5. Insurance: Lerch Bates shall provide Insurance Certificates to the Client upon request following execution of this Agreement. In the event of insurance cancellation or material alteration, Lerch Bates shall provide thirty (30) days' written notice to Client. Client shall add Lerch Bates Inc. as an Additional Insured on Client's General Liability and Umbrella policies and shall provide Lerch Bates with an insurance certificate that includes such coverage.

Q. Invoice Payment, Interest on Unpaid Amount and Disputed Invoices: Lerch Bates shall submit progress invoices which are due upon receipt and considered past due if not paid within thirty (30) days of invoice date. If payment in full is not received by Lerch Bates within sixty (60) calendar days of invoice date, invoices will bear interest at one-and-one-half (1.5) percent (or the maximum rate allowable by law, whichever is less) of the unpaid amount per month, which will be calculated from the invoice date. Furthermore, if the Client has not objected to the invoice, as provided for below, and the invoice is more the sixty (60) days outstanding, Lerch Bates may proceed immediately to collection of the invoice without mediation as a condition precedent. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

1. Lerch Bates shall be compensated to the extent that Lerch Bates' services are requested, directed, and provided regardless of project schedule or Client's billing arrangement with Owner.

2. If the Client objects to any portion of an invoice, the Client shall so notify Lerch Bates in writing within fifteen (15) calendar days of receipt of the invoice. The Client shall identify in writing the specific cause of

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the disagreement and the amount in dispute and shall pay that portion of the invoice not in dispute in accordance with the other payment terms of this Agreement.

3. Any dispute over invoiced amounts due which the Client has objected to and cannot be resolved within twenty-five (25) calendar days after presentation of invoice by direct negotiation between the parties shall be resolved in accordance with the following Disputed Invoice Resolution process:
   a. A demand for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation.
   b. The other party shall deliver a written response to the party demanding mediation within seven (7) calendar days of receipt of the demand for mediation indicating that the other party agrees to mediate.
   c. Should the other party fail to provide a written response to the demand for mediation within the seven (7) day period, the requirement of mediation as a condition precedent under Terms and Conditions paragraph A.14 shall be deemed waived, and Lerch Bates may proceed directly with the filing of a civil complaint in a court of competent jurisdiction.

R. Additional Services: Lerch Bates' services exceeding the scope of the basic services shall be considered additional services and hourly rates shall be provided upon request. Lerch Bates' services exceeding the scope of the basic services shall be considered additional services and will be provided based upon a mutually agreeable fee and terms.

S. Collection Costs: Should litigation or arbitration be necessary to collect any portion of amounts due Lerch Bates for work on the Project, Lerch Bates shall also be entitled to all costs of collection, including reasonable attorneys' and expert fees and costs.

T. Mediation:

1. Client and Lerch Bates agree that all disputes between them arising out of or relating to this Agreement, or the Project shall be submitted to nonbinding mediation as a pre-condition to litigation or arbitration.

2. Client and Lerch Bates further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their respective subcontractors, subconsultants, suppliers, and fabricators.

U. Termination of Services: Lerch Bates reserves the right, in its sole reasonable discretion, to terminate this Agreement upon thirty (30) days' notice for any reason. Lerch Bates may, at its option, suspend work in the event payments are not received and shall have no liability for any delay caused thereby.

V. Extent of Agreement: This Agreement, when executed by authorized representatives of both Lerch Bates and Client, constitutes all understandings and agreements between the parties hereto and all prior representations or agreements, oral or written, not expressly incorporated herein, are superseded.

W. This Agreement shall be governed by the state laws of Colorado and Douglas County and all actions pertaining to or arising out of this Agreement shall be filed in said jurisdiction.

X. If applicable, Lerch Bates and Client shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered entities take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.

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Y. This proposal expires sixty (60) days from the submission date.

FOR: **WILLIAMSON COUNTY**	FOR: **LERCH BATES INC.**
ACCEPTED	ACCEPTED
BY: _____	BY: Diane Rawson
	Diane Rawson
TITLE: _____	TITLE: Sr. Market Development Consultant
DATE: _____	DATE: November 20, 2024

With an accepted contract we request that you complete the following information and return:

Project Name:	
(Client) Internal Project #:	
P.O. No.:	
Bill To Person [or] *Project Manager:*	
Phone	
Email	
Billing Address:	
Project Billing Schedule?	*(If a project billing schedule exists, please provide)*
Accounts Payable Contact:	
Phone:	
Email Address:	
Insurance Certificate:	*Blanket COI attached on next page* *(If specific COI is required then please send requirements or Addt'l insured)*
Lien Waivers Required:	
Expenses Billable:	
Other Instructions:	

REQUEST: If a Client Billing Template is required, please provide with this completed document.

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EXHIBIT D

Williamson County
Vendor Reimbursement Policy

The purpose of this Williamson County Vendor Reimbursement Policy ("Policy") is to provide clear guidelines to vendors on Williamson County's expectations and requirements regarding allowable reimbursable expenditures and required backup. The Policy will also minimize conflicts related to invoice payments and define non-reimbursable items. This Policy is considered a guideline and is not a contract.

This Policy may be altered, deleted or amended, at any time and without prior notice to vendors, by action of the Williamson County Commissioners Court. Unenforceable provisions of this Policy, as imposed by applicable law, regulations, or judicial decisions, shall be deemed to be deleted. Any revisions to this Policy will be distributed to all current vendors doing business with the County.

1. Invoices and Affidavits

1.1 Invoices must adequately describe the goods or services provided to County and include all required backup (i.e. reimbursable expenses, mileage log, timesheets, receipts detailing expenses incurred etc.) that is in a form acceptable to the Williamson County Auditor. Invoices that do not adequately describe the goods or services provided to County or contain backup that is satisfactory to the Williamson County Auditor will be returned to vendor for revisions and the provision above relating to invoice errors resolved in favor of the County shall control as to the required actions of vendor and when such invoice must be paid by the County.

1.2 In the event an invoice includes charges based upon hourly billing rates for services or any other rates based upon the amount of time worked by an individual or individuals in performing services, whether the charges are being billed directly to the County or whether they are the basis of invoices from subcontractors for which the vendor seeks reimbursement from the County, the charges shall be accompanied by an affidavit signed by an officer or principal of the vendor certifying that the work was performed, it was authorized by the County and that all information contained in the invoice that is being submitted is true and correct.

1.3 Upon County's request, vendor must submit all bills paid affidavits wherein vendor must swear and affirm that vendor has paid each of its subcontractors, laborers, suppliers and material in full for all labor and materials provided to vendor for or in connection with services and work performed for County and, further, vendor must swear and affirm that vendor is not aware of any unpaid bills, claims, demands, or causes of action by any of its subcontractors, laborers, suppliers, or material for or in connection with the furnishing of labor or materials, or both, for services and work performed for County.

2. Travel Reimbursement

2.1 The County will only cover costs associated with travel for vendors outside a 45-mile radius from the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626.

2.2 The County will only cover costs associated with travel as documented work for County. If a vendor is also doing business for another client, the travel costs must be split in proportion to the amount of work actually performed for the County and the other client. The only allowable travel expense will be for the specific days worked for Williamson County.

2.3 No advance payments will be made to vendor for travel expenditures. The travel expenditure may only be reimbursed after the expenditure/trip has already occurred and vendor has provided the Williamson County Auditor with all necessary and required backup.

2.4 Vendors must submit all travel reimbursement requests on each employee in full. Specifically, a travel reimbursement request must include all related travel reimbursement expenses relating to a particular trip for which vendor seeks reimbursement. Partial travel reimbursement requests will not be accepted (i.e. vendor should not submit hotel and mileage one month then the next month submit rental car and airfare). If the travel reimbursement appears incomplete, the invoice will be sent back to the vendor to be submitted when all information is ready to submit in full.

2.5 Reimbursement for transportation costs will be at the most reasonable means of transportation (i.e.: airline costs will be reimbursed for coach rate, rental car costs will only be reimbursed if rental car travel was most reasonable means of travel as compared to travel by air).

2.6 The County will not be responsible for, nor will the County reimburse additional charges due to personal preference or personal convenience of individual traveling.

2.7 The County will not reimburse airfare costs if airfare costs were higher than costs of mileage reimbursement.

2.8 Additional expenses associated with travel that is extended to save costs (i.e. Saturday night stay) may be reimbursed if costs of airfare would be less than the cost of additional expenses (lodging, meals, car rental, mileage) if the trip had not been extended. Documentation satisfactory to the Williamson County Auditor will be required to justify expenditure.

2.9 County will only reimburse travel expense to necessary personnel of the vendor (i.e. no spouse, friends or family members).

2.10 Except as otherwise set forth herein, a vendor must provide a paid receipt for all expenses. If a receipt cannot be obtained, a written sworn statement of the expense from the vendor may be substituted for the receipt.

2.11 Sales tax for meals and hotel stays are the only sales taxes that will be reimbursed. Sales tax on goods purchased will not be reimbursed. A sales tax exemption form is available from the Williamson County Auditor's Office upon request.

2.12 The County will not pay for any late charges on reimbursable items. It is the responsibility of the vendor to pay the invoice first and seek reimbursement from the County.

3. Meals

3.1 Meal reimbursements are limited to a maximum of $59.00 per day on overnight travel. On day travel (travel that does not require an overnight stay), meal reimbursements are limited to a maximum of $25.00 per day. The travel must be outside the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by a 45-mile radius.

3.2 Receipts are required on meal reimbursement amounts up to the maximum per day amount stated for overnight or day travel. If receipts are not presented, the vendor can request per diem (per diem limits refer to 3.2). However, a vendor cannot combine per diem and meal receipts. Only one method shall be allowed.

3.3 Meals are reimbursable only to vendors who do not have necessary personnel located within a 45-mile radius of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626, who are capable of carrying the vendor's obligations to the County. Meals will not be reimbursed to vendors who are located within a 45-mile radius of the Williamson County Courthouse.

3.4 County will not reimburse for alcoholic beverages.

3.5 Tips are reimbursable but must be reasonable to limitation of meal allowance

3.6 No meals purchased for entertainment purposes will be allowed.

3.7 Meal reimbursement must be substantiated with a hotel receipt.

4. Lodging

4.1 Hotel accommodations require an itemized hotel folio as a receipt. The lodging receipt should include name of the motel/hotel, number of occupant(s), goods or services for each individual charge (room rental, food, tax, etc.) and the name of the occupant(s). Credit card receipts or any other form of receipt are not acceptable.

4.2 Vendors will be reimbursed for a single room rate charge plus any applicable tax. If a single room is not available, the vendor must provide documentation to prove that a single room was not available in order to justify the expense over and above the single room rate. A vendor may also be required to provide additional documentation if a particular room rate appears to be excessive.

4.3 Personal telephone charges, whether local or long distance, will not be reimbursed.

5. Airfare

5.1 The County will only reimburse up to a coach price fare for air travel.

5.2 The County will exclude any additional charges due to personal preference or personal convenience of the individual traveling (i.e. seat preference charges, airline upgrades, etc. will not be an allowable reimbursement)

5.3 Air travel expenses must be supported with receipt copy of an airline ticket or an itinerary with actual ticket price paid. If tickets are purchased through a website, vendor must submit a copy of the webpage showing the ticket price if no paper ticket was issued.

5.4 Cancellation and/or change flight fees may be reimbursed by the County but vendor must provide the Williamson County Auditor with documentation in writing from a County department head providing authorization for the change.

5.5 The County will not reimburse vendor for tickets purchased with frequent flyer miles.

6. Car Rental

6.1 Vendors that must travel may rent a car at their destination when it is less expensive than other transportation such as taxis, airport shuttles or public transportation such as buses or subways.

6.2 Cars rented must be economy or mid-size. Luxury vehicle rentals will not be reimbursed. Any rental costs over and above the cost of a mid-size rental will be adjusted.

6.3 Vendors will be reimbursed for rental cars if the rental car cost would have been less than the mileage reimbursement cost (based on the distance from vendor's point of origin to Williamson County, Texas) had the vendor driven vendor's car.

6.4 Vendors must return a car rental with appropriate fuel levels as required by rental agreement to avoid the car rental company from adding fuel charges.

6.5 Rental agreement and credit card receipt must be provided to County as back up for the request for reimbursement.

6.6 Insurance purchased when renting vehicle may also be reimbursed.

6.7 Car Rental optional extras such as GPS, roadside assistance, and administrative fees on Tolls will not be reimbursed.

7. Personal Car Usage

7.1 Personal vehicle usage will be reimbursed in an amount equal to the standard mileage rate allowed by the IRS.

7.2 Per code of Federal Regulations, Title 26, Subtitle A, Chapter 1, Subchapter B, Part IX, Section 274(d), all expense reimbursement requests must include the following:

7.2.1.1 Date

7.2.1.2 Destination

7.2.1.3 Purpose

7.2.1.4 Name of traveler(s)
7.2.1.5 Correspondence that verifies business purpose of the expense

7.3 The mileage for a personal vehicle must document the date, location of travel to/from, number of miles traveled and purpose of trip.

7.4 Mileage will be reimbursed on the basis of the most commonly used route.

7.5 Reimbursement for mileage shall not exceed the cost of a round trip coach airfare.

7.6 Reimbursement for mileage shall be prohibited between place of residence and usual place of work.

7.7 Mileage should be calculated from employee's regular place of work or their residence, whichever is the shorter distance when traveling to a meeting or traveling to Williamson County, Texas for vendors who are located outside of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by at least a 45-mile radius.

7.8 When more than one person travels in same vehicle, only one person may claim mileage reimbursement.

7.9 Tolls, if reasonable, are reimbursable. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement (administrative fees on Tolls will not be reimbursed).

7.10 Parking fees, if reasonable are reimbursable for meetings and hotel stays. For vendors who contract with a third party for visitor parking at vendor's place of business, Williamson County will not reimburse a vendor based on a percentage of its contracted visitor parking fees. Rather, Williamson County will reimburse Vendor for visitor parking on an individual basis for each time a visitor uses Vendor's visitor parking. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement.

7.11 Operating and maintenance expenses as well as other personal expenses, such as parking tickets, traffic violations, and car repairs and collision damage are not reimbursable.

8. Other Expenses

8.1 Taxi fare, bus tickets, conference registrations, parking, etc. must have a proper original receipt.

9. Repayment of Non-reimbursable Expense.

Vendors must, upon demand, immediately repay County for all inappropriately reimbursed expenses whenever an audit or subsequent review of any expense reimbursement documentation finds that such expense was reimbursed contrary to these guidelines and this Policy. Williamson County reserves the right to retain any amounts that are due or that become due to a vendor in order to collect any inappropriately reimbursed expenses that a vendor was paid.

10. Non-Reimbursable Expenses

In addition to the non-reimbursable items set forth above in this Policy, the following is a non-exhaustive list of expenses that will not be reimbursed by Williamson County:

10.1 Alcoholic beverages/tobacco products
10.2 Personal phone calls
10.3 Laundry service
10.4 Valet service (excludes hotel valet)
10.5 Movie rentals
10.6 Damage to personal items
10.7 Flowers/plants

10.8 Greeting cards
10.9 Fines and/or penalties
10.10 Entertainment, personal clothing, personal sundries and services
10.11 Transportation/mileage to places of entertainment or similar personal activities
10.12 Upgrades to airfare, hotel and/or car rental
10.13 Airport parking above the most affordable rate available
10.14 Excessive weight baggage fees or cost associated with more than two airline bags
10.15 Auto repairs
10.16 Babysitter fees, kennel costs, pet or house-sitting fees
10.17 Saunas, massages or exercise facilities
10.18 Credit card delinquency fees or service fees
10.19 Doctor bills, prescription and other medical services
10.20 Hand tools
10.21 Safety Equipment (hard hats, safety vests, etc.)
10.22 Office Supplies
10.23 Lifetime memberships to any association
10.24 Donations to other entities
10.25 Any items that could be construed as campaigning
10.26 Technology Fees
10.27 Sales tax on goods purchased
10.28 Any other expenses which Williamson County deems, in its sole discretion, to be inappropriate or unnecessary expenditures.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1254245

Date Filed:
01/07/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Lerch Bates, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

202585
Consulting Services (Elevator)

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Diane Rawson, and my date of birth is [redacted].

My address is [redacted] (street) (city) (state) 83616 (zip code) US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Ada County, State of Idaho, on the 7th day of January (month), 2025 (year).

Diane Rawson

Digitally signed by Diane Rawson
DN: C=US, E=diane.rawson@lerchbates.com, O="Lerch Bates, Inc.", CN=Diane Rawson
Date: 2025.01.07 09:59:19-07'00'

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1254245

Date Filed:
01/07/2025

Date Acknowledged:
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1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Lerch Bates, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

202585
Consulting Services (Elevator)

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **31.**

Meeting Date: 01/28/2025

Approval of Service and Purchase Contract with Straight Arrow Striping, Inc. for Fire Striping at the Sheriff Office Training Center (SOTC) Parking Lot for Facilities Management.

Submitted For: Joy Simonton **Submitted By:** Johnny Grimaldo, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the service and purchase contract #202593 between Straight Arrow Striping, LLC and Williamson County for Fire Striping of Sheriff Office Training Center (SOTC) Parking Lot, in the amount of Three Thousand Seven Hundred Ninety-Seven Dollars ($3,797.00) and execution of the agreement.

Background

This is for parking lot fire striping at the SOTC, located at 8160 Chandler Road, Hutto, TX. A detailed scope of work is attached. Contract Audit and General Counsel have reviewed. Origination ID #1793. The funding source is 01.0100.1075.004510 and the point of contact is Gina Wrehsnig.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Straight Arrow Agreement

Form 1295 Straight Arrow Striping complete

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 10:35 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 10:41 AM
Form Started By: Johnny Grimaldo		Started On: 12/26/2024 12:34 PM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
(Straight Arrow Striping, LLC)
Estimate# 2187

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 **Straight Arrow Striping, 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 at the Sherrif's Office Training Center located at 8160 Chandler Rd, Hutto, Texas, as described in the attached **Estimate# 2187** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote 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 Quote 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 or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before 90 days after the date of the last party's execution of this Contract. This date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

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 Three Thousand Seven Hundred and Ninety-Seven Dollars ($3,797.00). 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.

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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 Quote and being marked **Exhibit "A,"** which is incorporated to the extent the Quote 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.

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:

Straight Arrow Striping, LLC
Name of Service Provider

_____
Authorized Signature

Matt Haertner
Printed Name

Date: Jan. 6th, 2024

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 13 2025 Time: 9:52 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 06 2025 Time: 1:10 pm

Straight Arrow Striping Texas LLC

530 River Down Rd
Georgetown, TX 78628 US
(512) 923-7223
matt@straightarrowstriping.com

Estimate

ADDRESS
Williamson County

ESTIMATE 2187
DATE 12/12/2024
EXPIRATION DATE 03/31/2025

PROJECT ADDRESS
8160 Chandler Rd, Hutto, TX

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fire Lane	linear ft, includes stencils	4,000		0.00
	Total Project Price (Project)		1	3,797.00	3,797.00

SUBTOTAL	3,797.00
TAX	0.00
TOTAL	**$3,797.00**

Accepted By

Accepted Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1254253

Date Filed:
01/07/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Straight Arrow Striping Texas
Georgetown, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
202593
Parking Lot Striping

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Williamson County	Georgetown , TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Mark Hartmer, and my date of birth is [redacted].

My address is [redacted] (street) (city) (state) 78628 (zip code) USA (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 7th day of January (month), 20 2025 (year)

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
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Certificate Number:
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Straight Arrow Striping Texas
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Williamson County

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202593
Parking Lot Striping

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		Controlling	Intermediary
Williamson County	Georgetown , TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **32.**

Meeting Date: 01/28/2025

Approval of Services and Purchase Contract #2025105 to Seal 2nd Floor Windows at Cedar Park Annex for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Services and Purchase Contract #2025105 with Vince Knight dba Knight Restoration to Seal 2nd Floor Windows at the Cedar Park Annex for Facilities Management in the amount of $5,500.00 and authorize execution of this agreement.

Background

This Services and Purchase Contract #2025105 is attached between Williamson County and Vince Knight dba Knight Restoration to Seal 2nd Floor Windows at Cedar Park Annex, 350 Discovery Blvd., Cedar Park, TX 78613 in the amount of $5,500.00. Funding Source is 01.0100.1032.004510, Origination ID #1681 and the Point of Contact is Christi Stromberg.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Services and Purchase Contract 2025105 Knight Restoration

Form 1295 Knight Restoration

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 10:15 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 10:21 AM
Form Started By: Vickie Johnson		Started On: 01/17/2025 12:53 PM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
(Vince Knight D/B/A Knight Restoration)
Proposal# R0089-24

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 **Vince Knight D/B/A Knight Restoration** (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 **Proposal# R089-24** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote 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.

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Goods: Service Provider shall provide County the goods described in the attached Quote 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.

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	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
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	Bodily Injury by Accident	$500,000 Ea. Accident
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Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

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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 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.

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:

Vince Knight D/B/A Knight Restoration
Name of Service Provider

Vince Knight
Authorized Signature

Vince Knight
Printed Name

Date: January 13, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 14 2025 Time: 5:07 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 14 2025 Time: 3:32 pm

EXHIBIT A

KNIGHT RESTORATION

P.O. Box 1069 Hutto, Texas 78634 512 845-2215 Office

PROPOSAL

Date: Nov 25, 2024

Williamson County
3101 SE Inner Loop
Georgetown, TX 78626

Proposal No. R089-24

Re: 350 Discovery Blvd. Cedar Park, TX

Knight Restoration promises and agrees to furnish all labor, material, equipment, services, insurance and supervision required for a complete job generally described as follows:

DESCRIPTION OF WORK:

- Supply Boom lifts to access work area.
- Seal around the sign at the front of the building above the second-floor lobby windows.
- Reseal the second-floor lobby window perimeter above the main entrance.
- Perform water test over the repair to ensure a watertight repair has been made.
- Clean jobsite of all our debris.

PRICE: $5,500.00 NO SALES TAX

Thank you for the opportunity to bid this project. If you have any further questions, please feel free to call me at (512) 845-2215.

Sincerely,
Vince Knight
Owner

If you would like to proceed with this proposal, please sign below and return by email to vince@1knightrestoration.com or by mail to P.O. Box 1069 Hutto, TX 78634.

Accepted: _____ __/__/__
Signature Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1257013

Date Filed:
01/14/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Knight Restoration
Hutto, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025105
Seal 2nd Fl Windows at CPA

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Dianna Knight, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), [redacted] (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____ (month), 20_____ (year).

Dianna Knight

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1257013

Date Filed:
01/14/2025

Date Acknowledged:
01/17/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Knight Restoration
Hutto, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025105
Seal 2nd Fl Windows at CPA

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **33.**

Meeting Date: 01/28/2025

Approval of Services and Purchase Contract #2025104 to Seal Windows on Southeast Side of JP4, with Vince Knight dba Knight Restoration for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Services and Purchase Contract #2025104 with Vince Knight dba Knight Restoration to Seal Windows on the Southeast Side of the JP4 office, with Vince Knight dba Knight Restoration for Facilities Management, in the amount of $2,000.00 and authorize execution of this agreement.

Background

This Services and Purchase Contract #2025104 is attached between Williamson County and Vince Knight dba Knight Restoration to Seal Windows on the Southeast Side of JP4, located at 211 West 6th Street Taylor, TX, for the amount of $2,000.00. Funding Source is 01.0100.1048.004510, Origination ID #1682 and the Point of Contact is Christi Stromberg.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Knight Restoration Contract

Form 1295 Knight Restoration

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 10:23 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 10:38 AM
Form Started By: Vickie Johnson		Started On: 01/17/2025 12:42 PM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
(Vince Knight D/B/A Knight Restoration)
Proposal# R0088-24

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 **Vince Knight D/B/A Knight Restoration** (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 **Proposal# R088-24** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote 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 Quote 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 or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before 90 days after the date of the last party's execution of this Contract. This date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

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 Two Thousand Dollars ($2,000.00). 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 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.

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:

Vince Knight D/B/A Knight Restoration
Name of Service Provider

Vince Knight
Authorized Signature

Vince Knight
Printed Name

Date: January 13, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 14 2025 Time: 4:34 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 14 2025 Time: 3:30 pm

EXHIBIT A

KNIGHT RESTORATION

P.O. Box 1069 Hutto, Texas 78634 512 845-2215 Office

PROPOSAL

Date: Nov 19, 2024

Williamson County
3101 SE Inner Loop
Georgetown, TX 78626

Proposal No. 088-24

Re: 211 West 6th Street Taylor, TX

Knight Restoration promises and agrees to furnish all labor, material, equipment, services, insurance and supervision required for a complete job generally described as follows:

DESCRIPTION OF WORK:

- Perform water testing to determine the cause of leaks.
- After determining the cause of leaks. Repairs will be made to correct the leak issues.
- Perform a second water test to ensure that the leaks have been corrected.

PRICE: T/M NOT TO EXCEED $2,000.00 NO SALES TAX

Thank you for the opportunity to bid this project. If you have any further questions, please feel free to call me at (512) 845-2215.

Sincerely,
Vince Knight
Owner

If you would like to proceed with this proposal, please sign below and return by email to vince@1knightrestoration.com or by mail to P.O. Box 1069 Hutto, TX 78634.

Accepted: _____ __/__/__
Signature Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1257020

Date Filed:
01/14/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Knight Restoration
Hutto, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025104
Seal SE Side Windows - JP4

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Dianna Knight, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), [redacted] (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____ (month), 20_____ (year).

Dianna Knight

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1257020

Date Filed:
01/14/2025

Date Acknowledged:
01/17/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Knight Restoration
Hutto, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025104
Seal SE Side Windows - JP4

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **34.**

Meeting Date: 01/28/2025

Approval of Services and Purchase Contract #202582 for Glass Replacement with Trusco Inc. dba Russell Glass Company for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Services and Purchase Contract #202582 with Trusco Inc. dba Russell Glass Company for Glass Replacement for Facilities Management in the amount of $5,669.84 and authorize execution of this agreement.

Background

This Services and Purchase Contract #202582 is attached between Williamson County and Trusco Inc. dba Russell Glass Company for Glass Replacement for Com. Covey's Office, 100 Wilco Way, Georgetown, TX 78626 for the amount of $5,669.84. Funding Source is 010100.1080.04510, Origination ID #1636 and the Point of Contact is Christi Stromberg.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Service and Purchase Contract Russell Glass

Form 1295 Trusco Inc dba Russell Glass Co

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 10:07 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 10:16 AM
Form Started By: Vickie Johnson		Started On: 01/16/2025 09:11 AM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
(Trusco Inc. dba Russell Glass Company)
Quote# R0046303

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 **Trusco Inc. dba Russel Glass Company** (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 **Quote# R0046303** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote 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 Quote 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 or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before 90 days after the date of the last party's execution of this Contract. This date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

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 Five Thousand Six Hundred and Sixty-Nine Dollars and Eighty-Four Cents ($5,669.84). 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
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 Quote and being marked **Exhibit "A,"** which is incorporated to the extent the Quote 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.

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:

Trusco Inc. dba Russell Glass Company
Name of Service Provider

_____
Authorized Signature

Russ Rutledge.
Printed Name

Date: Jan 14, 2025

EXHIBIT A

RUSSELL GLASS COMPANY
2611 S. AUSTIN AVE.
GEORGETOWN, TX 78626
(512) 863-4527 / Fax (512) 868-2878
Fed. ID# 742772784

Quote #	[redacted]	Date	10/30/2024
Cust. #	9431599	Price Cat	1, CASH
P.O. #		Sold By	
		Inst'l By	

WILCO FACILITIES MAINTENANCE
3101 SE INNER LOOP
GEORGETOWN, TX 78626

Bus.: (512) 943-1599 **Fax: (512) 943-3313**

Qty	Part	Thickness	Description	List	Price	Total
			LOCATION: 100 WILCO WAY GEORGETOWN TX 78626			
1	MISC	1	58-1/2 X 81-7/8 SOLARBAN 70 XL (2) AZURIA + CLEAR TEMPERED	1942.75	1942.75	1942.75
1	MISC	1	BOOM LIFT	1127.09	1127.09	1127.09
1	LABOR		Labor Charge	2600.00	2600.00	2600.00

SPECIAL INSTRUCTIONS

Russell Glass Company will measure your project at no charge. Quotes are good for 30 days only. Any item that needs to be ordered will require 1/2 down deposit unless a credit app is on file. All sales are final on customer provided measurements. Not responsible for breakage of customer's glass under any circumstance. We do not store glass for more than 15 days. Labor is warranted for 1 year from date of installation. Breakage of glass after installation is not covered by warranty on any application. No refunds, returns or exchanges on any items installed or custom cut.

Terms of payment are 30 days from Invoice date. A service charge of 1.000% per month (12.000% annum) will be added to past due accounts.

Subtotal	3069.84
Labor	2600.00
Tax	0.00
Total	5669.84
Balance	5669.84

RECEIVED BY:

10/30/24 10:49am by SUSAN Updated 11/6/24 10:51am by SUSAN

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING
Certificate Number:
2024-1252033
Date Filed:
12/24/2024
Date Acknowledged:

1 **Name of business entity filing form, and the city, state and country of the business entity's place of business.**
Trusco Inc., dba Russell Glass Company
Georgetown, TX United States

2 **Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**
Williamson County Commissioner

3 **Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**
Russell Glass Services
Replace Broken Window Glass

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Trusco Inc. dba Russell Glass Company	Georgetown, TX United States	X	

5 **Check only if there is NO Interested Party.** ☐

6 **UNSWORN DECLARATION**

My name is Russ Rutledge, and my date of birth is [redacted].

My address is [redacted] (street) [redacted] (city) [redacted] (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of TEXAS, on the 13 day of JAN (month), 2025 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1252033

Date Filed:
12/24/2024

Date Acknowledged:
01/16/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Trusco Inc., dba Russell Glass Company
Georgetown, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Commissioner

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Russell Glass Services
Replace Broken Window Glass

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Trusco Inc. dba Russell Glass Company	Georgetown, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **35.**

Meeting Date: 01/28/2025

Authorize Issuing IFB #25IFB25 Cul-de-Sac and Straight Section - Fog Seal Spring 2025 for Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Fernando Ramirez, 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 responses for IFB Solicitation: Cul-de-Sac and Straight Section - Fog Seal Spring 2025, under IFB #25IFB25.

Background

Williamson County is seeking qualified companies to provide materials, experienced fog seal crews and equipment to resurface subdivision cul-de-sacs and straight sections for Spring 2025. The estimated budget is $496,209.00. The funding source is 01.0200.0210.003599 and the point of contact is Jenifer Favreau.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 04:49 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 04:57 PM
Form Started By: Fernando Ramirez		Started On: 01/15/2025 10:49 AM
Final Approval Date: 01/22/2025		

Commissioners Court - Regular Session **36.**

Meeting Date: 01/28/2025

Authorize Issuing RFSQ #25RFSQ26 Engineering Services for the Extension of Tracy Chambers Lane from East of Wilco Way to West of Southwestern Blvd for Road and Bridge 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 authorizing the Purchasing Agent to advertise and receive sealed responses for Engineering Services for the Extension of Tracy Chambers Lane from East of Wilco Way to West of Southwestern Blvd, under RFSQ #25RFSQ26.

Background

Williamson County is soliciting qualifications from engineering firms interested in providing professional services to assist Williamson County staff in planning and designing the extension of Tracy Chambers Lane from East of Wilco Way to west of Southwestern Blvd. The estimated budgeted amount is $650,000.00. The funding source is CIP, Origination ID #1930 and the point of contact is Bob Daigh.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 05:00 PM
County Judge Exec Asst.	Delia Colon	01/23/2025 08:24 AM
Form Started By: Johnny Grimaldo		Started On: 01/21/2025 09:27 AM
Final Approval Date: 01/23/2025		

Commissioners Court - Regular Session **37.**

Meeting Date: 01/28/2025

Authorize Issuing IFB #25IFB23 Crack Sealer for Road and Bridge

Submitted For: Joy Simonton **Submitted By:** Fernando Ramirez, 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 responses for IFB Crack Sealer, under IFB #25IFB23.

Background

Williamson County is seeking qualified companies to provide Crack Sealer per Item 300, Texas Department of Transportation, Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges 2024, where applicable. The estimated budget is $250,000.00. The funding source is 01.0200.0210.003550 and the point of contact is Kelly Murphy.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 04:46 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 04:55 PM
Form Started By: Fernando Ramirez		Started On: 01/13/2025 12:24 PM
Final Approval Date: 01/22/2025		

Commissioners Court - Regular Session **38.**

Meeting Date: 01/28/2025

SWCA 24RFSQ16 R&B WA1 On Call Environmental Services

Submitted For: Robert Daigh **Submitted By:** Vicky Edwards, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on Work Authorization No 1 in the amount of $30,000.00 to expire December 31, 2027 under Williamson County Contract for Environmental Services between SWCA Environmental Consultants and Williamson County dated March 19, 2024 for Environmental On Call Services. Funding source: 01.0200.0210.004100

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

SWCA 24RFSQ16 R&B WA1 On Call Environmental Services

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	01/22/2025 02:01 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 03:18 PM
Form Started By: Vicky Edwards		Started On: 01/16/2025 02:17 PM
Final Approval Date: 01/22/2025		

EXHIBIT C

WORK AUTHORIZATION

WORK AUTHORIZATION NO. _1_
PROJECT: Road & Bridge Environmental On-Call Services

This Work Authorization is made pursuant to the terms and conditions of the Williamson County Contract for Environmental Services, being dated March 19, 2024, and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and SWCA Environmental Consultants (the "Firm").

Part1. The Firm will provide the following Environmental Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is $30,000.00.

Part 3. Payment to the Firm for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on December 31, 2027. The Firm's Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Firm understands and agrees that County's payment of amounts under this Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Firm that County shall have the right to terminate this Contract at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Firm.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

Continued next page

EXECUTED this _____.

FIRM:	COUNTY:
SWCA Environmental Consultants	Williamson County, Texas
By:_____	By:_____
Signature	Signature
Matthew McMillan	_____
Printed Name	Printed Name
Natural Resources Director – Austin	_____
Title	Title

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Firm

Attachment C - Work Schedule

Attachment D - Fee Schedule

A
SERVICES TO BE PROVIDED BY THE COUNTY
FOR ROAD & BRIDGE ENVIRONMENTAL ON-CALL SERVICES

In general, Williamson County and its representatives to their best efforts will render services as follows:

1. Name, business address and phone number of County's project manager.

2. Assistance to the Firm, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.

3. Obtain Rights of Entry from landowners that are unwilling to grant access to the Firm.

4. Provide available appropriate County data on file, plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections).

5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.

6. Provide timely reviews and decisions necessary for the Firm to maintain the project work schedule. Review recommendations offered by the Firm, progress of work, and final acceptance of all documents.

7. Submittal of documentation to regulatory agencies for review and comment, when specified.

8. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.

9. Post and maintain project information for public consumption on the County website.

10. Assist with Coordination between the Firm and the County's other subconsultants.

11. Negotiate with all utility companies for any agreements and/or relocations required.

12. Provide an agent as necessary to secure proposed ROW.

13. Provide construction observation and review contractor pay applications and progress.

14. Provide Firm with Contractor submittals, Requests for Information (RFI's), shop drawings, and correspondence.

15. Review Firm progress, submittals, and plan changes.

ATTACHMENT B
SERVICES TO BE PROVIDED BY THE FIRM
AS NEEDED ENVIRONMENTAL FOR ROAD & BRIDGE PROJECTS

1. ENVIRONMENTAL SERVICES

   a. COUNTY DUE DILLIGENCE

   b. TXDOT ENVIRONMENTAL CLEARANCE

   c. DATA COLLECTION & FIELD RECONNAISSANCE

   d. HAZARDOUS MATERIALS INITIAL SITE ASSESSMENT

   e. SECTION 404 CLEAN WATER ACT COMPLIANCE

   f. THREATENED AND ENDANGERED SPECIES HABITAT ASSESSMENT AND IMPACTS ANALYSIS

   g. ENDANGERED SPECIES ACT COMPLIANCE

   h. WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN PARTICIPATION APPLICATION CREATION

   i. HISTORICAL SITE COMPLIANCE

   j. TEXAS ANTIQUITIES CODE (TAC) COMPLIANCE

   k. DELIVERABLES:

      - Draft & Final Environmental Due Diligence Report
      - Draft & Final Regulatory Records Review
      - Draft & Final Hazardous Materials Initial Site Assessment
      - Draft & Final Wetlands Determination
      - Draft & Final Endangered Species Letter
      - Draft & Final Williamson County Regional Habitat Conservation Plan Application
      - Draft & Final Historic Building Survey
      - Draft & Final Texas Antiquities Permit Application Associated Scope of Work and Report

2. PROGRAM MANAGEMENT

    a. PROJECT REVIEW FOR ENVIRONMENTAL NEEDS

3. OTHER TASKS AS NEEDED

ATTACHMENT C

Work Schedule

WORK AUTHORIZATION NO. 01
PROJECT: Road & Bridge Environmental On-Call Services

SWCA is prepared to begin work immediately upon receiving a Notice-to-Proceed (NTP) for the work schedule provided for assigned tasks as given. All work is expected to be completed and finalized by December 31, 2027.

ATTACHMENT D

Fee Schedule

WORK AUTHORIZATION NO. 01
PROJECT: Road & Bridge Environmental On-Call Services

The Firm's Standard Rate Schedule is attached to the next page.

2024 LABOR CATEGORIES AND BILLING RATES

Environmental Consulting Services

Cultural Resources
Environmental Resources
Paleontology
Scientific Resources
Planning Resources
Graphics/Media Production
GIS/CADD Resources
Technical Writing/Editing
Training/Facilitating
Air Quality

Subject Matter Expert IV	$293.00	Specialist VIII	$158.00
Subject Matter Expert III	$268.00	Specialist VII	$147.00
Subject Matter Expert II	$242.00	Specialist VI	$137.00
Subject Matter Expert I	$230.00	Specialist V	$123.00
Specialist XII	$226.00	Specialist IV	$114.00
Specialist XI	$207.00	Specialist III	$104.00
Specialist X	$189.00	Specialist II	$91.00
Specialist IX	$169.00	Specialist I	$77.00

Engineering and Special Services (Tier 1)

Subject Matter Expert IV	$305.00	Specialist X	$207.00
Subject Matter Expert III	$278.00	Specialist IX	$189.00
Subject Matter Expert II	$252.00	Specialist VIII	$169.00
Subject Matter Expert I	$242.00	Specialist VII	$158.00
Specialist XII	$242.00	Specialist VI	$147.00
Specialist XI	$226.00	Specialist V	$137.00
		Specialist IV	$123.00

Commissioners Court - Regular Session **39.**

Meeting Date: 01/28/2025

Preliminary plat for the 100 Hazel Hill subdivision – Pct 4

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the preliminary plat for the 100 Hazel Hill subdivision – Precinct 4.

Background

This proposed subdivision consists of 2 lots and no new roads on 10.25 acres.

Timeline

2024-08-14 – Initial submittal of the preliminary plat
2024-09-11 – 1st review complete with comments
2024-11-04 – 2nd submittal of preliminary plat
2024-11-15 – 2nd review complete with comments
2024-11-26 – 3rd submittal of preliminary plat
2024-12-04 – 3rd review complete with comments
2024-12-27 – 4th submittal of preliminary plat
2025-01-06 – 4th review complete with comments
2025-01-19 – 5th submittal of preliminary plat
2025-01-22 – 5th review complete with comments clear
2025-01-23 – preliminary plat placed on the January 28, 2025 Commissioners Court agenda for consideration

Fiscal Impact

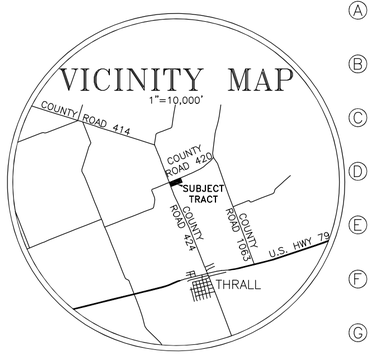
From/To	Acct No.	Description	Amount

Attachments

preliminary plat - 100 Hazel Hill

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 12:01 PM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:50 AM
Final Approval Date: 01/23/2025		



- ● 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- ● 1/2" REBAR WITH CAP FOUND (STAMPED AS NOTED)
- ⊙ 1/2" REBAR WITH CAP STAMPED "RPLS 5575" SET
- △ CALCULATED POINT
- ⌖ FENCE CORNER POST
- ● UTILITY POLE
- ⟵ GUY ANCHOR
- (ST) SEPTIC LID
- —▸— OVERHEAD UTILITY LINE
- —x— WIRE FENCE
- —o— WOOD FENCE
- [ ] DOCUMENT NO. 2016042081, OPRWCT
- / / DOCUMENT NO. 2015079961, OPRWCT
- < > DOCUMENT NO. 2015085792, OPRWCT
- ( ) DOCUMENT NO. 2016020890, OPRWCT
- OPRWCT OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

Ⓐ Rachel Eldridge & spouse, Kestle Jacob Eldridge
120 Hazel Hill Trail, Taylor, TX 76574, 10.143 Acres
Document No. 2023047406, June 9, 2023, OPRWCT

Ⓑ Thrall Farm, Inc.
5300 CR 424, Thrall, TX 76578, 10.031 Acres
Document No. 2017030906, March 30, 2017, OPRWCT

Ⓒ K&L Company
1233 CR 420, Thrall, TX 76578, 173.7909 Acres
Document No. 2005046428, June 14, 2005, OPRWCT

Ⓓ Brandon & Dianna Seidel
CR 424, Thrall, TX 76578, 19.78 Acres
Document No. 2015012624, February 19, 2015, OPRWCT

Ⓔ Dianne & Jeffrey Sr. Ake
1633 CR 420, Thrall, TX 76578, 1.65 Acres
Document No. 2002015478, February 27, 2002, OPRWCT

Ⓕ Fred L. Mares
1729 CR 420, Taylor, TX 76574, 2.709 Acres
Document No. 2003042508, May 2, 2003, OPRWCT

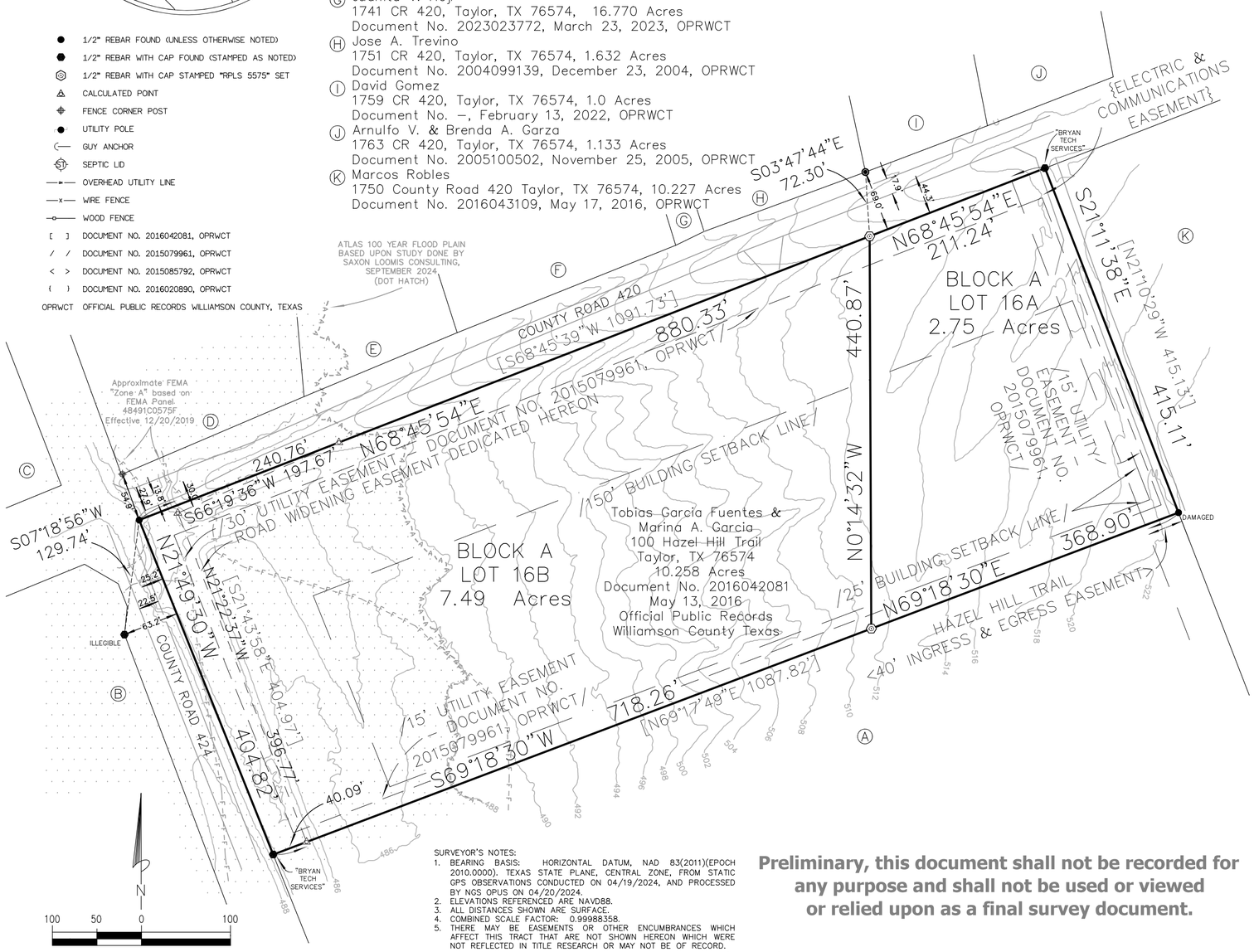
Ⓖ Juanita V. Hejl
1741 CR 420, Taylor, TX 76574, 16.770 Acres
Document No. 2023023772, March 23, 2023, OPRWCT

Ⓗ Jose A. Trevino
1751 CR 420, Taylor, TX 76574, 1.632 Acres
Document No. 2004099139, December 23, 2004, OPRWCT

Ⓘ David Gomez
1759 CR 420, Taylor, TX 76574, 1.0 Acres
Document No. –, February 13, 2022, OPRWCT

Ⓙ Arnulfo V. & Brenda A. Garza
1763 CR 420, Taylor, TX 76574, 1.133 Acres
Document No. 2005100502, November 25, 2005, OPRWCT

Ⓚ Marcos Robles
1750 County Road 420 Taylor, TX 76574, 10.227 Acres
Document No. 2016043109, May 17, 2016, OPRWCT



SURVEYOR'S NOTES:
1. BEARING BASIS: HORIZONTAL DATUM, NAD 83(2011)(EPOCH 2010.0000), TEXAS STATE PLANE, CENTRAL ZONE, FROM STATIC GPS OBSERVATIONS CONDUCTED ON 04/19/2024, AND PROCESSED BY NGS OPUS ON 04/20/2024.
2. ELEVATIONS REFERENCED ARE NAVD88.
3. ALL DISTANCES SHOWN ARE SURFACE.
4. COMBINED SCALE FACTOR: 0.99988358.
5. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES WHICH AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON WHICH WERE NOT REFLECTED IN TITLE RESEARCH OR MAY NOT BE OF RECORD.

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.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, TOBIAS GARCIA FUENTES, CO–OWNER, OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016042081 OF THE OFFICIAL 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 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 100 HAZEL HILL SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

_____
TOBIAS GARCIA FUENTES
CO–OWNER
100 HAZEL HILL TRAIL, TAYLOR, TX 76574
(512) 965–0152 tobiasgarciatj@gmail.com

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TOBIAS GARCIA FUENTES, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ , 20_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

I, MARINA A. GARCIA, CO–OWNER, OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016042081 OF THE OFFICIAL 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 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 100 HAZEL HILL SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20_____.

_____
MARINA A. GARCIA
CO–OWNER
100 HAZEL HILL TRAIL, TAYLOR, TX 76574
(512) 965–0152 tobiasgarciatj@gmail.com

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TOBIAS GARCIA FUENTES, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ , 20_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

WATER SERVICE IS PROVIDED BY: SOUTHWEST MILAM WATER SUPPLY CORPORATION.

WASTEWATER SERVICE IS PROVIDED BY: ON–SITE SEWAGE FACILITY (OSSF).

NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS _____ DAY OF _____ 20___A.D.

_____ WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 D. BOATRIGHT, P.E. DATE COUNTY ENGINEER

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., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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

ACAD FILE: HAZELHILL100–01G.dwg REVISION: 05 SCALE: 1"=100' DRAWING DATE: 1/20/2025 DRAWN BY: CRH SURVEYED ON THE GROUND: APRIL 2024

SHEET 1 OF 1

100 HAZEL HILL TRAIL SUBDIVISION

WILLIAMSON COUNTY, TEXAS

CHRISTOPHER HOLLAND
Registered Professional Land Surveyor
1501 Cotton Gin Road Kyle, Texas 78640
512–565–4523 Texas RPLS No. 5575

Commissioners Court - Regular Session **40.**

Meeting Date: 01/28/2025

Revised preliminary plat for the Santa Rita Ranch Phase 2B subdivision – Pct 2

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on ratifying and approving the revised preliminary plat for the Santa Rita Ranch Phase 2B subdivision – Precinct 2.

Background

This is the first revision to the preliminary plat of Santa Rita Ranch Phase 2B that was initially approved on October 17, 2023. Since the last approval, the developer has requested changes to the road alignments and lot layout of 126 lots. This revision includes an increase of 288 linear feet of new public roads and reduction of 1 open space/drainage/ landscape/ utility lot. With this revision, the proposed Santa Rita Ranch Phase 2B subdivision consists of 214 single family lots, 1 open space/water quality/drainage/landscape/utility lot, 3 drainage/open space/landscape/ utility lots, 7 open space/landscape/utility lots and 15,499 linear feet of public road on 115.90 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
2024-12-11 – initial submittal of the revised preliminary plat
2025-01-09 – 1st review complete with comments
2025-01-09 – 2nd submittal of revised preliminary plat
2025-01-23 – 2nd review complete with clear comments
2025-01-23 – County Engineer approval letter sent
2025-01-23 – revised preliminary placed on the January 28, 2025, Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount

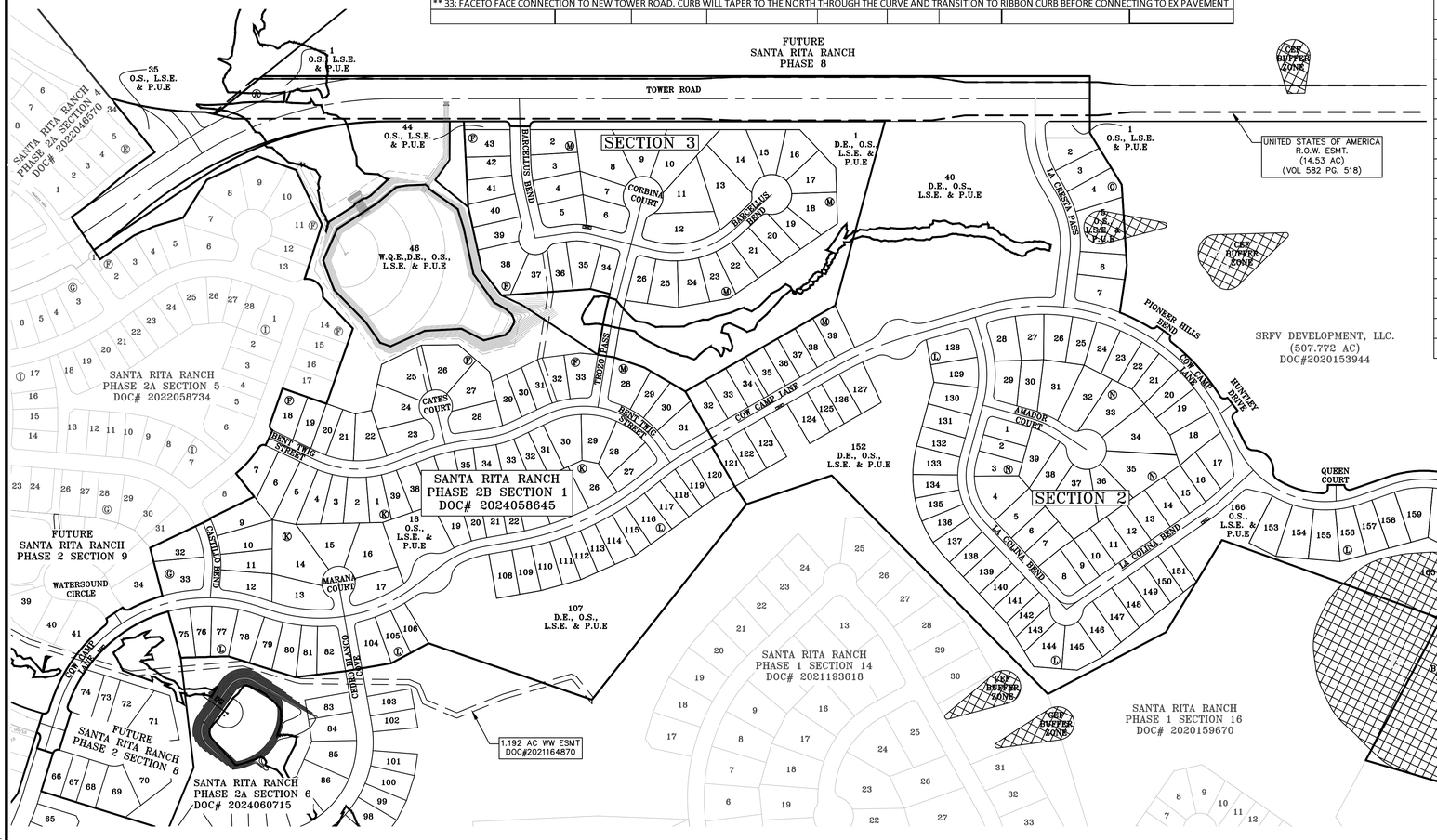
Attachments

preliminary plat (rev 1) - Santa Rita Ranch Ph 2B

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:53 AM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:47 AM
Final Approval Date: 01/23/2025		

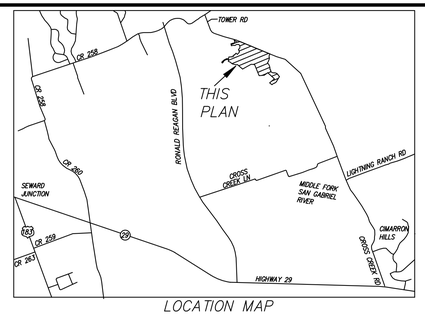
STREET NAME	MAINTENANCE AUTHORITY	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	DESIGN SPEED	LINEAR FEET	CLASS	TYPE
ABETO COVE	PUBLIC	120'	30' FACE TO BACKDIVIDED	4'	25 MPH	**40**	LOCAL	URBAN
ARMADOR COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**342**	LOCAL	URBAN
BERCELLUS BEND	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	**423**	MINOR COLLECTOR	URBAN
BARCELLUS BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**803**	LOCAL	URBAN
BENT TWIG STREET	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**1,320**	LOCAL	URBAN
CATES COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**118**	LOCAL	URBAN
CASTILLO BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**231**	LOCAL	URBAN
CEDRO BLANCO COVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**163**	LOCAL	URBAN
CORBINA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**149**	LOCAL	URBAN
COW CAMP LANE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**5,256**	LOCAL	URBAN
HUNTLEY DRIVE	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**46**	LOCAL	URBAN
FLOWER VALLEY PARKWAY	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	**40**	MINOR COLLECTOR	URBAN
LA COLINA BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**1,704**	LOCAL	URBAN
LA CRESTA PASS	PUBLIC	60'	40' FACE TO FACE	4'	35 MPH	**650**	MINOR COLLECTOR	URBAN
PIONEER HILLS BEND	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**83**	LOCAL	URBAN
MARANA COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**102**	LOCAL	URBAN
OLD TOWER ROAD	PUBLIC	80'	VARIES*	NO SIDEWALKS	35 MPH	**304**	MINOR COLLECTOR	URBAN
QUEEN COURT	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**49**	LOCAL	URBAN
TOWER ROAD	PUBLIC	(R.O.W. VARIES)	VARIES**	NO SIDEWALKS	45 MPH	**1,036**	FUTURE ARTERIAL	URBAN
TOWER ROAD	PUBLIC	136'	21' OF EX. PAVEMENT	NO SIDEWALKS	45 MPH	**2,097**	FUTURE ARTERIAL	URBAN
TROZO PASS	PUBLIC	50'	33' FACE TO FACE	4'	25 MPH	**504**	LOCAL	URBAN
WATERSOUND CIRCLE	PUBLIC	120'	30' FACE TO BACKDIVIDED	4'	25 MPH	**39**	LOCAL	URBAN
TOTAL LINEAR FOOTAGE OF STREETS:						**15,499 L.F.**		
* 75' FACE-TO-FACE AT CONNECTION TO SSR 2A-4. CURB WILL TAPER TO THE EAST THROUGH THE CURVE AND TRANSITION TO RIBBON CURB BEFORE CONNECTION TO EX. PAVEMENT								
** 33; FACETO FACE CONNECTION TO NEW TOWER ROAD. CURB WILL TAPER TO THE NORTH THROUGH THE CURVE AND TRANSITION TO RIBBON CURB BEFORE CONNECTING TO EX PAVEMENT								





0 200' 400'

SCALE: 1" = 200'



LOCATION MAP

LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
	BUILDING SETBACK LINE
	EASEMENT LINE
	BOUNDARY LINE
	100-YR FEMA FLOODPLAIN
	ATLAS 14 100-YR FLOODPLAIN
O.S.	OPEN SPACE
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK
	MAILBOX KIOSK

TOTAL OF LOTS	225
SINGLE FAMILY LOTS:	214
W.Q.E., D.E., O.S., L.S.E. & P.U.E LOTS:	1
D.E., O.S., L.S.E. & P.U.E LOTS:	3
O.S., L.S.E. & P.U.E.	7

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	15.00	15.00	090.0000	21.21320	23.562
C2	15.00	15.00	090.0000	21.21320	23.562
C3	495.00	152.49	034.2434	291.45842	295.842
C4	15.00	13.92	085.7107	20.40449	22.439
C5	15.00	13.55	084.1642	20.10584	22.034
C6	495.00	53.90	012.4297	107.17455	107.385
C7	325.00	1.54	000.5439	3.08538	3.085
C8	325.00	53.37	018.6495	105.32066	105.787
C9	15.00	13.35	083.3527	19.94773	21.822
C10	15.00	13.50	083.9849	20.07098	21.987
C11	50.00	61.74	101.9942	77.71139	89.007
C12	940.00	54.07	006.5842	107.96221	108.022
C13	1300.00	75.72	006.6673	151.18982	151.275
C14	994.93	145.28	016.6156	287.51697	288.527
C15	630.00	51.27	009.3042	102.19280	102.305
C16	15.00	14.10	086.4445	20.54490	22.631
C17	15.00	14.10	086.4445	20.54490	22.631
C18	630.00	110.65	019.9240	217.97320	219.075
C19	15.00	16.60	095.7889	22.25733	25.077
C20	15.00	12.39	079.1063	19.10381	20.710

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C21	24.00	14.80	063.3074	25.18962	26.518
C22	60.00	65.24	094.7913	88.32547	99.265
C23	24.00	14.40	061.9204	24.69324	25.937
C24	270.00	74.79	030.9650	144.14998	145.919
C25	15.00	15.45	091.6904	21.52381	24.004
C26	15.00	20.09	106.5104	24.03925	27.884
C27	270.00	6.82	002.8927	13.63013	13.632
C28	330.00	95.27	032.2057	183.05904	185.491
C29	15.00	11.59	075.4058	18.34701	19.741
C30	15.00	15.30	091.1510	21.42521	23.863
C31	330.00	16.77	005.8193	33.50225	33.517
C32	300.00	25.71	009.7957	51.22788	51.290
C33	305.00	103.37	037.4448	195.79996	199.328
C34	325.00	86.54	029.8208	167.25013	169.153
C35	445.00	233.28	055.3290	413.22122	429.725
C36	15.00	15.51	091.9290	21.56727	24.067
C37	15.00	15.00	090.0000	21.21320	23.562

Line Table		
Line #	Bearing	Length
L1	S54° 04' 23.55"E	50.00
L2	S35° 55' 36.45"W	30.00
L3	S35° 55' 36.45"W	60.00
L4	S35° 55' 36.45"W	15.52
L5	S74° 27' 34.25"W	60.00
L6	N15° 32' 25.75"W	1.21
L7	S04° 11' 22.89"W	149.13
L8	S83° 16' 38.23"W	201.15
L9	S82° 44' 00.05"W	147.87
L10	S19° 25' 49.40"E	89.07
L11	S43° 59' 59.35"W	50.00
L12	S37° 59' 04.93"W	114.12
L13	N52° 00' 55.07"W	140.00
L14	S37° 59' 04.93"W	240.00
L15	S25° 06' 24.92"E	130.50
L16	S36° 26' 42.05"W	171.85
L17	S06° 49' 15.00"E	182.19
L18	S51° 49' 15.00"E	122.31
L19	N83° 46' 29.80"E	168.04
L20	N50° 45' 59.90"E	134.66
L21	S87° 49' 07.02"E	92.00
L22	N84° 09' 46.54"E	65.90
L23	N73° 30' 05.39"E	124.27
L24	S15° 18' 03.26"E	153.69
L25	S68° 06' 53.48"W	58.28
L26	S20° 30' 09.55"E	209.76
L27	N57° 57' 36.73"W	30.05
L28	S69° 50' 40.95"W	183.35
L29	N71° 19' 16.81"W	819.01
L30	N71° 19' 16.81"W	920.05
L31	N71° 19' 16.81"W	748.75
L32	N18° 40' 43.19"E	171.13

Line Table		
Line #	Bearing	Length
L33	N12° 55' 40.82"W	182.61
L34	N15° 04' 37.25"E	243.54
L35	N27° 05' 09.29"E	143.14
L36	N36° 44' 52.62"W	50.00
L37	N19° 03' 26.64"W	50.00
L38	N70° 56' 33.36"E	12.79
L39	N08° 09' 49.26"W	88.71
L40	S18° 44' 39.85"W	10.41
L41	N71° 15' 20.15"W	50.00
L42	S89° 20' 20.97"W	103.07
L43	N46° 08' 20.56"E	11.06
L44	N43° 51' 39.44"W	50.00
L45	N39° 11' 33.68"W	140.78
L46	N27° 27' 12.38"E	430.97
L47	N64° 53' 53.77"E	65.98
L48	S54° 55' 20.98"E	233.69
L49	S46° 39' 50.58"W	481.82
L50	S51° 29' 37.42"E	700.00
L51	N50° 00' 22.58"E	325.00
L52	N81° 00' 22.58"E	400.00
L53	S26° 00' 37.64"E	924.73
L54	S89° 59' 49.24"E	270.00
L55	N57° 00' 10.76"E	750.00
L56	S52° 14' 02.41"E	519.41
L57	N80° 38' 29.35"E	127.10
L58	S81° 15' 01.20"E	139.98
L59	S78° 11' 00.31"E	152.24
L60	S53° 56' 45.00"E	210.75
L61	S73° 03' 59.40"E	143.48
L62	S03° 31' 49.08"W	144.21
L63	N36° 02' 35.28"E	120.00

TOTAL: 214 SF LOTS

DATE: NOVEMBER 26, 2024

OWNER:
SRFV DEVELOPMENT, LLC
1700 CROSS CREEK LANE
LIBERTY HILL, TX 78642

DEVELOPER:
SRFV DEVELOPMENT, LLC
1700 CROSS CREEK LANE
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 115.90 ACRES
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

GENERAL:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO 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.
4. LOTS 25-26 AND 34 BLOCK F, LOTS 1, 15-16, AND 32 BLOCK K, LOTS 134-136 AND153-155 BLOCK L, LOTS 8-9, 15-18, AND 26 BLOCK M, AND LOTS 1,8, AND 17 BLOCK N MAY NOT BE FURTHER SUBDIVIDED.
5. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.

DRAINAGE AND FLOODPLAIN:

6. THE DEVELOPED 100-YR FLOODPLAIN BY ATLAS 14 SHOWN ON THE PRELIMINARY PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC, DATED DECEMBER 22, 2021. 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, COMMUNITY PANEL NO, 48491C0275E, EFFECTIVE DATE SEPTEMBER 26,2008 FOR WILLIAMSON COUNTY, TEXAS.

WATER AND WASTEWATER:

7. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19C/GEORGETOWN UTILITY SYSTEMS
8. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19C/CITY OF LIBERTY HILL
9. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT OF WAY:

10. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

DESIGNED BY: SPC
DRAFTED BY: MB
DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 120 Pecan St. Suite 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: OVERALL PRELIMINARY PLAT
JOB NAME: SANTA RITA RANCH PHASE 2B
PROJECT: REVISED PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
1-9-2025

DATE: NOV 2024
JOB NUMBER: 5170
SHEET: 1 OF 3
SHEET NO.: 1

FILE PATH: J:\ACDS\5170\dwg\5170-PRELIM PLAT.dwg - Jan 09, 2025 - 3:44pm

FUTURE
SANTA RITA RANCH
PHASE 8

SANTA RITA RANCH
PHASE 2A SECTION 4
DOC# 2022046570

SANTA RITA RANCH
PHASE 2A SECTION 5
DOC# 2022058734

SANTA RITA RANCH
PHASE 2A SECTION 9

SANTA RITA RANCH
PHASE 2A SECTION 8

SANTA RITA RANCH
PHASE 2A SECTION 6
DOC# 2024060715

SANTA RITA RANCH
PHASE 1 SECTION 14
DOC# 2021193618

1
O.S., L.S.E.,
& P.U.E.

TOWER ROAD
(136' ROW)

OLD TOWER ROAD

50' L.S.E. & P.U.E.

TOWER ROAD
(R.O.W. VARIES)

SECTION 2

SECTION 3

SECTION 1

UNITED STATES OF AMERICA
R.O.W. ESMT.
(14.53 AC)
(VOL 582 PG. 518)

46
W.Q.E., D.E., O.S.,
L.S.E., & P.U.E.

EXISTING
BATCH DETENTION
POND 14

EXISTING
BATCH
DETENTION
POND 12

BARCELLUS BEND (50' ROW)

CORBINA COURT

DUROCO PASS (50' ROW)

CATES COURT

BENT TWIG STREET (50' ROW)

CASTILLO BEND (50' ROW)

MABANA COURT

COW CAMP LANE (50' ROW)

CEDRO MANCO COVE (50' ROW)

WATERSOUND CIRCLE

FLOWER VALLEY PARKWAY

ABETO COVE

100-YR DEVELOPED FLOODPLAIN PER ATLAS-14

15' WW ESMT

15' D.E. ESMT. PER PLAT

D.E., O.S. L.S.E., & P.U.E.

O.S., L.S.E. & P.U.E.

107
D.E., O.S.,
L.S.E., &
P.U.E.

SEE DETAIL "A" THIS SHEET

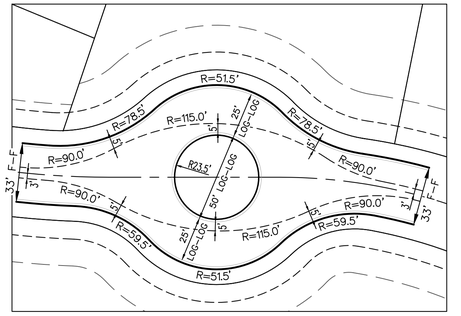
1.192 AC
WW ESMT
DOC#2021164870

0 100' 200'

SCALE: 1" = 100'

LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
	BUILDING SETBACK LINE
	EASEMENT LINE
	BOUNDARY LINE
	100-YR FEMA FLOODPLAIN
	ATLAS 14 100-YR FLOODPLAIN
O.S.	OPEN SPACE
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK
	MAILBOX KIOSK



DETAIL "A"
N.T.S.

DESIGNED BY: SPC
DRAFTED BY: MB
DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 78749
Austin, Texas 78735
North Office
12129 RR 620 N. 600
Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: PRELIMINARY PLAT 100 SCALE (1 OF 2)
JOB NAME: SANTA RITA RANCH PHASE 2B
PROJECT: REVISED PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
1-9-2025

DATE: NOV 2024
JOB NUMBER: 5170
SHEET: 2 OF 3
SHEET NO.: 2

FILE PATH: J:\ACD\5170\dwg\5170-PRELIM PLAT.dwg - Jan 09, 2025 - 3:45pm

FUTURE
SANTA RITA RANCH
PHASE 8

CEF BUFFER ZONE

TOWER ROAD
(R.O.W. VARIES)

UNITED STATES OF AMERICA
R.O.W. ESMT.
(14.53 AC)
(VOL 582 PG. 518)

D.E., O.S., L.S.E., & P.U.E.

41
D.E., O.S., L.S.E., & P.U.E.

1
O.S., L.S.E., & P.U.E.

100-YR DEVELOPED FLOODPLAIN PER ATLAS-14

SECTION 3

SECTION 2

SECTION 1

BARCELLUS BEND (60' ROW)

SEE DETAIL "B" THIS SHEET

15' D.E. ESMT. PER PLAT

COW CAMP LANE (50' ROW)

LA CRESTA PASS (60' ROW)

PIONEER HILLS BEND

HUNTLEY DRIVE

AMADOR COURT (50' ROW)

LA COLINA BEND (50' ROW)

QUEEN COURT

SEE DETAIL "C" THIS SHEET

SRFV DEVELOPMENT, LLC
(507.772 AC)
DOC# 2020153944

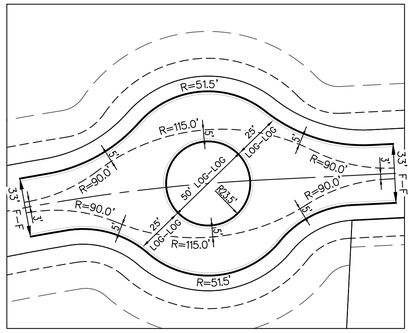
TEMPORARY TURN AROUND EASEMENT

152
D.E., O.S., L.S.E., & P.U.E.

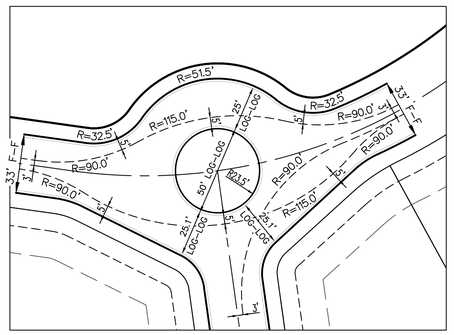
165
O.S., L.S.E., & P.U.E.

SANTA RITA RANCH
PHASE 1 SECTION 14
DOC# 2021193618

SANTA RITA RANCH
PHASE 1 SECTION 16
DOC# 2020159670



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.

LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
	BUILDING SETBACK LINE
	EASEMENT LINE
	BOUNDARY LINE
	100-YR FEMA FLOODPLAIN
	ATLAS 14 100-YR FLOODPLAIN
O.S.	OPEN SPACE
L.S.E.	LANDSCAPE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK
	MAILBOX KIOSK

0 100' 200'

SCALE: 1" = 100'

DESIGNED BY: SPC
DRAFTED BY: MB

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. (512) 280-5160
Austin, Texas 78749
North Office
1120 RR 620 N, Suite 600
Austin, Texas 78750
Fax No. (512) 280-5165
Phone No. (512) 280-5160

SHEET NAME: PRELIMINARY PLAT 100 SCALE (2 OF 2)
JOB NAME: SANTA RITA RANCH PHASE 2B
PROJECT: REVISED PRELIMINARY PLAT

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
1-9-2025

DATE
NOV 2024
JOB NUMBER
5170
SHEET
3 OF 3
SHEET NO.
3

FILE PATH:J:\ACSD\5170\dwg\5170-PRELIM PLAT.dwg - jan 09, 2025 - 3:45pm

Commissioners Court - Regular Session **41.**

Meeting Date: 01/28/2025

Final plat for the Lariat Sections 14-16 subdivision – Pct 2

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the final plat for the Lariat Sections 14-16 subdivision – Precinct 2.

Background

This subdivision includes the next sections of the Lariat development. It consists of 227 residential lots, 17 open space lots, 7 open space/drainage lots, 4 drainage/pond lots, and 15,007 linear feet of new roads to be maintained by the North San Gabriel MUD No. 1. Roadway and drainage construction is not yet complete, but a performance bond in the amount of $3,934,951.83 has been posted with the County to cover the cost of the remaining construction.

Timeline
2024-09-11 – initial submittal of the final plat
2024-10-10 – 1st review complete with comments
2024-11-07 – 2nd submittal of final plat
2024-11-22 – 2nd review complete with comments
2024-11-25 – 3rd submittal of final plat
2024-12-04 – 3rd review complete with clear comments
2025-01-22 – receipt of final plat with signatures
2025-01-23 – final plat placed on the January 28, 2025, Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

final plat - Lariat Sec 14-16

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:52 AM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:45 AM
Final Approval Date: 01/23/2025		

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A–415
IN WILLIAMSON COUNTY, TEXAS.

LEGEND

D.P.L.	DRAINAGE POND LOT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
O.S.	OPEN SPACE
R.O.W.	RIGHT–OF–WAY
●	FOUND 1/2" IRON ROD
"LSI" ●	FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP
"1847" ●	FOUND 1/2" IRON ROD WITH "FORREST 1487" CAP
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
△	CALCULATED POINT
( )	RECORD INFORMATION DOC. NO. 2021137550 O.P.R.W.C.

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.

SUBMITTED DATE: SEPTEMBER 11, 2024

OWNERS:

DREES CUSTOM HOMES, L.P.
11305 FOUR POINTS DR., BUILDING 1, SUITE 150
AUSTIN, TX 78726

LARIAT SECTION 15 DEVELOPMENT, LLC
5601 DEMOCRACY DRIVE, SUITE 300
PLANO, TX 75024

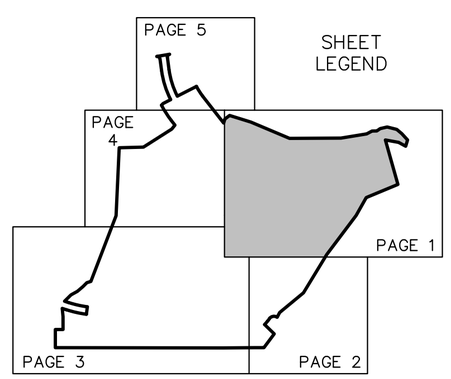
2023 LARIAT DEVELOPMENT, LLC
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

ENGINEER & SURVEYOR:

BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL: 512–879–0400

VICINITY MAP
NOT TO SCALE

SHEET LEGEND



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

\\bgeinc\data\TDC\Projects\Randolph Todd Co\9839-00-Northgate_Ph3_Sec14-16\SV\04_Finals\Drawings\Plat\9839-00_Lariat-Sec14-16_20250107.dwg, 1/7/2025 2:28 PM, Matthew Mislak

\\bgeinc\data\TXC\Projects\Randolph Todd Co\9839-00-Northgate Ph3 Sec14-16\SV\04_Finals\Drawings\Plat\9839-00 Lariat-Sec14-16_20250107.dwg, 1/7/2025 2:28 PM, Matthew Mislok

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A–415
IN WILLIAMSON COUNTY, TEXAS.

BENCHMARK NOTES:

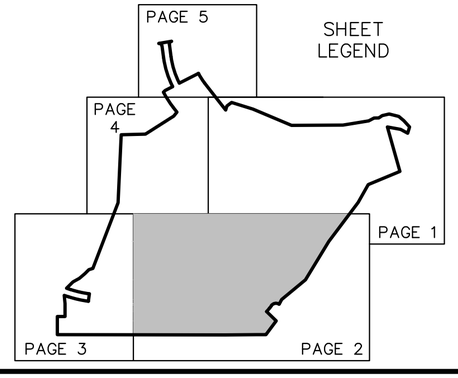
TBM #391 – SQUARE CUT ON NORTHEAST CORNER OF CURB INLET IN FRONT OF LOT 40, BLOCK BH, AS SHOWN HEREON.

GRID NORTHING: 10226838.91
GRID EASTING: 3064143.04
ELEVATION: 943.18' (NAVD 88 DATUM)

TBM #392 – SQUARE CUT ON SOUTHEAST CORNER OF CURB INLET IN FRONT OF LOT 31, BLOCK BH, AS SHOWN HEREON.

GRID NORTHING: 10228227.43
GRID EASTING: 3064454.47
ELEVATION: 915.86' (NAVD 88 DATUM)

SHEET LEGEND



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

MATCHLINE SHEET 4
MATCHLINE SHEET 3

PROPOSED LARIAT SECTION 13

CASTLEROCK COMMUNITIES, LLC
CALLED 36.986 AC.
DOC. NO. 2024015292
O.P.R.W.C.

PROPOSED LARIAT SECTION 13

RIVER OAKS LAND PARTNERS II, LLC
CALLED 678.09 AC.
TRACT 1
DOC. NO. 2021137550
O.P.R.W.C.

100-YEAR FLOODPLAIN PER STUDY BY BGE, INC. MARCH 2023

N 0°35'24" E 656.46'

S 89°59'54" W 187.24'

S 0°00'06" E 249.35'

43 DRAINAGE/POND

2 OPEN SPACE/ DRAINAGE

1 OPEN SPACE/DRAINAGE

2 OPEN SPACE/ DRAINAGE

10 OPEN SPACE

UPHILL DRIVE 50' R.O.W.

ROLLO ROAD 50' R.O.W.

SOUTH HEMINGWAY LOOP 70' R.O.W.

LOOKOUT POINT DRIVE 50' R.O.W.

LUTTRELL COURT 50' R.O.W.

CLANCY

J. MCDEVITT SURVEY A-415

J. L. BROWN SURVEY A-733

E. B. SMITH SURVEY A-585

100-YEAR FLOODPLAIN PER STUDY BY BGE, INC. MARCH 2023

RIVER OAKS LAND PARTNERS II, LLC
CALLED 678.09 AC. – TRACT 1
DOC. NO. 2021137550
O.P.R.W.C.

N 69°40'46" E 210.00'

14 OPEN SPACE

100-YEAR FLOODPLAIN PER STUDY BY BGE, INC MARCH 2023

LUTTRELL LANE 50' R.O.W.

S 69°40'46" W 474.36'

N 69°40'46" E 472.16'

100-YEAR FLOODPLAIN PER STUDY BY BGE, INC MARCH 2023

100-YEAR FLOODPLAIN PER STUDY BY BGE, INC. MARCH 2023

N 20°19'14" W 169.23'

S 69°42'01" W 571.67'
(S 69°41'57" W)

APPROXIMATE SURVEY LINE

WATSON RANCH, LTD. &
BLAIR MORGAN WATSON
(TRACT A – CALLED 95.34 AC)
DOC. NO.'S 2009017881 & 2016107237
O.P.R.W.C.

N 69°40'46" E 571.84'

N 69°40'46" E 298.93'

N 69°40'46" E 1,105.95'

S 69°41'17" W 421.79'
(S 69°40'55" W 401.74')

S 69°40'21" W 572.25'
(S 69°41'33" W 572.37')

S 69°09'22" W 293.48'
(S 69°07'50" W 293.57')

MATCHLINE SHEET 3
MATCHLINE SHEET 2

LOT 6

LIBERTY OAKS
CABINET D, SLIDE 143 P.R.W.C.

LOT 7

APPROXIMATE SURVEY LINE

CLINTON SEAN & LAURA PILGRIM
CALLED 10.122 AC.
DOC. NO. 2018059068
O.P.R.W.C.

0 100 200 300

SHEET LEGEND

PAGE 5
PAGE 4
PAGE 1
PAGE 3
PAGE 2

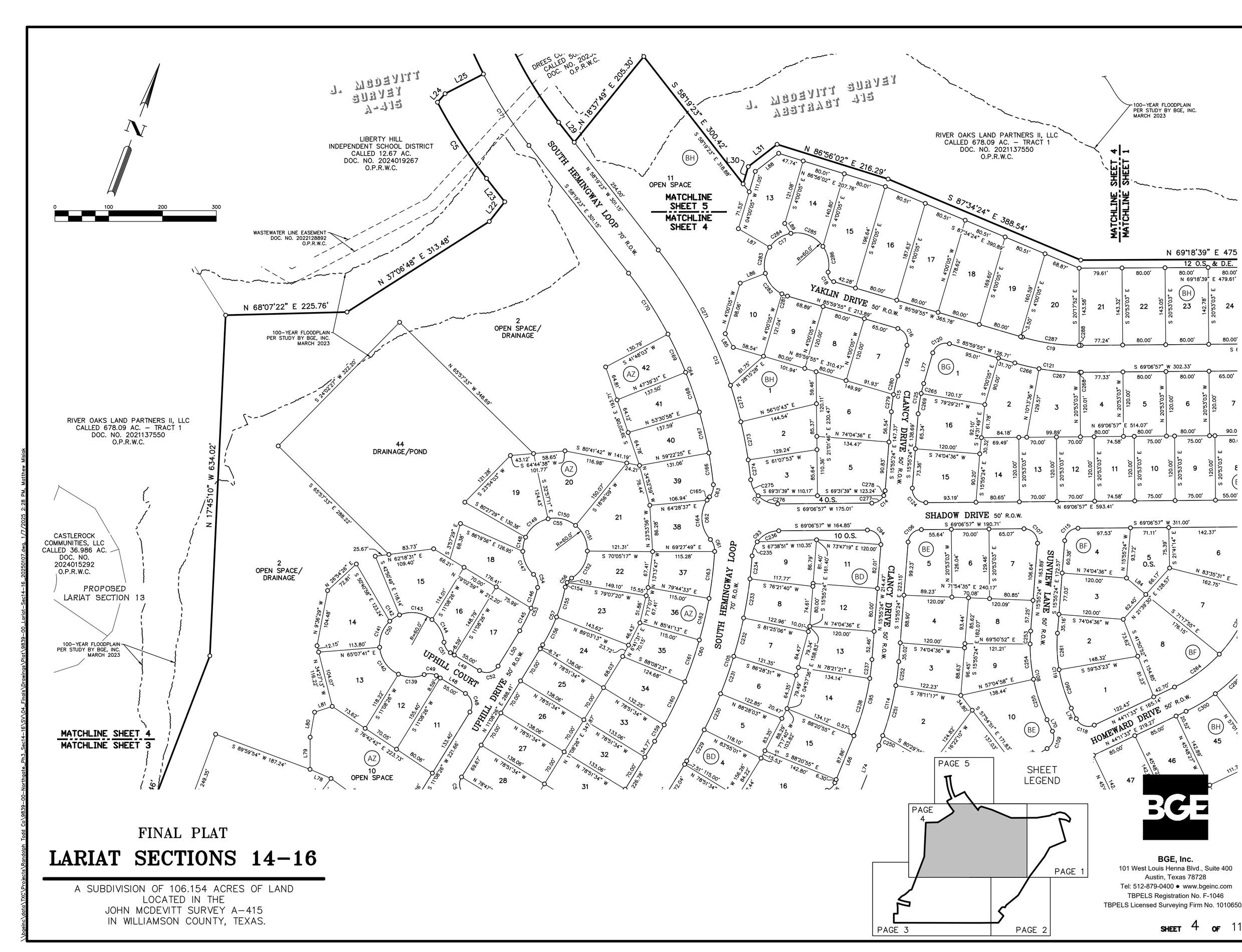
FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN 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

\\bgeinc\data\TX\Projects\Randolph Todd Co\39839-00-Northgate, Ph3 Sec14-16\SV\04 Finals\Drawings\Plat\39839-00 Lariat-Sec14-16 20250107.dwg, 1/7/2025 2:28 PM, Matthew Mislok



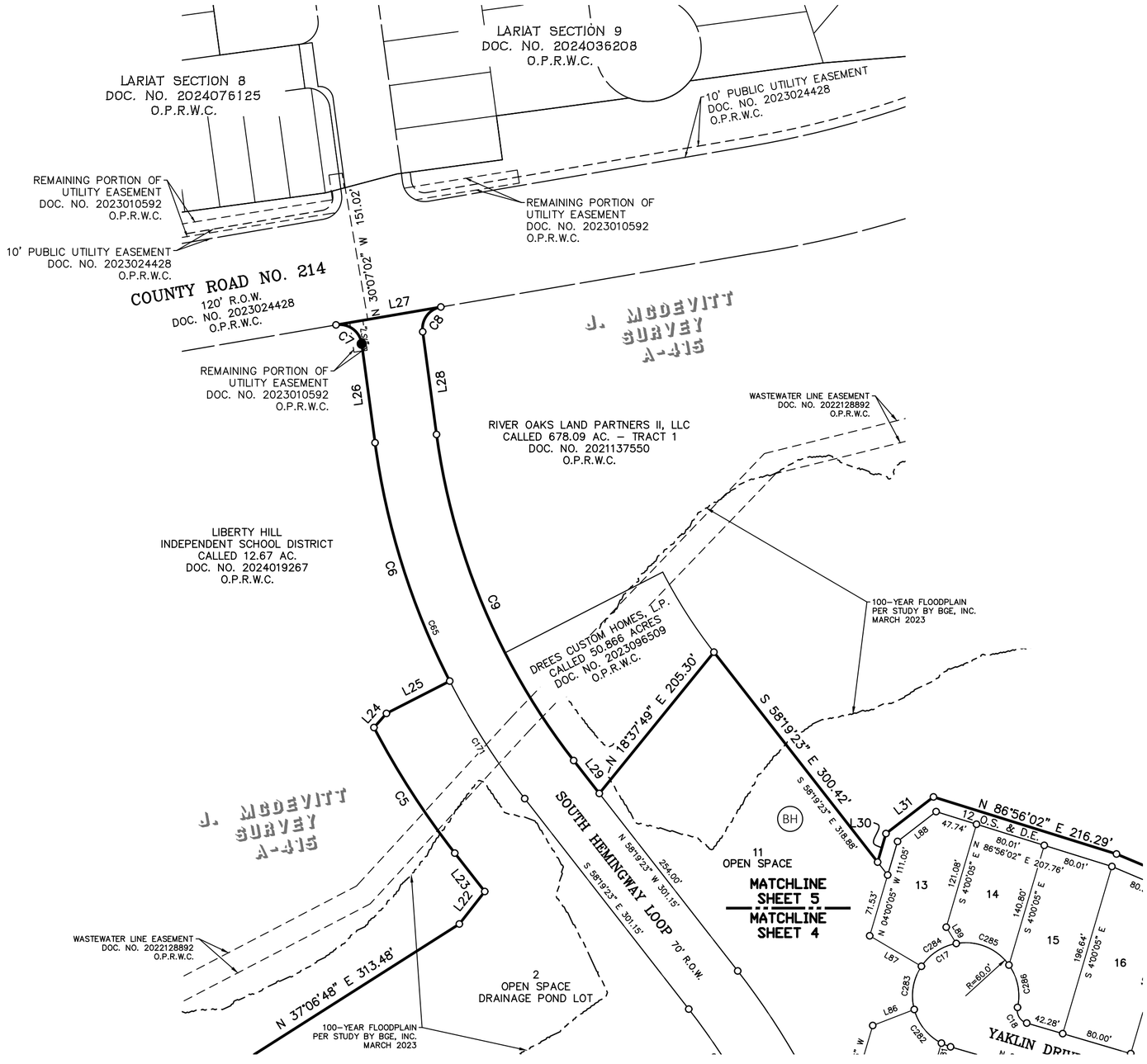
FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A–415
IN WILLIAMSON COUNTY, TEXAS.

BGE, Inc.
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Tel: 512-879-0400 ● www.bgeinc.com
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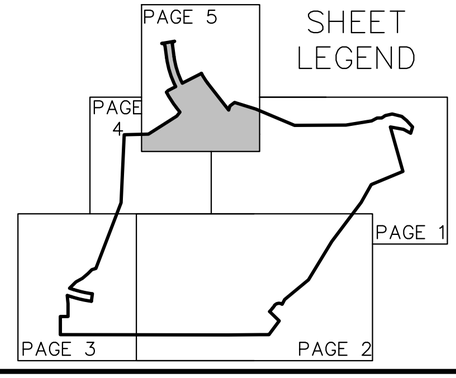
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FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A–415
IN WILLIAMSON COUNTY, TEXAS.



BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

\\bgeinc\data\TXC\Projects\Randolph Todd Co\9839-00-Northgate Ph3 Sec14-16\SV\04 Finals\Drawings\Plat\9839-00 Lariat-Sec14-16 20250107.dwg, 1/7/2025 2:28 PM, Matthew Misiak

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	76.42'	53.50'	81°50'48"	S 57°09'25" W	70.09'
C2	43.40'	325.00'	7°39'04"	S 20°03'33" W	43.37'
C3	189.75'	1,035.00'	10°30'16"	N 82°19'57" E	189.49'
C4	176.92'	965.00'	10°30'16"	S 82°19'57" W	176.67'
C5	168.71'	935.00'	10°20'17"	N 53°09'14" W	168.48'
C6	283.19'	835.00'	19°25'55"	S 37°47'32" E	281.83'
C7	40.16'	25.00'	92°02'26"	N 74°05'49" W	35.98'
C8	38.38'	25.00'	87°57'34"	S 15°54'11" W	34.72'
C9	403.85'	765.00'	30°14'48"	S 43°11'59" E	399.17'
C10	66.06'	325.00'	11°38'43"	N 41°21'09" E	65.94'
C11	66.06'	325.00'	11°38'43"	N 29°42'27" E	65.94'
C12	466.53'	835.00'	32°00'44"	N 42°19'01" W	460.48'
C13	73.80'	50.00'	84°34'24"	S 68°35'51" E	67.28'
C14	37.11'	25.00'	85°02'21"	N 26°35'47" E	33.79'
C15	67.62'	325.00'	11°55'19"	S 09°57'45" E	67.50'
C16	39.27'	25.00'	90°00'00"	N 49°00'05" W	35.36'
C17	278.74'	60.00'	266°10'39"	S 39°05'14" W	87.64'
C18	22.56'	15.00'	86°10'39"	S 50°54'46" E	20.49'
C19	110.50'	375.00'	16°52'57"	N 77°33'26" E	110.10'
C20	23.55'	25.00'	53°58'05"	N 42°07'55" E	22.69'
C21	301.53'	60.00'	287°56'10"	N 20°53'03" W	70.59'
C22	23.55'	25.00'	53°58'05"	N 83°54'00" W	22.69'
C23	39.27'	25.00'	90°00'00"	S 24°06'57" W	35.36'
C24	369.14'	325.00'	65°04'36"	N 11°39'15" E	349.61'
C25	258.06'	475.00'	31°07'42"	S 28°37'42" W	254.90'
C26	39.16'	25.00'	89°44'15"	S 31°48'17" E	35.27'
C27	92.05'	250.00'	21°05'51"	N 66°07'29" W	91.54'
C28	23.55'	25.00'	53°58'05"	S 82°33'36" E	22.69'
C29	301.53'	60.00'	287°56'10"	N 34°25'26" E	70.59'
C30	23.55'	25.00'	53°58'05"	N 28°35'31" W	22.69'
C31	73.64'	200.00'	21°05'51"	N 66°07'29" W	73.23'
C32	39.38'	25.00'	90°15'45"	S 58°11'43" W	35.44'
C33	36.49'	25.00'	83°37'14"	S 28°44'46" E	33.33'
C34	26.02'	425.00'	3°30'30"	N 68°48'08" W	26.02'
C35	32.32'	37.50'	49°23'06"	N 88°15'33" E	31.33'
C36	79.51'	53.50'	85°09'18"	N 73°51'20" W	72.39'
C37	33.42'	37.50'	51°03'27"	S 56°48'25" E	32.32'
C38	303.16'	325.00'	53°26'44"	N 42°57'24" E	292.29'
C39	66.32'	41.50'	91°34'08"	S 23°53'42" W	59.49'
C40	73.31'	47.50'	88°25'52"	N 66°06'18" W	66.25'
C41	66.32'	41.50'	91°34'08"	N 23°53'42" E	59.49'
C42	58.23'	36.50'	91°24'26"	N 67°35'35" W	52.25'
C43	187.45'	1,035.00'	10°22'37"	N 71°53'30" E	187.19'
C44	165.11'	965.00'	9°48'11"	N 72°10'44" E	164.90'
C45	77.03'	49.50'	89°10'01"	N 22°41'38" E	69.49'
C46	332.72'	325.00'	58°39'25"	S 07°26'20" W	318.38'
C47	167.73'	375.00'	25°37'37"	N 23°57'15" E	166.33'
C48	39.27'	25.00'	90°00'00"	N 33°51'34" W	35.36'
C49	23.55'	25.00'	53°58'05"	S 74°09'24" W	22.69'
C50	301.53'	60.00'	287°56'10"	S 11°08'26" W	70.59'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	23.55'	25.00'	53°58'05"	S 51°52'31" E	22.69'
C52	39.27'	25.00'	90°00'00"	N 56°08'26" E	35.36'
C53	87.38'	275.00'	18°12'21"	N 02°02'15" E	87.02'
C54	26.80'	25.00'	61°25'52"	N 37°46'51" W	25.54'
C55	300.95'	60.00'	287°23'25"	S 75°11'55" W	71.05'
C56	21.02'	25.00'	48°10'40"	S 14°48'18" W	20.41'
C57	115.85'	325.00'	20°25'28"	N 00°55'42" E	115.24'
C58	38.33'	25.00'	87°51'09"	S 32°47'08" E	34.69'
C59	80.41'	50.00'	92°08'51"	N 57°12'52" E	72.02'
C60	373.78'	765.00'	27°59'42"	N 02°51'25" W	370.08'
C61	24.16'	30.00'	46°08'14"	N 39°55'23" W	23.51'
C62	86.89'	60.00'	82°58'10"	S 21°30'25" E	79.49'
C63	24.16'	30.00'	46°08'14"	N 03°05'27" W	23.51'
C64	429.44'	765.00'	32°09'48"	N 42°14'28" W	423.82'
C65	440.80'	835.00'	30°14'48"	S 43°11'59" E	435.70'
C66	40.21'	25.00'	92°08'51"	S 57°12'52" W	36.01'
C67	81.97'	50.00'	93°56'11"	N 29°44'37" W	73.10'
C68	708.46'	965.00'	42°03'51"	N 38°15'24" E	692.66'
C69	52.61'	30.50'	98°49'18"	S 71°18'01" E	46.32'
C70	281.53'	275.00'	58°39'25"	S 07°26'20" W	269.40'
C71	190.09'	425.00'	25°37'37"	N 23°57'15" E	188.51'
C72	75.08'	50.00'	86°02'11"	S 59°34'19" W	68.22'
C73	84.50'	425.00'	11°23'29"	S 83°06'21" E	84.36'
C74	36.69'	25.00'	84°05'22"	N 46°45'24" W	33.49'
C75	142.31'	275.00'	29°39'02"	N 10°06'47" E	140.73'
C76	225.13'	285.00'	45°15'32"	S 02°18'32" W	219.32'
C77	39.27'	25.00'	90°00'00"	N 24°40'46" E	35.36'
C78	73.31'	47.50'	88°25'52"	S 66°06'18" E	66.25'
C79	85.42'	60.50'	80°53'50"	S 18°33'33" W	78.50'
C80	766.90'	1,035.00'	42°27'15"	N 37°46'51" E	749.47'
C81	39.27'	25.00'	90°00'00"	S 40°17'16" W	35.36'
C82	181.06'	375.00'	27°39'50"	N 80°52'49" W	179.31'
C83	77.76'	53.50'	83°16'55"	N 25°24'26" W	71.10'
C84	256.52'	275.00'	53°26'44"	N 42°57'24" E	247.32'
C85	39.27'	25.00'	90°00'00"	S 65°19'14" E	35.36'
C86	23.38'	25.00'	53°34'41"	S 06°27'58" W	22.54'
C87	301.70'	60.00'	288°05'57"	S 69°45'39" W	70.45'
C88	23.55'	25.00'	53°58'05"	N 47°18'17" W	22.69'
C89	39.27'	25.00'	90°00'00"	N 24°40'46" E	35.36'
C90	39.30'	25.00'	90°04'10"	S 65°21'19" E	35.38'
C91	185.63'	235.00'	45°15'32"	S 02°18'32" W	180.84'
C92	168.19'	325.00'	29°39'02"	N 10°06'47" E	166.32'
C93	74.79'	50.00'	85°42'13"	S 26°15'51" W	68.01'
C94	41.43'	25.00'	94°57'39"	N 63°24'13" W	36.85'
C95	145.70'	475.00'	17°34'29"	N 07°08'10" W	145.13'
C96	21.03'	25.00'	48°11'23"	N 25°44'46" E	20.41'
C97	166.17'	50.00'	190°25'06"	S 45°22'05" E	99.59'
C98	21.03'	25.00'	48°11'23"	S 63°31'03" W	20.41'
C99	75.42'	275.00'	15°42'51"	N 84°31'50" W	75.19'
C100	39.16'	25.00'	89°44'15"	N 31°48'17" W	35.27'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C101	36.49'	25.00'	83°37'14"	N 54°52'28" E	33.33'
C102	84.54'	425.00'	11°23'49"	N 89°00'49" W	84.40'
C103	113.24'	375.00'	17°18'08"	S 86°03'40" E	112.81'
C104	77.27'	50.00'	88°33'02"	S 33°08'05" E	69.81'
C105	404.10'	835.00'	27°43'41"	N 02°43'25" W	400.16'
C106	37.11'	25.00'	85°02'21"	S 26°35'47" W	33.79'
C107	41.43'	25.00'	94°57'39"	N 63°24'13" W	36.85'
C108	169.51'	325.00'	29°53'03"	S 30°51'55" E	167.60'
C109	37.18'	25.00'	85°12'59"	N 03°11'57" W	33.85'
C110	241.40'	525.00'	26°20'42"	S 26°14'12" W	239.28'
C111	39.38'	25.00'	90°15'45"	N 58°11'43" E	35.44'
C112	89.14'	325.00'	15°42'51"	N 84°31'50" W	88.86'
C113	41.03'	25.00'	94°02'21"	S 45°22'05" E	36.58'
C114	161.04'	525.00'	17°34'29"	N 07°08'10" W	160.41'
C115	37.11'	25.00'	85°02'21"	S 26°35'47" W	33.79'
C116	39.27'	25.00'	90°00'00"	N 65°53'03" W	35.36'
C117	312.35'	275.00'	65°04'36"	N 11°39'15" E	295.82'
C118	39.27'	25.00'	90°00'00"	N 89°11'33" E	35.36'
C119	143.43'	275.00'	29°53'03"	S 30°51'55" E	141.81'
C120	39.27'	25.00'	90°00'03"	S 40°59'55" W	35.36'
C121	125.23'	425.00'	16°52'57"	N 77°33'26" E	124.78'
C122	39.27'	25.00'	90°00'00"	N 65°53'03" W	35.36'
C123	39.27'	25.00'	90°00'00"	N 24°06'57" E	35.36'
C124	41.43'	25.00'	94°57'39"	S 63°24'13" E	36.85'
C125	57.22'	275.00'	11°55'19"	S 09°57'45" E	57.12'
C126	377.20'	1,035.00'	20°52'52"	N 77°08'38" E	375.12'
C127	27.99'	47.50'	33°45'49"	S 86°33'40" W	27.59'
C128	45.32'	47.50'	54°40'03"	N 49°13'24" W	43.62'
C129	247.52'	965.00'	14°41'46"	N 80°14'11" E	246.84'
C130	94.51'	965.00'	5°36'40"	N 70°04'58" E	94.47'
C131	119.92'	325.00'	21°08'30"	S 11°19'07" E	119.24'
C132	66.06'	325.00'	11°38'43"	S 05°04'29" W	65.94'
C133	66.06'	325.00'	11°38'43"	S 16°43'12" W	65.94'
C134	66.39'	325.00'	11°42'15"	S 28°23'41" W	66.28'
C135	14.30'	325.00'	2°31'14"	S 35°30'26" W	14.30'
C136	38.25'	375.00'	5°50'37"	N 33°50'45" E	38.23'
C137	97.50'	375.00'	14°53'47"	N 23°28'33" E	97.22'
C138	31.99'	375.00'	4°53'13"	N 13°35'03" E	31.98'
C139	49.16'	60.00'	46°56'56"	N 70°38'49" E	47.80'
C140	63.89'	60.00'	61°00'24"	S 55°22'31" E	60.91'
C141	53.79'	60.00'	51°22'13"	S 00°48'48" W	52.01'
C142	21.63'	60.00'	20°39'17"	S 36°49'33" W	21.51'
C143	63.89'	60.00'	61°00'24"	S 77°39'23" W	60.91'
C144	49.16'	60.00'	46°56'56"	N 48°21'57" W	47.80'
C145	47.05'	275.00'	9°48'11"	N 06°14'21" E	46.99'
C146	40.33'	275.00'	8°24'10"	N 02°51'50" W	40.29'
C147	48.51'	60.00'	46°19'10"	S 45°20'12" E	47.20'
C148	27.09'	60.00'	25°52'09"	S 09°14'33" E	26.86'
C149	55.87'	60.00'	53°21'17"	S 30°22'10" W	53.88'
C150	54.34'	60.00'	51°53'20"	S 82°59'29" W	52.50'

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN 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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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C151	54.34'	60.00'	51°53'20"	N 45°07'11" W	52.50'
C152	60.81'	60.00'	58°04'08"	N 09°51'34" E	58.24'
C153	11.72'	25.00'	26°51'21"	S 25°27'57" W	11.61'
C154	9.30'	25.00'	21°19'19"	S 01°22'37" W	9.25'
C155	58.03'	325.00'	10°13'49"	N 04°10'07" W	57.95'
C156	57.82'	325.00'	10°11'39"	N 06°02'37" E	57.75'
C157	62.01'	50.00'	71°03'37"	N 67°45'29" E	58.11'
C158	18.40'	50.00'	21°05'15"	N 21°41'04" E	18.30'
C159	35.24'	765.00'	2°38'22"	N 09°49'15" E	35.24'
C160	88.67'	765.00'	6°38'27"	N 05°10'50" E	88.62'
C161	82.42'	765.00'	6°10'24"	N 01°13'35" W	82.38'
C162	79.37'	765.00'	5°56'40"	N 07°17'07" W	79.33'
C163	88.08'	765.00'	6°35'49"	N 13°33'21" W	88.03'
C164	79.10'	60.00'	75°32'20"	S 25°13'20" E	73.50'
C165	7.78'	60.00'	7°25'50"	S 16°15'45" W	7.78'
C166	59.64'	765.00'	4°28'00"	N 28°23'34" W	59.62'
C167	78.21'	765.00'	5°51'27"	N 33°33'18" W	78.18'
C168	78.21'	765.00'	5°51'27"	N 39°24'46" W	78.18'
C169	78.21'	765.00'	5°51'27"	N 45°16'13" W	78.18'
C170	135.17'	765.00'	10°07'26"	N 53°15'40" W	135.00'
C171	157.61'	835.00'	10°48'53"	S 52°54'56" E	157.38'
C172	85.46'	965.00'	5°04'27"	N 56°45'07" E	85.43'
C173	43.28'	30.50'	81°18'11"	S 80°03'34" E	39.74'
C174	9.33'	30.50'	17°31'06"	S 30°38'56" E	9.29'
C175	86.02'	275.00'	17°55'21"	S 12°55'42" E	85.67'
C176	122.33'	275.00'	25°29'14"	S 08°46'35" W	121.32'
C177	73.18'	275.00'	15°14'51"	S 29°08'38" W	72.97'
C178	61.05'	425.00'	8°13'51"	N 32°39'07" E	61.00'
C179	70.76'	425.00'	9°32'20"	N 23°46'02" E	70.67'
C180	58.28'	425.00'	7°51'26"	N 15°04'09" E	58.24'
C181	4.37'	25.00'	10°00'28"	S 16°08'40" W	4.36'
C182	35.84'	25.00'	82°08'23"	S 62°13'06" W	32.85'
C183	62.78'	50.00'	71°56'18"	N 40°44'33" W	58.73'
C184	19.20'	50.00'	21°59'53"	N 06°13'32" E	19.08'
C185	64.94'	965.00'	3°51'21"	N 19°09'09" E	64.93'
C186	83.70'	965.00'	4°58'10"	N 23°33'55" E	83.67'
C187	83.70'	965.00'	4°58'10"	N 28°32'05" E	83.67'
C188	82.58'	965.00'	4°54'11"	N 33°28'15" E	82.55'
C189	82.58'	965.00'	4°54'11"	N 38°22'26" E	82.55'
C190	81.67'	965.00'	4°50'57"	N 43°15'01" E	81.65'
C191	143.83'	965.00'	8°32'24"	N 49°56'41" E	143.70'
C192	208.10'	1,035.00'	11°31'12"	N 53°14'52" E	207.75'
C193	71.25'	1,035.00'	3°56'40"	N 45°30'56" E	71.24'
C194	69.01'	1,035.00'	3°49'14"	N 41°37'59" E	69.00'
C195	69.01'	1,035.00'	3°49'14"	N 37°48'45" E	69.00'
C196	69.01'	1,035.00'	3°49'14"	N 33°59'32" E	69.00'
C197	69.01'	1,035.00'	3°49'14"	N 30°10'18" E	69.00'
C198	69.01'	1,035.00'	3°49'14"	N 26°21'05" E	69.00'
C199	69.29'	1,035.00'	3°50'10"	N 22°31'23" E	69.28'
C200	73.18'	1,035.00'	4°03'05"	N 18°34'46" E	73.17'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C201	63.04'	50.00'	72°14'22"	S 52°40'24" W	58.95'
C202	12.04'	50.00'	13°47'49"	N 84°18'31" W	12.01'
C203	17.05'	425.00'	2°17'54"	S 78°33'33" E	17.05'
C204	67.45'	425.00'	9°05'35"	S 84°15'18" E	67.38'
C205	113.64'	275.00'	23°40'33"	N 07°07'33" E	112.83'
C206	28.68'	275.00'	5°58'29"	N 21°57'04" E	28.66'
C207	11.30'	285.00'	2°16'19"	S 23°48'09" W	11.30'
C208	66.53'	285.00'	13°22'34"	S 15°58'43" W	66.38'
C209	63.19'	285.00'	12°42'16"	S 02°56'18" W	63.06'
C210	84.10'	285.00'	16°54'25"	S 11°52'02" E	83.79'
C211	80.73'	235.00'	19°40'56"	S 10°28'46" E	80.33'
C212	104.90'	235.00'	25°34'36"	S 12°09'00" W	104.03'
C213	33.78'	325.00'	5°57'16"	N 21°57'40" E	33.76'
C214	54.18'	325.00'	9°33'07"	N 14°12'28" E	54.12'
C215	80.23'	325.00'	14°08'39"	N 02°21'36" E	80.03'
C216	38.03'	375.00'	5°48'41"	S 88°11'37" W	38.02'
C217	111.52'	375.00'	17°02'21"	N 80°22'52" W	111.11'
C218	31.50'	375.00'	4°48'48"	N 69°27'18" W	31.49'
C219	15.96'	53.50'	17°05'50"	N 58°29'59" W	15.91'
C220	61.80'	53.50'	66°11'05"	N 16°51'31" W	58.42'
C221	167.32'	275.00'	34°51'39"	N 33°39'51" E	164.75'
C222	89.20'	275.00'	18°35'05"	N 60°23'13" E	88.81'
C223	28.32'	60.00'	27°02'40"	N 20°17'18" E	28.06'
C224	64.67'	60.00'	61°45'29"	N 24°06'47" W	61.59'
C225	72.13'	60.00'	68°53'01"	N 89°26'02" W	67.87'
C226	67.73'	60.00'	64°40'34"	S 23°47'10" W	64.19'
C227	68.84'	60.00'	65°44'12"	S 41°25'13" E	65.13'
C228	67.31'	50.00'	77°08'04"	S 27°25'36" E	62.34'
C229	66.37'	835.00'	4°33'14"	N 08°51'49" E	66.35'
C230	73.66'	835.00'	5°03'15"	N 04°03'34" E	73.63'
C231	73.70'	835.00'	5°03'26"	N 00°59'46" W	73.68'
C232	73.70'	835.00'	5°03'26"	N 06°03'12" W	73.68'
C233	73.70'	835.00'	5°03'26"	N 11°06'37" W	73.68'
C234	42.97'	835.00'	2°56'55"	N 15°06'48" W	42.97'
C235	28.16'	50.00'	32°16'02"	S 00°27'14" E	27.79'
C236	46.63'	50.00'	53°26'11"	S 42°23'52" W	44.96'
C237	35.48'	475.00'	4°16'45"	N 13°47'02" W	35.47'
C238	110.22'	475.00'	13°17'44"	N 04°59'47" W	109.98'
C239	59.60'	50.00'	68°17'56"	S 15°41'30" W	56.14'
C240	67.02'	50.00'	76°48'18"	S 56°51'37" E	62.12'
C241	39.54'	50.00'	45°18'53"	N 62°04'48" E	38.52'
C242	20.34'	275.00'	4°14'15"	S 89°43'52" W	20.33'
C243	55.08'	275.00'	11°28'36"	N 82°24'42" W	54.99'
C244	62.65'	425.00'	8°26'46"	N 87°32'18" W	62.59'
C245	21.89'	425.00'	2°57'03"	S 86°45'48" W	21.89'
C246	80.56'	375.00'	12°18'29"	S 88°33'29" E	80.40'
C247	32.69'	375.00'	4°59'39"	S 79°54'25" E	32.68'
C248	9.96'	50.00'	11°24'58"	S 71°42'07" E	9.95'
C249	51.13'	325.00'	9°00'52"	N 87°52'50" W	51.08'
C250	19.75'	525.00'	2°09'18"	N 00°34'26" E	19.75'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C251	96.39'	525.00'	10°31'10"	N 05°45'48" W	96.25'
C252	44.90'	525.00'	4°54'01"	N 13°28'24" W	44.89'
C253	23.99'	325.00'	4°13'44"	S 18°02'16" E	23.98'
C254	66.06'	325.00'	11°38'43"	S 25°58'29" E	65.94'
C255	79.47'	325.00'	14°00'36"	S 38°48'09" E	79.27'
C256	67.10'	525.00'	7°19'23"	S 35°44'51" W	67.06'
C257	75.24'	525.00'	8°12'39"	S 27°58'49" W	75.17'
C258	99.06'	525.00'	10°48'39"	S 18°28'10" W	98.91'
C259	38.00'	325.00'	6°42'00"	N 80°01'24" W	37.98'
C260	75.34'	275.00'	15°41'50"	S 37°57'32" E	75.11'
C261	68.09'	275.00'	14°11'13"	S 23°01'01" E	67.92'
C262	69.48'	275.00'	14°28'34"	N 13°38'46" W	69.30'
C263	138.97'	275.00'	28°57'18"	N 08°04'10" E	137.50'
C264	103.89'	275.00'	21°38'44"	N 33°22'11" E	103.27'
C265	19.03'	275.00'	3°57'54"	S 05°59'02" E	19.03'
C266	46.18'	425.00'	6°13'31"	N 82°53'10" E	46.15'
C267	76.39'	425.00'	10°17'53"	N 74°37'28" E	76.29'
C268	2.67'	425.00'	0°21'34"	N 69°17'44" E	2.67'
C269	38.19'	275.00'	7°57'25"	S 11°56'41" E	38.16'
C270	66.06'	325.00'	11°38'43"	N 52°59'52" E	65.94'
C271	286.59'	835.00'	19°39'55"	N 48°29'25" W	285.19'
C272	70.48'	835.00'	4°50'10"	N 36°14'22" W	70.46'
C273	72.18'	835.00'	4°57'10"	N 31°20'42" W	72.16'
C274	37.28'	835.00'	2°33'28"	N 27°35'23" W	37.27'
C275	33.49'	50.00'	38°22'29"	S 45°29'54" E	32.87'
C276	40.32'	50.00'	46°11'54"	S 87°47'05" E	39.23'
C277	27.56'	25.00'	63°10'07"	N 37°31'54" E	26.19'
C278	9.54'	25.00'	21°52'14"	N 04°59'17" W	9.49'
C279	32.16'	325.00'	5°40'09"	S 13°05'19" E	32.14'
C280	35.47'	325.00'	6°15'09"	S 07°07'40" E	35.45'
C281	11.17'	60.00'	10°39'59"	S 88°40'05" E	11.15'
C282	50.33'	60.00'	48°03'59"	S 59°18'06" E	48.87'
C283	50.93'	60.00'	48°38'19"	S 10°56'58" E	49.42'
C284	48.28'	60.00'	46°06'06"	S 36°25'15" W	46.99'
C285	67.79'	60.00'	64°44'05"	N 88°09'40" W	64.24'
C286	50.23'	60.00'	47°58'11"	N 31°48'32" W	48.78'
C287	106.66'	375.00'	16°17'47"	N 77°51'01" E	106.30'
C288	3.84'	375.00'	0°35'10"	N 69°24'33" E	3.84'
C289	45.32'	60.00'	43°16'35"	S 36°47'10" W	44.25'
C290	33.38'	60.00'	31°52'32"	S 74°21'43" W	32.95'
C291	56.61'	60.00'	54°03'37"	N 62°40'12" W	54.54'
C292	62.83'	60.00'	60°00'00"	N 05°38'24" W	60.00'
C293	68.36'	60.00'	65°16'42"	N 56°59'58" E	64.72'
C294	35.02'	60.00'	33°26'44"	S 73°38'19" E	34.53'
C295	3.41'	325.00'	0°36'05"	N 20°35'00" W	3.41'
C296	75.53'	325.00'	13°18'57"	N 13°37'29" W	75.36'
C297	75.53'	325.00'	13°18'57"	N 00°18'32" W	75.36'
C298	75.53'	325.00'	13°18'57"	N 13°00'26" E	75.36'
C299	75.53'	325.00'	13°18'57"	N 26°19'23" E	75.36'
C300	63.60'	325.00'	11°12'41"	N 38°35'13" E	63.49'

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN 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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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C301	76.67'	475.00'	9°14'54"	S 39°34'06" W	76.59'
C302	49.54'	475.00'	5°58'31"	S 31°57'24" W	49.52'
C303	131.85'	475.00'	15°54'17"	S 21°00'59" W	131.43'
C304	37.01'	250.00'	8°28'59"	N 72°25'55" W	36.98'
C305	55.04'	250.00'	12°36'52"	N 61°53'00" W	54.93'
C306	2.62'	25.00'	6°00'04"	S 58°34'36" E	2.62'
C307	20.93'	25.00'	47°58'01"	S 85°33'38" E	20.32'
C308	70.52'	60.00'	67°20'20"	N 75°52'29" W	66.53'
C309	66.75'	60.00'	63°44'46"	N 10°19'56" W	63.36'
C310	45.48'	60.00'	43°26'03"	N 43°15'28" E	44.40'
C311	87.81'	60.00'	83°51'04"	S 73°05'59" E	80.18'
C312	30.96'	60.00'	29°33'58"	S 16°23'28" E	30.62'
C313	34.43'	200.00'	9°51'44"	N 60°30'26" W	34.38'
C314	39.22'	200.00'	11°14'07"	N 71°03'21" W	39.16'
C315	41.00'	41.50'	56°36'42"	S 06°24'59" W	39.36'
C316	25.32'	41.50'	34°57'26"	S 52°12'03" W	24.93'
C317	61.60'	325.00'	10°51'32"	N 64°15'00" E	61.50'

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
CLANCY DRIVE	50 FEET	33 FEET	1,171 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
GRAZING COURT	50 FEET	33 FEET	246 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
HOMEWARD DRIVE	50 FEET	33 FEET	1,564 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LOOKOUT POINT DRIVE	50 FEET	33 FEET	605 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LUTTRELL COURT	50 FEET	48 FEET	133 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LUTTRELL LANE	50 FEET	33 FEET	2,098 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
ROLLO ROAD	50 FEET	33 FEET	1,296 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
SHADOW DRIVE	50 FEET	33 FEET	1,000 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
SOUTH HEMINGWAY LOOP	70 FEET	33 FEET	3,264 FEET	35 MPH	PUBLIC	COLLECTOR (URBAN)
SUNVIEW LANE	50 FEET	33 FEET	447 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
UPHILL COURT	50 FEET	33 FEET	182 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
UPHILL DRIVE	50 FEET	33 FEET	1,679 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
YAKLIN DRIVE	50 FEET	33 FEET	1,322 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			15,007 FEET			

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	227	57.617 AC
OPEN SPACE	17	6.964 AC
OPEN SPACE/DRAINAGE	7	14.691 AC.
DRAINAGE/POND	4	7.315 AC.
RIGHT-OF-WAY	–	19.567 AC
TOTAL	255	106.154 AC.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 03°44'09" E	61.03'
L2	N 81°52'40" W	74.95'
L3	S 80°01'34" W	125.14'
L4	S 36°13'21" E	157.39'
L5	S 07°39'52" W	50.00'
L6	N 82°07'40" W	3.63'
L7	S 16°14'01" W	27.96'
L8	S 66°06'55" E	124.00'
L9	S 16°14'01" W	159.94'
L10	S 69°32'02" W	84.43'
L11	N 69°40'46" E	71.44'
L12	N 20°19'14" W	120.00'
L13	N 26°13'36" W	77.01'
L14	N 87°35'04" E	42.51'
L15	N 12°55'11" W	70.00'
L16	S 87°35'04" W	42.51'
L17	N 24°47'06" E	84.62'
L18	N 40°45'57" E	68.88'
L19	N 29°00'20" E	67.91'
L20	N 24°36'17" E	52.08'
L21	N 53°38'05" E	37.90'
L22	N 17°40'20" E	46.54'
L23	N 58°19'23" W	55.01'
L24	N 21°00'42" E	21.26'
L25	N 42°29'44" E	80.19'
L26	N 28°04'36" W	112.71'
L27	N 59°52'58" E	120.08'
L28	S 28°04'36" E	116.99'
L29	S 58°19'23" E	47.15'
L30	N 04°00'05" W	33.61'
L31	N 31°55'01" E	67.68'
L32	N 57°12'11" E	55.81'
L33	N 68°51'06" E	44.04'
L34	N 35°19'48" E	38.95'
L35	N 56°19'42" E	66.87'
L36	N 84°12'35" E	91.90'
L37	S 70°47'05" E	60.34'
L38	S 62°36'43" E	80.59'
L39	N 13°03'51" E	8.61'
L40	N 76°40'24" W	26.39'
L41	N 55°34'34" W	18.13'
L42	S 55°34'34" E	18.13'
L43	S 76°40'24" E	25.94'
L44	N 21°53'22" W	76.83'
L45	S 21°53'22" E	73.24'
L46	S 21°53'22" E	56.73'
L47	S 21°53'22" E	10.05'
L48	S 78°51'34" E	63.59'
L49	N 78°51'34" W	63.59'
L50	S 11°08'26" W	77.22'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L51	S 21°53'22" E	18.10'
L52	S 11°08'26" W	10.40'
L53	N 77°24'36" W	55.23'
L54	N 04°42'44" W	17.98'
L55	N 24°56'18" E	116.84'
L56	N 20°19'14" W	12.41'
L57	S 21°53'22" E	44.01'
L58	S 85°17'16" W	117.65'
L59	N 16°14'01" E	27.78'
L60	N 69°40'46" E	32.96'
L61	S 20°19'14" E	14.02'
L62	N 20°19'14" W	14.02'
L63	S 20°19'14" E	12.41'
L64	S 24°56'18" W	116.84'
L65	S 04°42'44" E	15.58'
L66	N 01°39'05" E	94.73'
L67	S 87°36'44" W	13.31'
L68	N 76°40'24" W	31.25'
L69	S 77°24'36" E	54.18'
L70	N 45°48'27" W	23.68'
L71	N 13°03'51" E	8.15'
L72	S 76°40'24" E	30.79'
L73	N 87°36'44" E	15.56'
L74	S 01°39'05" W	96.98'
L75	N 20°53'03" W	22.32'
L76	S 45°48'27" E	21.76'
L77	S 04°00'05" E	59.60'
L78	S 86°45'41" E	42.53'
L79	S 20°11'12" E	59.70'
L80	S 10°20'08" E	47.28'
L81	S 51°25'11" W	34.45'
L82	N 38°56'41" E	37.77'
L83	N 80°07'48" W	58.11'
L84	S 69°59'43" E	47.00'
L85	N 50°43'58" W	29.48'
L86	N 48°27'58" E	50.21'
L87	S 79°52'15" E	67.67'
L88	S 31°55'01" W	55.01'
L89	S 52°00'13" E	21.65'
L90	S 41°36'41" W	56.22'
L91	N 02°08'25" W	36.51'
L92	S 04°00'05" E	59.60'
L93	S 68°25'17" E	58.31'

FINAL PLAT

LARIAT SECTIONS 14-16

A SUBDIVISION OF 106.154 ACRES OF LAND
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METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 106.154 ACRE TRACT OF LAND OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 50.866 ACRE TRACT OF LAND AS CONVEYED TO DREES CUSTOM HOMES, L.P., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023096509, AND ALL OF A CALLED 21.927 ACRE TRACT OF LAND AS CONVEYED TO LARIAT SECTION 15 DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2024006131, AND OF A CALLED 34.049 ACRE TRACT OF LAND AS CONVEYED TO 2023 LARIAT DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023106423, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 106.154 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2–inch rod with cap stamped "FOREST 1847" found at an interior corner of the remainder of a called 678.09 acre tract of land described as Tract 1 as conveyed to River Oaks Land Partners II, LLC, by special warranty deed recorded in Document Number 2021137550, and at an exterior corner of a called 40.13 acre tract of land as conveyed to M. Conrad Huffstuftler Jr. and Gail J. Huffstutler by cash warranty deed recorded in Volume 2541, Page 236 of the Official Public Records of Williamson County, Texas; Thence, over and across said River Oaks remainder tract, S 85°41'55" W a distance of 210.66 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the northeast corner of the above described Drees Custom Homes tract, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the easterly lines of the above described Drees Custom Homes tract and with the westerly lines of said River Oaks remainder tract the following three (3) courses:

1) S 03°44'09" E a distance of 61.03 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

2) N 81°52'40" W a distance of 74.95 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

3) S 80°01'34" W a distance of 125.14 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing with the easterly lines of the above described Drees Custom Homes tract and with the westerly lines of said River Oaks remainder tract and westerly lines of the remainder of a called 10.000 acre tract of land as conveyed to River Oaks Land Partners II, LLC by special warranty deeds recorded in Document Numbers 2022008362, 2022008365, 2022008368, 2022008371 and 2022008374, all of the Official Public Records of Williamson County, Texas, the following seven (7) courses:

1) S 36°13'21" E a distance of 157.39 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

2) S 36°06'27" E a distance of 272.84 to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most easterly corner of the herein described tract;

3) S 47°00'02" W a distance of 319.37 feet to a calculated angle point;

4) S 09°08'23" W a distance of 191.20 feet to a calculated angle point;

5) S 16°35'20" W a distance of 454.92 feet to a calculated angle point;

6) S 10°51'46" W a distance of 418.57 feet to a calculated angle point; and

7) S 30°06'05" W a distance of 287.36 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at for angle point at the common east corner of said Drees Custom Homes tract and the above described Lariat Section 15 Development tract;

THENCE, with the easterly lines of the said Lariat Section 15 Development tract and with the westerly lines of said River Oaks remainder tract the following seven (7) courses:

1) S 07°39'52" W a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

2) N 82°07'40" W a distance of 3.63 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

3) Along said curve to left an arc distance of 76.42 feet, having a radius of 53.50 feet, a central angle of 81°50'48", and a chord which bears S 57°09'25" W a distance of 70.09 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

4) S 16°14'01" W a distance of 27.96 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the right;

5) Along said curve to the right an arc distance of 43.40 feet, having a radius of 325.00 feet, a central angle of 7°39'04" and a chord which bears S 20°03'33" W a distance of 43.37 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

6) S 66°06'55" E a distance of 124.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract; and

7) S 16°14'01" W a distance of 159.94 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the southeast corner of said Lariat Section 15 Development tract, on the north line of a called 5.266 acre tract as conveyed to Hannah Donahue by general warranty deed with vendor's lien recorded in Document Number 2024039357 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, from which a 1/2–inch iron rod found on the south line of said River Oaks remainder tract, at the northeast corner of said Donahue tract bears N 69°32'02" E a distance of 265.80 feet;

THENCE, with the south line of said Lariat Section 15 Development tract and the north line of said Donahue tract S 69°32'02" W a distance of 84.43 feet to a 1/2–inch iron rod with cap stamped "RPLS 1487" found for angle point at the common north corner of said Donahue tract, and a called 10.122 acre tract as conveyed to Clinton Sean Pilgrim and Laura Pilgrim by general warranty deed with vendor's lien recorded in Document Number 2018059068 of the Official Public Records of Williamson County, Texas;

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said Pilgrim tract S 69°09'22" W a distance of 293.48 feet to a 1/2–inch iron rod found for an angle point at the common north corner of said Pilgrim tract and Lot 7, LIBERTY OAKS, a subdivision as recorded in Cabinet D, Slide 144 of the Plat Records of Williamson County, Texas;

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said LIBERTY OAKS subdivision S 69°40'21" W a distance of 572.25 feet to a 1/2–inch iron rod found for angle point at the common north corner of Lot 6 and said Lot 7 of said LIBERTY OAKS subdivision;

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said LIBERTY OAKS subdivision S 69°41'17" W a distance of 421.79 feet to a 1/2–inch iron rod found for angle point at the common north corner of said Lot 6, LIBERTY OAKS subdivision and a called 95.34 acre tract of land described as Tract A as conveyed to Watson Ranch, Ltd. and Blair Morgan Watson by General Warranty Deed recorded in Document Number 2009017881 and corrected in Document Number 2016107237, both of the Official Public Records of Williamson County, Texas;

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said Watson tract S 69°42'01" W a distance of 571.67 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the southwest corner of said Lariat Section 15 Development tract, for the southwest corner of the herein described tract;

THENCE, departing the north line of said Watson tract, with the westerly lines of said Lariat Section 15 Development tract and the easterly lines of said River Oaks remainder tract, the following four (4) courses:

1) N 20°19'14" W a distance of 169.23 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

2) N 69°40'46" E a distance of 71.44 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

3) N 20°19'14" W a distance of 120.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point; and

4) N 26°13'36" W a distance of 77.01 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the most westerly northwest corner of said Lariat Section 15 Development tract, on the south line of a called 36.986 acre tract as conveyed to Castlerock Communities LLC by special warranty deed recorded in Document Number 2024015292 of the Official Public Records of Williamson County, Texas for an exterior corner of the herein described tract;

THENCE, with a north line of said Lariat Section 15 Development and a south line of said Castlerock Communities tract, N 87°35'04" E a distance of 42.51 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing with a north line of said Lariat Section 15 Development and a south line of said Castlerock Communities tract, along said curve to the left, an arc distance of 189.75 feet, having a radius of 1,035.00 feet, a central angle of 10°30'16" and a chord which bears N 82°19'57" E a distance of 189.49 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the southeast corner of said Castlerock Communities tract, and at the most southerly corner of the above described 2023 Lariat Development tract for an interior corner of the herein described tract;

THENCE, leaving the north line of said Lariat Section 15 Development, with an east line of said Castlerock Communities tract, and a west line of said 2023 Lariat Development tract, N 12°55'11" W a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a non–tangent curve to the right, for an interior corner of the herein described tract;

THENCE, with a north line of said Castlerock Communities tract, and a south line of said 2023 Lariat Development tract, along said curve to the right, an arc distance of 176.92 feet, having a radius of 965.00 feet, a central angle of 10°30'16" and a chord which bears S 82°19'57" W a distance of 176.67 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing with a north line of said Castlerock Communities tract, and a south line of said 2023 Lariat Development tract, S 87°35'04" W a distance of 42.51 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the most westerly southwest corner of said 2023 Lariat Development tract for exterior corner of the herein described tract;

THENCE, leaving the north line of said Castlerock Communities tract, with the westerly lines of said 2023 Lariat Development tract, and the easterly lines of said River Oaks remainder tract the following seven (7) courses:

1) N 24°47'06" E a distance of 84.62 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

2) N 40°45'57" E a distance of 68.88 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

3) N 29°00'20" E a distance of 67.91 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

4) N 24°36'17" E a distance of 52.08 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

5) N 53°38'05" E a distance of 37.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

6) N 00°35'24" E a distance of 656.46 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point; and

7) N 17°45'10" W a distance of 634.02 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the south corner of a called 12.67 acre tract of land as conveyed to Liberty Hill Independent School District by special warranty correction deed recorded in Document Number 2024019267 of the Official Public Records of Williamson County, Texas, for the most westerly corner of the herein described tract;

THENCE, with the northwesterly lines of said 2023 Lariat Development tract and the southeasterly lines of said Liberty Hill Independent School District tract, the following seven (7) courses:

1) N 68°07'22" E a distance of 225.76 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

2) N 37°06'48" E a distance of 313.48 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

3) N 17°40'20" E a distance of 46.54 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at an interior corner of 2023 Lariat Development tract and at the southeast corner of said Liberty Hill School District Tract, for an interior corner of the herein described tract;

4) N 58°19'23" W a distance of 55.01 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the right;

5) Along said curve to the right, an arc distance of 168.71 feet, having a radius of 935.00 feet, a central angle of 10°20'17" and chord which bears N 53°09'14" W a distance of 168.48 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set an exterior corner of said 2023 Lariat Development tract and at an interior corner of said Liberty Hill Independent School District tract, for an exterior corner of the herein described tract;

6) N 21°00'42" E a distance of 21.26 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point; and

7) N 42°29'32" E a distance of 80.19 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a non–tangent curve to the right, at the north corner of said 2023 Lariat Development tract, at an exterior corner of said Liberty Hill Independent School District tract, on a west line of the said Drees Custom Homes tract, for an interior corner of the herein described tract;

THENCE, with the westerly lines of said Drees Custom Homes tract and the easterly lines of said Liberty Hill Independent School District tract, the following three (3) courses:

1) Along said curve to the right, an arc distance of 283.19 feet, having a radius of 835.00 feet, a central angle of 19°25'55" and chord which bears N 37°47'32" W a distance of 281.83 feet to the point of tangency;

2) N 28°04'36" W a distance of 112.71 feet to a 1/2–inch iron rod with cap stamped "LSI SURVEY" found at a point of a curvature of a curve to the left;

3) Along said curve to the left, an arc distance of 40.16 feet, having a radius of 25.00 feet, a central angle of 92°02'26" and chord which bears N 74°05'49" W a distance of 35.98 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set on the southeast right–of–way line of County Road No. 214 (R.O.W. width varies) as dedicated by NORTHGATE CR ROW AND AMENITY CENTER, a subdivision recorded in Document Number 2023024428 of the Official Public Records of Williamson County, Texas, at the northwest corner of said Drees Custom Homes tract, and at the most northerly corner of said Liberty Hill Independent School District tract, for the northwest corner of the herein described tract;

THENCE, with the southeast right–of–way line of said County Road No. 214 and a northwest line of said Drees Custom Homes tract, N 59°52'58" E a distance of 120.08 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the north corner of said Drees Custom Homes tract, for the north corner of the herein described tract;

THENCE, leaving the southeast right–of–way line of said County Road No. 214, with the northerly lines of said Drees Custom Homes tract, and the southerly lines of said River Oaks remainder tract, with the following nineteen (19) courses:

1) Along a curve to the left, an arc distance of 38.38 feet, having a radius of 25.00 feet, a central angle of 87°57'34" and chord which bears S 15°54'11" W a distance of 34.72 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

2) S 28°04'36" E a distance of 116.99 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

3) Along said curve to the left, an arc distance of 403.85 feet, having a radius of 765.00 feet, a central angle of 30°14'48" and a chord which bears S 43°11'59" E a distance of 399.17 feet to a 1/2–inch iron rod with cap stamped "BGE INC" at a point of tangency;

4) S 58°19'23" E a distance of 47.15 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a northerly interior corner of the herein described tract;

5) N 18°37'49" E a distance of 205.30 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a northerly exterior corner of the herein described tract;

6) S 58°19'23" E a distance of 300.42 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

7) N 04°00'05" W a distance of 33.61 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

8) N 31°55'01" E a distance of 67.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

9) N 86°56'02" E a distance of 216.29 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

10) S 87°34'24" E a distance of 388.54 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

11) N 69°18'39" E a distance of 475.35 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

12) N 60°16'20" E a distance of 239.24 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

13) N 57°12'11" E a distance of 55.81 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

14) N 68°51'06" E a distance of 44.04 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

15) N 35°19'48" E a distance of 38.95 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

16) N 56°19'42" E a distance of 66.87 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

17) N 84°12'35" E a distance of 91.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

18) S 70°47'05" E a distance of 60.34 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point; and

19) S 62°36'43" E a distance of 80.59 feet to the POINT OF BEGINNING and containing 106.154 acres of land, more or less

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN 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

NOTES:

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. 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.

6. 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.

7. 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.

8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

9. 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.

10. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

11. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE TO THE GRANTEE OF THE FOLLOWING: ALL ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY NORTH SAN GABRIEL MUD NO. 1. NORTH SAN GABRIEL MUD NO. 1. SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE OF THE ROADS AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS NOT TO AFFECT ACCESS BY PUBLIC SERVICES AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.

12. THE OWNER SHALL PROVIDE A MAINTENANCE SCHEDULE FOR THE ROADS TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE FINAL PLAT ON THE COMMISSIONERS COURT AGENDA FOR APPROVAL. THE SCHEDULE SHALL INCLUDE THE MAINTENANCE ACTIVITIES, THEIR CYCLE OF OCCURRENCE, AND THE CURRENT COST OF PROVIDING THE MAINTENANCE ACTIVITY. THE TOTAL COST OF THE ACTIVITIES ALONG WITH THE RATE OF INFLATION SHALL BE USED TO DETERMINE THE ANNUAL ASSESSMENT PER LOT.

13. A 25 FOOT SETBACK FROM ALL ROW IS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS FOR ALL LOTS, HOWEVER, A 15 FOOT SIDE SETBACK IS PERMITTED FOR CORNER LOTS ALONG NON-MAJOR HIGHWAYS AND ROADS.

14. ALL LOTS SHALL HAVE A 10 FOOT REAR BUILDING SETBACK AND A 5 FOOT SIDE BUILDING SETBACK FROM PROPERTY LINES WHICH DO NOT ABUT PUBLIC ROW.

15. 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.

16. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROADWAY.

17. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

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. 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.

20. 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.

21. 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.

22. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERCEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

FINAL PLAT

LARIAT SECTIONS 14-16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN 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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STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT DREES CUSTOM HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREBY AND THROUGH DAVID HARBIN, IT'S PRESIDENT–TEXAS REGION, OWNER OF A CALLED 50.866 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023096509, AND THAT LARIAT SECTION 15 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH HIGHLAND HOMES–AUSTIN, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY JEFF MAH, VICE PRESIDENT, OWNER OF A CALLED 21.927 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2024006131, AND THAT 2023 LARIAT DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREBY AND THROUGH 2022 FM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY GARY TESCH, PRESIDENT, OWNER OF A CALLED 34.049 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023106423, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS BEING OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 106.154 ACRES AND DO HEREBY STATE THAT WE OWNERS OF SAID 106.154 ACRES AS SHOWN HEREON, DO HEREBY SUBDIVIDE AND CONSENT TO ALL PLAT NOTES 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. THIS SUBDIVISION IS TO BE KNOWN AS:

LARIAT SECTIONS 14–16

WITNESS MY HAND, THIS THE 22 DAY OF January 2025, A.D.

DREES CUSTOM HOMES, L.P., A TEXAS LIMITED PARTNERSHIP
11305 FOUR POINTS DR., BUILDING 1, SUITE 150
AUSTIN, TX 78726

BY: DREES CUSTOM HOMES, L.P.
IT'S AUSTIN DIVISION PRESIDENT

CRAIG MCMENAMY, AUSTIN DIVISION PRESIDENT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CRAIG MCMENAMY, AUSTIN DIVISION PRESIDENT, N TO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE AT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE IN CAPACITY THEREIN STATED.

Courtney Burns — 1/22/2025
NOTARY PUBLIC, STATE OF TEXAS — DATE

Courtney Burns
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES May 21 2026

COURTNEY BURNS
Notary Public, State of Texas
Comm. Expires 05-21-2026
Notary ID 12982596-5

WITNESS MY HAND, THIS THE _____DAY OF _____, 2025, A.D.

LARIAT SECTION 15 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
5601 DEMOCRACY DRIVE, SUITE 300
PLANO, TX 75024

BY: HIGHLAND HOMES–AUSTIN, LLC, A TEXAS LIMITED LIABILITY COMPANY

JEFF MAH, VICE PRESIDENT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Collin §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JEFF MAH, VICE PRESIDENT, 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.

Alma L. Castillo — 01-22-2025
NOTARY PUBLIC, STATE OF TEXAS — DATE

Alma L. Castillo
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 08-15-2028

ALMA L CASTILLO
Notary ID #10608657
My Commission Expires
August 15, 2028

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Harris §

THAT FC–V FINANCIAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING HEREBY AND THROUGH ~~JOHN M. BONNER, TRUSTEE~~ Todd Aiken, Exec. Vice Pres., LIEN HOLDER OF THAT CERTAIN 21.927 ACRE TRACT OF LAND AS CONVEYED LARIAT SECTION 15 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2024006131 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF LAND SITUATED IN THE CITY OF WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WITNESS MY HAND, THIS THE 22nd DAY OF January 2025, A.D.

FC–V FINANCIAL, L.P., A DELAWARE LIMITED PARTNERSHIP
5718 WESTHEIMER, SUITE 1450
HOUSTON, TX 77057

BY: FC–V FINANCIAL, L.P., A DELAWARE LIMITED PARTNERSHIP

~~JOHN M. BONNER, TRUSTEE~~ Todd Aiken, Exec. Vice Pres.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ~~WILLIAMSON~~ Harris §

Todd Aiken, Exec. Vice Pres.

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ~~JOHN M. BONNER, TRUSTEE~~, 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.

Kathryn Willis — 1-22-2025
NOTARY PUBLIC, STATE OF TEXAS — DATE

Kathryn Willis
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 5-5-2026

Kathryn Willis
My Commission Expires
5/5/2026
Notary ID
2128281

WITNESS MY HAND, THIS THE 20 DAY OF January, 2025, A.D.

2023 LARIAT DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063

BY: 2022 FM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

GARY TESCH, PRESIDENT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARY TESCH, PRESIDENT, 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.

Jennifer Perez — 11/20/2025
NOTARY PUBLIC, STATE OF TEXAS — DATE

Jennifer Perez
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 3/17/2026

JENNIFER PEREZ
NOTARY ID #12562356-5
My Commission Expires
March 17, 2026

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, TY MARWITZ, 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.

TY MARWITZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 153036
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

1/22/25
DATE

STATE OF TEXAS
TY D. MARWITZ
153036
LICENSED
PROFESSIONAL ENGINEER

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 OF THE PROPERTY 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

1/22/2025
DATE

STATE OF TEXAS
REGISTERED
JONATHAN O. NOBLES
5777
PROFESSIONAL
LAND SURVEYOR

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 22 DAY OF January 2025 A.D.

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 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 — DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT I, NANCY E. 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 E. RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

DEPUTY

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND
LOCATED IN 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

\\bgeinc\data\TXC\Projects\Randolph Todd Co\9839-00-Northgate_Ph3_Sec14-16\SV\04_Finals\Drawings\Plat\9839-00_Lariat-Sec14-16_20250107.dwg, 1/7/2025 2:29 PM, Matthew Misiak

Commissioners Court - Regular Session **42.**

Meeting Date: 01/28/2025

Final plat for the County Estates subdivision – Pct 3

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the final plat for the County Estates subdivision – Precinct 3.

Background

This subdivision consists of 2 lots and no new roads.

Timeline:
2024-09-26 – initial submittal of the final plat
2024-10-24 – 1st review complete with comments
2024-10-30 – 2nd submittal of final plat
2024-11-12 – 2nd review complete with comments
2024-11-21 – 3rd submittal of final plat
2024-12-03 - 3rd review complete with comments
2024-12-26 – 4th submittal of final plat
2025-01-07 – 4th review complete and comments clear
2025-01-22 – receipt of final plat with signatures
2025-01-23 – final plat placed on the January 28, 2025, Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

final plat - County Estates

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:40 AM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:32 AM
Final Approval Date: 01/23/2025		

FINAL PLAT
COUNTY ESTATES

A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS.

BEING A 10.176 ACRE TRACT OF LAND LOCATED IN THE LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 653, WILLIAMSON COUNTY, TEXAS, SAID 10.176 ACRE TRACT, BEING ALL OF THAT CALLED 10.2282 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021004224, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

NOTES:

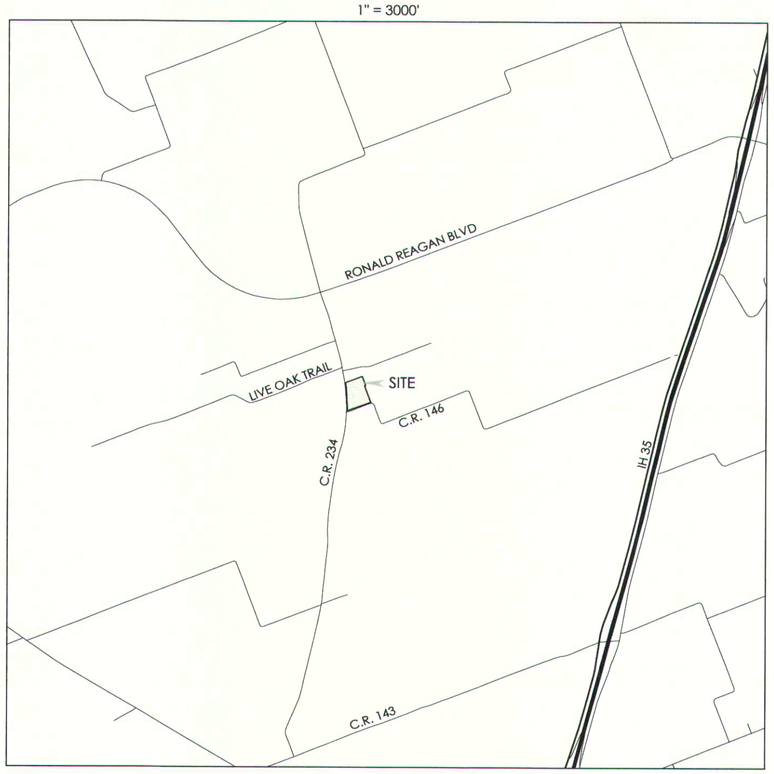
1) FIELD WORK PERFORMED ON: JANUARY 2024
2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
3) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NUMBER 2069644-GTN, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN.THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
4) THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
   - WATER LINE EASEMENT TO CHISHOLM TRAIL WSC - RECORDED IN VOLUME 790, PAGE 581, DEED RECORDS, AMENDED IN DOCUMENT NO. 2013008079, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID EASEMENT BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (20' WATER LINE EASEMENT PARALLEL TO WEST LINE OF 10.2282 ACRE TRACT, EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234)

FEMA FLOOD PLAIN - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0125F, EFFECTIVE DATE DECEMBER 20, 2019, A PORTION OF THIS PROPERTY LIES IN ZONE "A", WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PLAT NOTES:

1. ACREAGE OF SUBDIVISION = 4.134 ACRES.
2. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
3. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. 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.
4. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
5. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
6. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP.
7. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
8. THE LANDOWNER ASSUMES ALL RISKS 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 THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
9. 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 THE PROPERTY. 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.
10. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
11. NO LOT DEVELOPMENT IS PROPOSED WITH THIS PLAT.
12. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
13. 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.
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 LICENCE AGREEMENT WITH WILLIAMSON COUNTY.
15. 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 COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT ON MAINTENANCE OF THE ADJACENT ROAD. THE LANDOWNER ASSUMES ALL RISKS 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 THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWNING TO THE PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
16. 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.
17. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 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.
18. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
19. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: OSSF
20. THIS PLAT IS EXEMPT FROM PROVIDING STORMWATER DETENTION.
21. WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN, WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
22. DRIVEWAYS CURRENTLY EXIST FOR EACH LOT. NO NEW DRIVEWAYS ARE PROPOSED FOR THIS SUBDIVISION.
23. 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.
24. LOT 1, BLOCK 1, 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 12/20/2019, WILLIAMSON COUNTY, TEXAS.
25. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
26. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 1, BLOCK 1, PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
27. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY MANHARD CONSULTING, DATED 3/26/2024.
28. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
29. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% IMPERVIOUS COVER PER LOT.
30. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
31. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAT (WPAP) IN WRITING.
32. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
33. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IRRIATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

VICINITY MAP
1" = 3000'



OWNER/DEVELOPER:
JAMES TRAVIS KRAUSE
1950 COUNTY ROAD 146
GEORGETOWN, TEXAS 78633
PHONE: 254-537-3623
TRAVIS@KBARGROUP.COM

ANNA CARY SWANSON
1950 COUNTY ROAD 146
GEORGETOWN, TEXAS 78633
PHONE: 512-663-0778
ANNA@KBARGROUP.COM

ENGINEER:
MANHARD CONSULTING
1120 S. CAPITAL OF TX HWY
BUILDING 1, SUITE 210
AUSTIN, TEXAS 78746
PHONE: 737-377-1005

SURVEYOR:
QUICK INC. LAND SURVEYING
831 N. MAIN STREET
SALADO, TEXAS 76571
PHONE: 512-915-4950
TQUICKSALL@QUICK-INC.NET

FIELD NOTES FOR A 10.176 ACRE TRACT OF LAND:

BEING A 10.176 ACRE TRACT OF LAND, LOCATED IN THE LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 653, WILLIAMSON COUNTY, TEXAS, SAID 10.176 ACRE TRACT, BEING ALL OF THAT CALLED 10.2282 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021004224, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 10.176 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, BEING THE NORTHWEST CORNER OF SAID 10.2282 ACRE PARENT TRACT, AN EXTERIOR CORNER OF THAT CALLED LOT 12A, OF LIVE OAK PARK, SECTION II, RESUBDIVISION OF LOT 12, ACCORDING TO THE PLAT OF RECORD IN CABINET I, SLIDES 278, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, WITH THE COMMON BOUNDARY LINES OF SAID 10.2282 ACRE PARENT TRACT AND SAID LIVE OAK PARK SECTION II, RESUBDIVISION OF LOT 12, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. **N 69° 18' 47" E,** A DISTANCE OF **495.14',** TO A 5/8" IRON ROD LOCATED FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
2. **S 21° 12' 37" E,** A DISTANCE OF **273.53',** TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN EXTERIOR CORNER OF SAID 10.2282 ACRE TRACT, AN ANGLE POINT OF SAID 10.0000 ACRE TRACT, THE SOUTHWEST CORNER OF LOT 12B, OF SAID LIVE OAK PARK, SECTION II, RESUBDIVISION OF LOT 12, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
3. **THENCE,** WITH A SOUTHEAST LINE OF SAID 10.2282 ACRE TRACT, A NORTHWEST LINE OF SAID 10.0000 ACRE TRACT, **S 70° 01' 50" W,** A DISTANCE OF **30.17',** TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN INTERIOR CORNER OF SAID 10.2282 ACRE TRACT, THE NORTHWEST CORNER OF SAID 10.0000 ACRE TRACT, SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
4. **THENCE,** WITH A NORTHEAST LINE OF SAID 10.2282 ACRE TRACT, THE SOUTHWEST LINE OF SAID 10.0000 ACRE TRACT, **S 20° 24' 41" E,** A DISTANCE OF **491.23',** TO A 1/2" IRON ROD LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 146, BEING THE SOUTHEAST CORNER OF SAID 10.2282 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 10.0000 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
5. **THENCE,** WITH THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 146, THE SOUTHEAST LINE OF SAID 10.2282 ACRE TRACT, **S 70° 13' 40" W,** A DISTANCE OF **694.67',** TO A 1/2" IRON ROD LOCATED AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 146 AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, BEING THE SOUTHWEST CORNER OF SAID 10.2282 ACRE TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 234, THE WEST LINES OF SAID 10.2282 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

6. **N 01° 26' 46" W,** A DISTANCE OF **137.97',** TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
7. **N 02° 51' 48" W,** A DISTANCE OF **296.99',** TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
8. **N 02° 03' 24" W,** A DISTANCE OF **195.36',** TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
9. **N 09° 29' 48" W,** A DISTANCE OF **158.17',** TO THE **POINT OF BEGINNING** CONTAINING **10.176 ACRES** OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

Quick Inc.
Land Surveying. Development.
Firm:10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

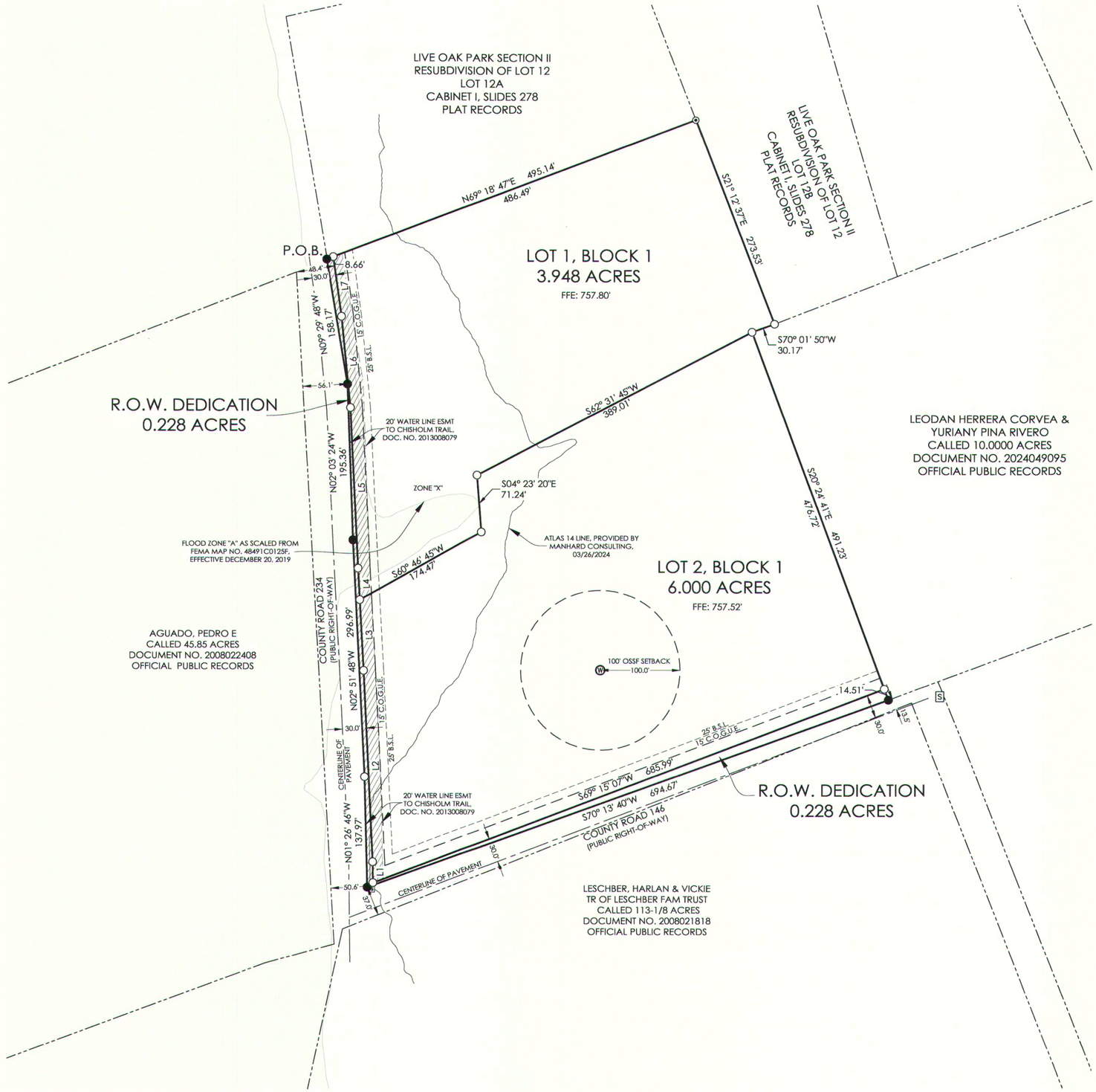
DATE SUBMITTAL 1: SEPTEMBER 3, 2024
DATE SUBMITTAL 2: SEPTEMBER 26, 2024
DATE SUBMITTAL 3: OCTOBER 17, 2024
DATE SUBMITTAL 4: OCTOBER 30, 2024
DATE SUBMITTAL 5: NOVEMBER 21, 2024
DATE SUBMITTAL 6: DECEMBER 4, 2024

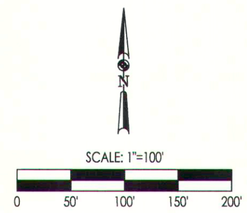
JOB NO. 21-2096

FINAL PLAT
COUNTY ESTATES

A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS.

BEING A 10.176 ACRE TRACT OF LAND LOCATED IN THE LEMUEL S. WALTERS SURVEY, ABSTRACT NO. 653, WILLIAMSON COUNTY, TEXAS, SAID 10.176 ACRE TRACT, BEING ALL OF THAT CALLED 10.2282 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021004224, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00° 36' 55"W	26.18'
L2	N02° 47' 02"W	239.89'
L3	N03° 06' 29"W	88.50'
L4	N03° 06' 29"W	39.39'
L5	N02° 47' 41"W	201.49'
L6	N05° 39' 27"W	114.49'
L7	N08° 01' 10"W	75.32'

LEGEND

P.O.B.	POINT OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
C.O.G.U.E.	CITY OF GEORGETOWN UTILITY EASEMENT
OSSF	ON-SITE SEWAGE FACILITY
⊕	HORIZONTAL/VERTICAL CONTROL POINT
●	1/2" IRON ROD FOUND
⊙	5/8" IRON ROD FOUND
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
Ⓦ	WELL

Quick Inc.
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Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

DATE SUBMITTAL 1: SEPTEMBER 3, 2024
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JOB NO. 21-2096

FINAL PLAT
COUNTY ESTATES

A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS.

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OWNER'S DEDICATION

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)(

I, JAMES TRAVIS KRAUSE, OWNER'S AGENT AND GENERAL PARTNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021004224 OF THE OFFICIAL 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 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 "COUNTY ESTATES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 8 DAY OF Jan., 2025.

BY: JAMES TRAVIS KRAUSE

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Travis Krause, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. AND SEAL OF OFFICE THIS 8 DAY OF Jan, 2025.

DANA GURLEY
Notary Public
State of Texas
ID # 471354-5
My Comm. Expires 03-22-2026

NOTARY PUBLIC
STATE OF TEXAS

OWNER'S DEDICATION

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)(

I, ANNA CARY SWANSON, OWNER'S AGENT AND GENERAL PARTNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021004224 OF THE OFFICIAL 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 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 "COUNTY ESTATES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 8 DAY OF Jan, 2025

BY: ANNA CARY SWANSON

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED Anna C Swanson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. AND SEAL OF OFFICE THIS 8 DAY OF Jan, 2025.

DANA GURLEY
Notary Public
State of Texas
ID # 471354-5
My Comm. Expires 03-22-2026

NOTARY PUBLIC
STATE OF TEXAS

SURVEYORS CERTIFICATE:

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

I, TRAVIS QUICKSALL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS; THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
TRAVIS QUICKSALL, R.P.L.S.

01/08/2024
DATE:

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES

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.

Adam D. Boatright 01/22/2025

ADAM D. BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

911 ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 8 DAY OF January, 2025 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

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

DATED THIS _____ DAY OF _____, 20___.

BY: BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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 _____, A.D., 20_____A.D., AT _____O'CLOCK, ___.M. AND DULY RECORDED THIS 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

Quick Inc.
Land Surveying. Development.
Firm:10194104 - 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

DATE SUBMITTAL 1: SEPTEMBER 3, 2024
DATE SUBMITTAL 2: SEPTEMBER 26, 2024
DATE SUBMITTAL 3: OCTOBER 17, 2024
DATE SUBMITTAL 4: OCTOBER 30, 2024
DATE SUBMITTAL 5: NOVEMBER 21, 2024
DATE SUBMITTAL 6: DECEMBER 4, 2024

JOB NO. 21-2096

Commissioners Court - Regular Session **43.**

Meeting Date: 01/28/2025

Final Plat for the Nolina Phase 1 Section 3 subdivision – Pct 3

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the final plat for the Nolina Phase 1 Section 3 subdivision – Precinct 3.

Background

This is the next section of the Nolina development. It consists of 100 residential lots, 1 drainage lot, 2 HOA landscape lots, and with 3,872 feet of new public roads. Roadway and drainage construction is not yet complete, but a performance bond in the amount of $1,338,972.80 has been posted with the County to cover the cost of the remaining construction.

Timeline
2024-10-16 – initial submittal of the final plat
2024-11-15 – 1st review complete with comments
2024-12-03 – 2nd submittal of final plat
2024-12-18 – 2nd review complete with comments
2024-12-23 – 3rd submittal of final plat
2025-01-06 – 3rd review complete with clear comments
2025-01-22 – receipt of final plat with signatures
2025-01-23 – final plat placed on the January 28, 2025, Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

final plat - Nolina Phase 1 Sec 3

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:48 AM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:40 AM
Final Approval Date: 01/23/2025		

FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 3

BEING 40.32 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:
TRACT 1 - 40.317 ACRES

BEING A 40.317 ACRES TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022010857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST 1847" FOUND IN THE WEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT, AT THE SOUTHEAST CORNER OF A CALLED 156.428 ACRES TRACT OF LAND DESCRIBED TO NORTHVISTA RANCH LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020015078 OF SAID O.P.R.W.C.T.; SAME BEING THE NORTH CORNER OF A CALLED 160.107 ACRES TRACT OF LAND DESCRIBED TO ONX-ROCKING WILCO LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021191090 OF SAID O.P.R.W.C.T.;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT AND THE EAST BOUNDARY LINE OF SAID 160.107 ACRES TRACT, SOUTH 20°50'05" EAST, A DISTANCE OF 42.96 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST BOUNDARY LINE OF SAID 523.521 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 160.107 ACRES TRACT, FOR THE POINT OF BEGINNING;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 160.107 ACRES TRACT, OVER AND ACROSS SAID 523.521 ACRES TRACT THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH 69°10'31" EAST, A DISTANCE OF 147.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 20°49'30" WEST, A DISTANCE OF 121.76 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR THE BEGINNING OF A CURVE;
3. IN A EASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°49'09", A RADIUS OF 1020.06 FEET, A CHORD BEARING AND DISTANCE OF NORTH 08°24'46" WEST, 438.42 FEET, AND A TOTAL ARC LENGTH OF 441.87 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 67°09'06" EAST, A DISTANCE OF 320.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. SOUTH 74°43'32" EAST, A DISTANCE OF 241.66 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. SOUTH 28°53'03" EAST, A DISTANCE OF 201.24 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. SOUTH 50°42'44" EAST, A DISTANCE OF 403.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. SOUTH 62°55'53" EAST, A DISTANCE OF 407.05 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. NORTH 68°56'01" EAST, A DISTANCE OF 660.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. SOUTH 21°03'59" EAST, A DISTANCE OF 668.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH BOUNDARY LINE OF NOLINA SUBDIVISION, PHASE 1 SECTION 2, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2023079014, O.P.R.W.C.T.;

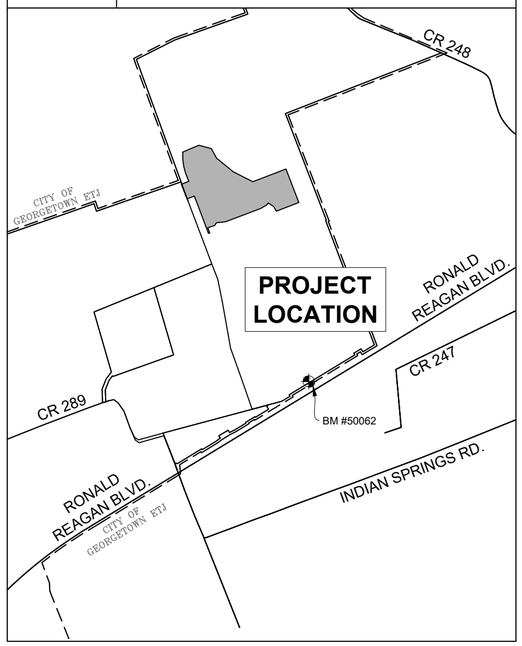
THENCE, WITH SAID NORTH BOUNDARY LINE OF NOLINA SUBDIVISION, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. SOUTH 68°56'02" WEST, A DISTANCE OF 447.39 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 29°18'53" WEST, A DISTANCE OF 98.05 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 57°27'43" WEST, A DISTANCE OF 121.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. SOUTH 40°14'11" WEST, A DISTANCE OF 50.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. SOUTH 60°48'22" WEST, A DISTANCE OF 128.44 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. SOUTH 69°10'38" WEST, A DISTANCE OF 700.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. SOUTH 84°08'13" WEST, A DISTANCE OF 165.58 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. SOUTH 36°46'52" WEST, A DISTANCE OF 64.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. SOUTH 72°18'52" WEST, A DISTANCE OF 130.69 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. SOUTH 20°49'17" EAST, A DISTANCE OF 105.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. SOUTH 69°10'46" WEST, A DISTANCE OF 24.99 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. NORTH 20°49'22" WEST, A DISTANCE OF 749.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. SOUTH 69°09'40" WEST, A DISTANCE OF 147.07 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT, SAME BEING SAID EAST BOUNDARY LINE OF THE 160.107 ACRES TRACT, FOR THE THE WEST CORNER OF SAID NOLINA SUBDIVISION, PHASE 1 SECTION 2, AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST BOUNDARY LINE OF SAID NOLINA SUBDIVISION, PHASE 1 SECTION 2, FOR THE EAST CORNER OF SAID 160.107 ACRES TRACT, SAME BEING THE NORTH CORNER OF A CALLED 122.6884 ACRES TRACT OF LAND DESCRIBED TO RR 122 HOLDINGS LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022022743, O.P.R.W.C.T.; BEARS SOUTH 20°50'05" EAST, A DISTANCE OF 1303.18 FEET;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE 523.521 ACRES TRACT AND SAID WEST BOUNDARY LINE OF THE 160.107 ACRES TRACT, NORTH 20°50'05" WEST, A DISTANCE OF 289.45 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 40.317 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

VICINITY MAP

SCALE: 1" = 2000'



SUBMITTAL DATE: 10/16/2024

SUBDIVISION INFORMATION

OWNER: JDS RR LLC.
ACREAGE: 40.32 ACRES
SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT 478
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: ±3,872
NUMBER OF LOTS: 103
LAND USE: SINGLE-FAMILY
DATE: 1/08/2025

LOT INFORMATION

TYPE	TOTAL	ACREAGE	ACREAGE
SINGLE-FAMILY	100	17.235	
DRAINAGE	1	16.652	
HOA LANDSCAPE	2	1.004	
TOTAL	**103**	**34.891**	**34.891**

STREET INFORMATION

NAME	CLASSIFICATION	DESIGN SPEED	DESIGNATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	ACREAGE	ACREAGE
WILD NOLINA WAY	ARTERIAL	45 MPH	PUBLIC	120' (MIN)	*45 LF (LOG-LOG)	289'	0.800	
PURPLE MUHLY ROAD	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1,047'	1.584	
	MINOR COLLECTOR	35 MPH	PUBLIC	69'	46 LF (LOG-LOG)	216'		
ASH JUNIPER ROAD	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	229'	0.233	
BLUE VERVAIN TRAIL	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	2,091'	2.809	
					TOTAL:	**3,872'**	**5.426**	**5.426**
							TOTAL ACREAGE:	**40.317**

PAVEMENT WIDTH MEASURED IN LINEAR FEET (LF), FROM LIP-OF-GUTTER TO LIP-OF-GUTTER (LOG-LOG).
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.
PAVEMENT WIDTH TO BE 45-FT WHEN 6,000 > ADT > 3,000 OR TYPICAL ARTERIAL SECTION (24-FT WIDTH EACH DIRECTION AND 36-FT WHERE TURN LANES NEEDED) WHEN ADT > 6,000

SHEET INDEX:

1. COVER SHEET & LEGAL DESCRIPTION
2. PLAT LAYOUT
3. DETAILS, LINE & CURVE DATA
4. SIGNATURES, NOTES AND CERTIFICATIONS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TEXAS 78626
PH: (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
JDS RR LLC.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
PH: (512) 496-4070

BENCHMARK

VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 18.

BM #50062 MAG NAIL WITH WASHER STAMPED "JPH" SET APPROXIMATELY 3,000 FEET NORTHEAST OF THE INTERSECTION OF COUNTY ROAD 289 AND RONALD REAGAN BOULEVARD.

- ELEV.=942.405'

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	1/22/2025	069291603	1 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069291603X -BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 1\V-PLAT PH3-069291603-AEG UPDATES-1 2025-01-08.DWG PLOTTED BY GRANADOS, ALEX 1/22/2025 11:44 AM LAST SAVED 1/8/2025 5:13 PM

CALLED 156.428 ACRES
NORTHVISTA RANCH LLC
DOC. NO. 2020015078
O.P.R.W.C.T.

CALLED 160.107 ACRES
ONX-ROCKING WILCO LLC
DOC. NO. 2021191090
O.P.R.W.C.T.

CALLED 122.6884 ACRES
RR 122 HOLDINGS LLC
DOC. NO. 2022022743
O.P.R.W.C.T.

JAMES NORTHCROSS SURVEY
ABSTRACT 478

REMAINDER
CALLED 523.521 ACRES
JDS RR LLC
DOC. NO. 2022053696
O.P.R.W.C.T.

P.O.C.
"FOREST 1847"
S20°50'05"E
42.96'
N69°10'31"E
147.13'
P.O.B.
N20°49'30"W 121.75'
S20°50'05"W 289.45'
S69°09'40"W
147.07'
S20°50'05"E 1303.18'
N20°49'22"W 749.08'
S21°03'59"E 668.91'
S74°43'32"E 241.66'
S28°53'13"E 201.24'
S50°42'44"E 403.00'
S62°55'53"E 407.05'
N67°09'06"E 320.98'
N68°56'01"E 660.61'
S68°56'02"W 447.39'

PURPLE MUHLY ROAD (VARIABLE R.O.W. WIDTH)
WILD NOLINA WAY (VARIABLE R.O.W. WIDTH)
BLUE VERVAIN TRAIL (50' R.O.W. WIDTH)
ASH JUNIPER ROAD (60' R.O.W. WIDTH)
WILD NOLINA WAY (VARIABLE R.O.W. WIDTH) DOC. NO. 2023079014 O.P.R.W.C.T.
BLUE VERVAIN TRAIL (50' R.O.W. WIDTH)

1 OPEN SPACE/ DRAINAGE LOT
43 HOA LANDSCAPE LOT
20 HOA LANDSCAPE LOT
49 OPEN SPACE/ DRAINAGE LOT

15' PUBLIC UTILITY EASEMENT HEREBY DEDICATED
30' WASTEWATER EASEMENT DOC. NO. 2024090498 O.P.R.W.C.T.
20' DRAINAGE EASEMENT HEREBY DEDICATED
5' SIDEWALK
15' WATERLINE EASEMENT DOC. NO. 2024090499 O.P.R.W.C.T.
30' WASTEWATER EASEMENT DOC. NO. 2023065346 O.P.R.W.C.T.

DETAIL A
DETAIL B
DETAIL C

NOLINA SUDIVISION
PHASE 1 SECTION 2
DOC. NO. 2023079014
O.P.R.W.C.T.

PROPOSED 100-YR ATLAS-14 FLOODPLAIN STUDY BY KIMLEY-HORN AND ASSOCIATES DATED : 04/28/2023

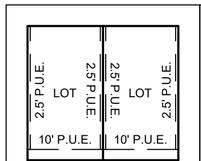
MATCH LINE

LEGEND

O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
S.B.L.	BUILDING SETBACK LINE
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
▲	CALCULATED POINT
(#)	BLOCK IDENTIFIER

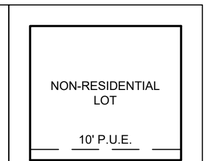
LINE TYPE LEGEND

- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- SETBACK LINE (S.B.L.)
- EASEMENT LINE
- EXISTING EASEMENT LINE
- 4-FT SIDEWALK (UNLESS OTHERWISE NOTED)
- FLOODPLAIN LINE
- MATCH LINE
- SIGHT DISTANCE EASEMENTS



R.O.W.

TYPICAL P.U.E.
RESIDENTIAL LOT
ASSIGNMENT EXHIBIT
NOT TO SCALE



R.O.W.

TYPICAL P.U.E.
NON-RESIDENTIAL LOT
ASSIGNMENT EXHIBIT
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' 18X24

FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 3

BEING 40.32 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	1/22/2025	069291603	2 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069291603-BENTON PROJECTS\069291603 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 1\V-PLAT PH 1V.DWG LAST SAVED 1/8/2025 5:13 PM

BLOCK B		
LOT NO.	ACRES	SQ. FT.
43	0.177	7,710

BLOCK L		
LOT NO.	ACRES	SQ. FT.
1	0.134	5,850
2	0.134	5,850
3	0.134	5,850
4	0.134	5,850
5	0.134	5,850
6	0.134	5,850
7	0.134	5,850
8	0.134	5,850
9	0.134	5,850
10	0.134	5,850
11	0.134	5,850
12	0.140	6,082
13	0.154	6,699
14	0.165	7,201
15	0.171	7,468
16	0.278	12,100

BLOCK M		
LOT NO.	ACRES	SQ. FT.
1	0.160	6,973
2	0.150	6,513
3	0.149	6,510
4	0.151	6,594
5	0.170	7,394
6	0.162	7,039
7	0.155	6,769
8	0.155	6,769
9	0.232	10,096
10	0.179	7,776
11	0.179	7,776
12	0.179	7,776
13	0.179	7,776
14	0.179	7,776
15	0.227	9,892

BLOCK N		
LOT NO.	ACRES	SQ. FT.
2	0.134	5,850
3	0.134	5,850
4	0.134	5,850
5	0.134	5,850
6	0.134	5,850
7	0.134	5,850
8	0.134	5,850
9	0.134	5,850
10	0.187	8,160
11	0.157	6,831
12	0.161	7,026
13	0.333	14,527
14	0.168	7,339
15	0.154	6,715
16	0.150	6,543
17	0.150	6,543
20	0.837	36,459

BLOCK O		
LOT NO.	ACRES	SQ. FT.
1	0.208	9,051
2	0.134	5,850
3	0.134	5,850
4	0.134	5,850
5	0.134	5,850
6	0.134	5,850
7	0.134	5,850
8	0.134	5,850
9	0.160	6,983
10	0.188	8,171
11	0.183	7,968
12	0.178	7,743
13	0.178	7,743
14	0.306	13,320
15	0.199	8,690
16	0.189	8,250
17	0.166	7,234
18	0.167	7,267
19	0.158	6,878
20	0.150	6,543
21	0.155	6,762
22	0.142	6,189
23	0.134	5,852
24	0.134	5,852
25	0.178	7,744

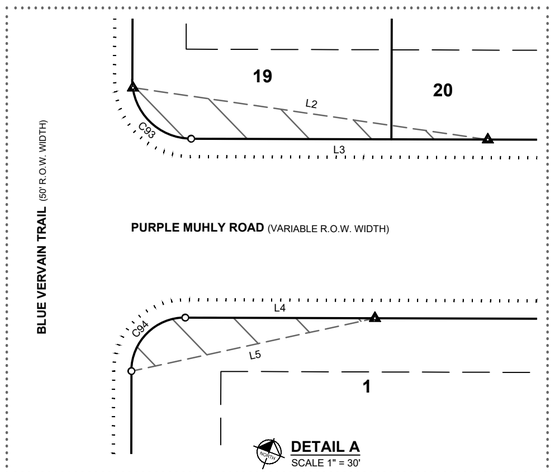
BLOCK P		
LOT NO.	ACRES	SQ. FT.
1	16.652	725,377
2	0.143	6,242
3	0.156	6,795
4	0.149	6,503
5	0.152	6,613
6	0.157	6,835
7	0.162	7,058
8	0.149	6,475
9	0.177	7,724
10	0.205	8,923
11	0.303	13,208
12	0.194	8,457
13	0.197	8,597
14	0.167	7,286
15	0.199	8,667
16	0.176	7,686
17	0.193	8,400
18	0.294	12,797
19	0.258	11,221
20	0.187	8,159
21	0.184	7,997
22	0.180	7,834
23	0.164	7,126
24	0.214	9,336
25	0.232	10,110
26	0.223	9,709

BLOCK Q		
LOT NO.	ACRES	SQ. FT.
1	0.237	10,315
2	0.272	11,852
3	0.256	11,160

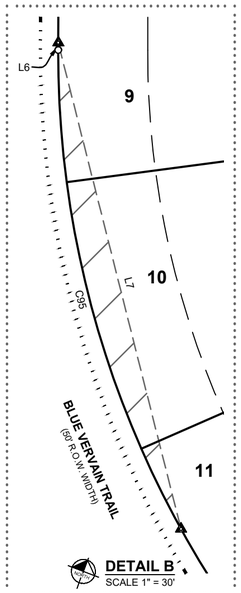
LINE TABLE		
NO.	BEARING	LENGTH
L1	S69°10'38"W	18.50'
L2	N77°19'46"E	100.24'
L3	S69°10'38"W	82.89'
L4	N69°10'38"E	53.00'
L5	S56°44'16"W	69.64'
L6	N20°49'22"W	2.07'
L7	S35°09'40"E	140.18'
L8	N72°25'31"E	131.91'
L9	S69°10'38"W	18.50'
L10	N73°52'53"E	79.07'
L11	S69°10'38"W	65.70'
L12	S68°57'41"E	40.78'
L13	S85°07'46"E	40.78'
L14	S19°23'26"W	15.87'
L15	N19°23'26"E	15.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°49'09"	1020.06'	441.87'	N08°24'46"W	438.42'
C2	90°00'00"	25.00'	39.27'	N24°10'38"E	35.36'
C3	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C4	42°48'24"	325.00'	242.81'	S42°13'34"E	237.20'
C5	83°01'12"	16.50'	23.91'	S22°07'10"E	21.87'
C6	37°04'34"	325.00'	210.31'	S00°51'09"W	206.66'
C7	29°13'43"	275.00'	140.29'	N04°46'35"E	138.77'
C8	83°01'12"	16.50'	23.91'	N60°54'02"E	21.87'
C9	33°14'00"	325.00'	188.51'	N85°47'38"E	185.88'
C10	265°07'34"	60.00'	277.64'	N63°23'08"W	88.38'
C11	85°07'33"	16.50'	24.51'	S26°36'52"W	22.32'
C12	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C13	11°47'08"	325.00'	66.85'	N26°42'56"W	66.73'
C14	11°47'08"	275.00'	56.57'	S26°42'56"E	56.47'
C15	57°09'04"	16.50'	16.46'	N07°45'10"E	15.78'
C16	204°17'54"	60.00'	213.94'	N65°49'15"W	117.31'
C17	57°08'50"	16.50'	16.46'	N40°36'13"E	15.78'
C18	90°00'00"	16.50'	25.92'	N65°49'22"W	23.33'
C19	12°34'00"	275.00'	60.32'	N14°32'22"W	60.19'
C20	75°24'24"	25.00'	32.90'	N29°26'50"E	30.58'
C21	57°08'50"	16.50'	16.46'	N84°16'33"W	15.78'
C22	294°17'39"	60.00'	308.18'	N22°50'58"W	65.10'
C23	57°08'50"	16.50'	16.46'	S38°34'37"W	15.78'
C24	57°08'50"	16.50'	16.46'	N84°16'33"W	15.78'
C25	189°42'04"	60.00'	198.65'	S29°26'50"W	119.57'
C26	57°08'50"	16.50'	16.46'	N36°49'47"W	15.78'
C27	12°34'00"	325.00'	71.28'	S14°32'22"E	71.14'
C28	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C29	90°01'17"	25.00'	39.28'	N65°48'06"W	35.36'
C30	90°00'00"	15.00'	23.56'	N24°10'38"E	21.21'
C31	90°00'00"	275.00'	431.97'	S65°49'22"E	388.91'
C32	90°00'00"	16.50'	25.92'	S24°10'38"W	23.33'
C33	11°47'08"	275.00'	56.57'	S26°42'56"E	56.47'
C34	11°47'08"	325.00'	66.85'	S26°42'56"E	66.73'
C35	90°00'00"	16.50'	25.92'	S65°49'22"E	23.33'
C36	0°26'37"	325.00'	2.52'	S21°02'40"E	2.52'
C37	8°58'23"	325.00'	50.90'	S25°45'10"E	50.85'
C38	7°22'00"	325.00'	41.79'	S33°55'22"E	41.76'
C39	7°22'00"	325.00'	41.79'	S41°17'22"E	41.76'
C40	18°39'24"	325.00'	105.83'	S54°18'04"E	105.36'
C41	7°35'21"	325.00'	43.05'	S15°35'46"W	43.02'
C42	7°22'18"	325.00'	41.81'	S08°06'56"W	41.79'
C43	7°22'18"	325.00'	41.81'	S00°44'38"W	41.79'
C44	7°22'18"	325.00'	41.81'	S06°37'40"E	41.79'
C45	7°22'18"	325.00'	41.81'	S13°59'59"E	41.79'
C46	8°36'18"	325.00'	48.81'	S81°53'31"E	48.76'
C47	7°22'18"	325.00'	41.81'	S89°52'48"E	41.79'
C48	7°22'18"	325.00'	41.81'	N82°44'54"E	41.79'
C49	7°22'18"	325.00'	41.81'	N75°22'35"E	41.79'

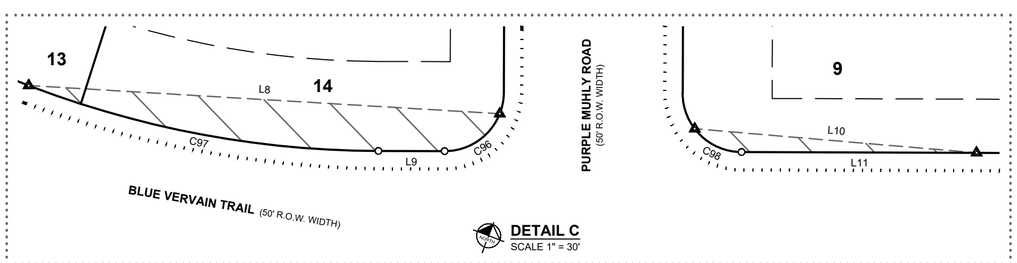
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C50	2°30'48"	325.00'	14.26'	N70°26'02"E	14.26'
C51	19°21'26"	60.00'	20.27'	N59°29'56"E	20.17'
C52	29°03'06"	60.00'	30.42'	N35°17'40"E	30.10'
C53	30°19'59"	60.00'	31.76'	N05°36'08"E	31.40'
C54	123°24'09"	60.00'	129.23'	N71°15'56"W	105.66'
C55	62°58'54"	60.00'	65.95'	S15°32'32"W	62.68'
C56	2°37'46"	325.00'	14.92'	N22°08'15"W	14.91'
C57	8°11'32"	325.00'	46.47'	N27°32'54"W	46.43'
C58	0°57'50"	325.00'	5.47'	N32°07'35"W	5.47'
C59	4°04'46"	275.00'	19.58'	N30°34'07"W	19.58'
C60	7°42'22"	275.00'	36.99'	N24°40'33"W	36.96'
C61	51°21'22"	60.00'	53.78'	N10°39'02"E	52.00'
C62	35°55'01"	60.00'	37.61'	N32°59'10"W	37.00'
C63	34°12'33"	60.00'	35.82'	N68°02'57"W	35.29'
C64	37°48'51"	60.00'	39.60'	S75°56'21"W	38.88'
C65	45°00'07"	60.00'	47.13'	S34°31'52"W	45.92'
C66	51°26'23"	16.50'	14.81'	S37°45'00"W	14.32'
C67	5°42'26"	16.50'	1.64'	S66°19'25"W	1.64'
C68	7°20'59"	16.50'	2.12'	N70°49'32"E	2.12'
C69	49°47'50"	16.50'	14.34'	S80°36'03"E	13.89'
C70	45°27'35"	60.00'	47.61'	S78°25'56"E	46.37'
C71	50°08'06"	60.00'	52.50'	N53°46'14"E	50.84'
C72	141°56'18"	60.00'	148.64'	N42°15'58"W	113.44'
C73	56°45'41"	60.00'	59.44'	S38°23'03"W	57.04'
C74	14°49'23"	60.00'	15.52'	N63°06'50"W	15.48'
C75	67°51'05"	60.00'	71.05'	S75°32'56"W	66.97'
C76	30°41'56"	60.00'	32.15'	S26°16'26"W	31.76'
C77	35°36'47"	60.00'	37.29'	S06°52'56"E	36.70'
C78	40°42'53"	60.00'	42.64'	S45°02'45"E	41.74'
C79	49°09'44"	16.50'	14.16'	S40°49'20"E	13.73'
C80	7°59'06"	16.50'	2.30'	S12°14'55"E	2.30'
C81	1°02'21"	325.00'	5.89'	S08°46'33"E	5.89'
C82	7°22'18"	325.00'	41.81'	S12°58'52"E	41.79'
C83	4°09'21"	325.00'	23.57'	S18°44'42"E	23.57'
C84	7°43'06"	275.00'	37.05'	N24°40'55"W	37.02'
C85	16°10'04"	275.00'	77.60'	N36°37'30"W	77.34'
C86	16°10'04"	275.00'	77.60'	N52°47'34"W	77.34'
C87	16°10'04"	275.00'	77.60'	N68°57'39"W	77.34'
C88	16°10'05"	275.00'	77.60'	N85°07'43"W	77.34'
C89	17°36'36"	275.00'	84.52'	S77°58'56"W	84.19'
C90	0°51'03"	325.00'	4.83'	S32°10'59"E	4.83'
C91	7°22'17"	325.00'	41.81'	S28°04'19"E	41.78'
C92	3°33'49"	325.00'	20.21'	S22°36'17"E	20.21'
C93	82°02'13"	16.50'	23.62'	N69°48'15"W	21.66'
C94	90°00'00"	15.00'	23.56'	N24°10'38"E	21.21'
C95	29°06'05"	275.00'	139.68'	N35°22'25"W	138.18'
C96	68°43'47"	16.50'	19.79'	S34°48'44"W	18.63'
C97	20°50'18"	275.00'	100.02'	S79°35'47"W	99.47'
C98	52°37'48"	16.50'	15.16'	N84°30'28"W	14.63'



DETAIL A
SCALE 1" = 30'



DETAIL B
SCALE 1" = 30'



DETAIL C
SCALE 1" = 30'

LINE TYPE LEGEND

- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- SETBACK LINE (S.B.L.)
- EASEMENT LINE
- EXISTING EASEMENT LINE
- 4-FT SIDEWALK (UNLESS OTHERWISE NOTED)
- FLOODPLAIN LINE
- MATCH LINE
- SIGHT DISTANCE EASEMENTS

LEGEND

O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
S.B.L.	BUILDING SETBACK LINE
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
▲	CALCULATED POINT
(#)	BLOCK IDENTIFIER

FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 3

BEING 40.32 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	1/22/2025	069291603	3 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON+KONLE-ROCKIN WILCO (COMBINED)\069291603-AEG UPDATES-1 2025-01-08.DWG PLOTTED BY GRANADOS, ALEX 1/22/2025 11:49 AM LAST SAVED 1/8/2025 5:13 PM

FINAL PLAT
NOLINA SUBDIVISION
PHASE 1 SECTION 3

BEING 40.32 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: CITY OF GEORGETOWN
   WASTEWATER/SEPTIC: CITY OF GEORGETOWN
   ELECTRIC: PEDERNALES ELECTRIC COMPANY
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. 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, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
4. 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 BFE (BASE FLOOD ELEVATION), WHICHEVER IS HIGHER.
5. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
6. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.0001528486. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
7. 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 DOES NOT ASSUME ANY 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. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. ALL RODS WILL BE SET AT THE CONCLUSION OF CONSTRUCTION.
10. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
11. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING.
12. 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 OF 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.
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. 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, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE 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. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
17. MAX OF 65% IMPERVIOUS COVER PER LOT, OTHERWISE STORM WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR TO REVIEW THE STORM WATER MANAGEMENT CONTROLS PROPOSED ON LOT.
18. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
19. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOT 1 BLK P. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
20. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 1 BLK P PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
21. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS AND MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION, THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
22. 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.
23. 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.
24. LOTS 1 THROUGH 16 OF BLOCK L, LOTS 1 THROUGH 15 OF BLOCK M, LOTS 2 THROUGH 17 OF BLOCK N, LOTS 1 THROUGH 25 OF BLOCK O, LOTS 2 THROUGH 26 OF BLOCK P AND LOTS 1 THROUGH 3 OF BLOCK Q MAY NOT BE FURTHER SUBDIVIDED.
25. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO WILD NOLINA WAY OR THE ADJACENT COUNTY ROADS.
26. DRIVEWAY ACCESS TO LOTS WITHIN THE SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
27. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED JUNE 22, 2021.
28. A MINIMUM LOWEST FINISHED FLOOR ELEVATION (FFE) FOR BUILDINGS SHALL BE ESTABLISHED FOR EACH LOT ADJACENT TO THE FLOODPLAIN. TO MINIMIZE FLOODING OF THE BUILDING, THIS MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE ADJACENT FINISHED GRADE AND ONE FOOT ABOVE BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) WHERE THE ACCESS IS DESIGNED BY A PROFESSIONAL ENGINEER. RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT ONE FOOT ABOVE THE BFE. FOR LARGER LOTS WHERE THE BFE VARIES, A MINIMUM FFE SHALL BE ESTABLISHED AT THE UPSTREAM AND DOWNSTREAM LOT LINE AND EXPLAINED IN A PLAT NOTE. THE PLAT SHALL INCLUDE A STATEMENT INDICATING HOW THE MINIMUM FFE WAS ESTABLISHED (SEE APPENDIX C10). ALL LOTS ON A PLAT SHOULD BE DEVELOPED TO PROMOTE POSITIVE DRAINAGE BY GRADING AWAY FROM STRUCTURES IN ORDER TO REDUCE THE RISK OF FLOODING.
29. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES ON 4/28/2023.
30. 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 OF CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY 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 THOROUGH FARES 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.
31. MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED ON THIS PLAT ARE FOR REFERENCE ONLY. THE FINAL MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR AT THE TIME OF PERMITTING.

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ALL RIGHTS RESERVED

OWNER CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § **KNOW ALL MEN BY THESE PRESENTS**

THAT JDS RR LLC., ACTING HEREBY AND THROUGH MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER, OWNER OF THE CERTAIN 523.521 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022053696 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 NOLINA SUBDIVISION PHASE 1 SECTION 3.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF January, 2025.

JDS RR LLC., A TEXAS LIMITED LIABILITY COMPANY

BY:MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER

BY: _____

NAME: L. MICHAEL COX

TITLE: PRESIDENT

ADDRESS: 5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056

STATE OF TEXAS §
COUNTY OF HARRIS § **KNOW ALL MEN BY THESE PRESENTS**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED L. Michael Cox, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF January, 2025.

Diana Elaine Pine
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: October 9, 2025

DIANA ELAINE PINE
Notary ID #129276629
My Commission Expires
October 9, 2025

THE STATE OF Arizona §
COUNTY OF Maricopa § **KNOW ALL MEN BY THESE PRESENTS:**

CONSENT OF LIENHOLDER:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREET, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE COUNTY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT,

DATED January 15, 2025, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2025049839.

LIENHOLDER NAME:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: _____

NAME: STEVEN D. STREHLOW

TITLE: VICE PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS

THE 16 DAY OF January, 2025, PERSONALLY APPEARED, STEVEN. D STREHLOW AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION , A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF January, 2025.

Gail B Geach
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona

PRINTED NAME: Gail B. Geach

MY COMMISSION EXPIRES ON: 3/5/2026

GAIL B GEACH
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
COMMISSION # 620913
My Comm. Expires March 5, 2026

ENGINEER'S CERTIFICATION:

I, ALEJANDRO E. GRANADOS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR WILLIAMSON COUNTY AND INCORPORATED AREAS, TEXAS COMMUNITY PANEL NO. 4810790275, MAP NO. 48491C0275E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS,

THIS 9th DAY OF January, 2025.

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, 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 SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS, THIS 09 DAY OF January, 2025.

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

STATE OF TEXAS
REGISTERED
MICHAEL A. MONTGOMERY II
6890
PROFESSIONAL
LAND SURVEYOR

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22nd DAY OF January, 2025 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Eddges

COUNTY JUDGE CERTIFICATION:

THE STATE OF TEXAS §
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 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

COUNTY CLERK'S CERTIFICATION:

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 _____, 2025, A.D., AT _____O'CLOCK,___M., AND DULY RECORDED THIS

THE _____DAY OF _____, 2025, A.D., AT _____O'CLOCK, ___M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. _____OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	1/8/2025	069291603	4 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCK\N WILCO (COMBINED)\069291603-AEG UPDATES-1.DWG PLOTTED BY PAZITNEY, ROB 1/8/2025 5:01 PM LAST SAVED 1/8/2025 4:58 PM
PH 1\V-PLAT PH3-069291603-AEG UPDATES-1.DWG\PLAT PH 1\V-PLAT PH3 TRACT (ALTA)\DWG\PLAT PH 1\V-PLAT PH3-069291603-AEG UPDATES-1.DWG PLOTTED BY PAZITNEY, ROB 1/8/2025 5:01 PM LAST SAVED 1/8/2025 4:58 PM
PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 1\V-PLAT PH3-069291603-AEG UPDATES-1.DWG (COMBINED)\069291603X - BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 1\V-PLAT

Commissioners Court - Regular Session **44.**

Meeting Date: 01/28/2025

Final Plat for the Nolina Phase 2A subdivision – Pct 3

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

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

Background

This is the next section of the Nolina development. It consists of 133 single family lots, 3 open space/ drainage lots, 4 HOA landscape lots, 1 right of way reserve, and 7,208 linear feet of new public roads. Roadway and drainage construction is not yet complete, but a performance bond in the amount of $1,943,721.89 has been posted with the County to cover the cost of the remaining construction.

Timeline

2024-10-16 – initial submittal of the final plat
2024-11-15 – 1st review complete with comments
2024-12-03 – 2nd submittal of final plat
2024-12-18 – 2nd review complete with comments
2024-12-20 – 3rd submittal of final plat
2025-01-03 – 3rd review complete with comments clear
2025-01-22 – receipt of final plat with signatures
2025-01-23 – final plat placed on the January 28, 2025 Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

final plat - Nolina Ph 2A

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:45 AM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:38 AM
Final Approval Date: 01/23/2025		

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:
51.31 ACRES

BEING A 51.31 ACRES TRACT OF LAND SITUTATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022053696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST 1847" FOUND, IN THE WEST BOUNDARY LINE OF THE REMAINDER OF SAID 523.521 ACRES TRACT, FOR THE NORTHEAST CORNER OF A CALLED 160.107 ACRES TRACT OF LAND DESCRIBED TO ONX-ROCKING WILCO, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021191090, O.P.R.W.C.T.; SAME BEING THE SOUTHEAST CORNER OF A CALLED 156.428 ACRES TRACT OF LAND DESCRIBED TO NORTHVISTA RANCH, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2020015078, O.P.R.W.C.T.;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT, SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID 156.428 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCE:

1. NORTH 19°50'22" WEST, A DISTANCE OF 2,427.31 FEET TO A PK NAIL FOUND;
2. NORTH 63°07'22" EAST, A DISTANCE OF 800.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 70°30'22" EAST, A DISTANCE OF 133.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;

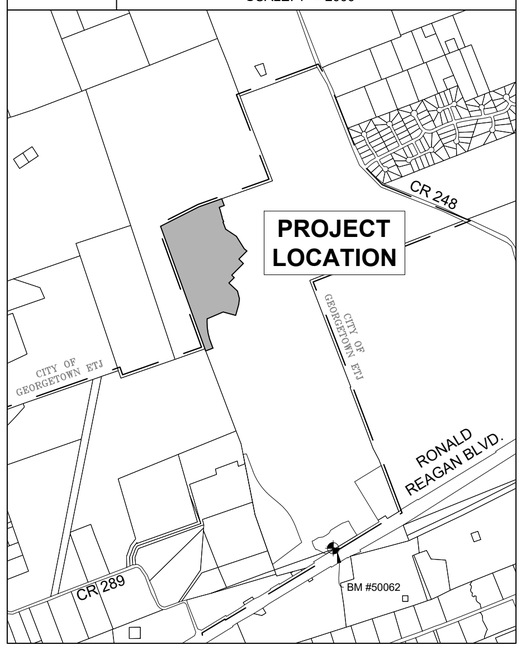
THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 156.428 ACRES TRACT, THE FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES:

1. SOUTH 42°00'54" EAST, A DISTANCE OF 39.51 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. SOUTH 55°46'40" WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. SOUTH 33°55'13" EAST, A DISTANCE OF 129.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 56°04'47" EAST, A DISTANCE OF 137.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. SOUTH 33°55'13" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. NORTH 56°04'47" EAST, A DISTANCE OF 23.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
7. WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°25'00", A RADIUS OF 475.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 63°17'17" EAST, 119.20 FEET, AND AN ARC LENGTH OF 119.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. SOUTH 15°55'04" EAST, A DISTANCE OF 127.74 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. SOUTH 13°09'48" EAST, A DISTANCE OF 45.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. SOUTH 22°09'23" EAST, A DISTANCE OF 56.53 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. SOUTH 64°36'14" WEST, A DISTANCE OF 15.02 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. SOUTH 20°56'07" EAST, A DISTANCE OF 143.30 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. SOUTH 55°57'13" EAST, A DISTANCE OF 239.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. SOUTH 32°40'26" EAST, A DISTANCE OF 275.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
15. SOUTH 50°51'53" EAST, A DISTANCE OF 62.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
16. SOUTH 44°53'28" WEST, A DISTANCE OF 212.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. SOUTH 45°06'32" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
18. SOUTH 44°53'28" WEST, A DISTANCE OF 305.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
19. SOUTH 45°06'32" EAST, A DISTANCE OF 65.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
20. SOUTH 44°53'28" WEST, A DISTANCE OF 143.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. SOUTH 47°29'50" EAST, A DISTANCE OF 218.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
22. SOUTH 13°37'38" EAST, A DISTANCE OF 150.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. SOUTH 06°23'40" WEST, A DISTANCE OF 104.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
24. SOUTH 15°48'40" WEST, A DISTANCE OF 213.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
25. NORTH 74°43'32" WEST, A DISTANCE OF 241.66 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
26. SOUTH 67°09'06" WEST, A DISTANCE OF 320.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
27. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°49'14", A RADIUS OF 1,020.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 08°24'45" EAST, 438.42 FEET, AND AN ARC LENGTH OF 441.87 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
28. SOUTH 20°49'22" EAST, A DISTANCE OF 121.75 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
29. SOUTH 69°10'36" WEST, A DISTANCE OF 147.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, IN SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 160.107 ACRES TRACT;

THENCE, WITH SAID WEST BOUNDARY LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 160.107 ACRES TRACT, NORTH 20°50'05" WEST, A DISTANCE OF 42.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 51.31 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

VICINITY MAP

SCALE: 1" = 2000'



SUBMITTAL DATE: 10/16/2024

SUBDIVISION INFORMATION

OWNER: JDS RR LLC.
ACREAGE: 51.31 ACRES
SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT 478
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: ±7,208'
NUMBER OF LOTS: 141
LAND USE: SINGLE-FAMILY

LOT INFORMATION

TYPE	TOTAL	ACREAGE
SINGLE-FAMILY	133	23.673
OPEN SPACE/PROPOSED DRAINAGE	3	13.721
HOA LANDSCAPE	4	0.705
RIGHT-OF-WAY RESERVE	1	1.186
TOTAL	**141**	**39.285**

STREET INFORMATION

NAME	CLASSIFICATION	DESIGN SPEED	DESIGNATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	ACREAGE
WILD NOLINA WAY	ARTERIAL	45 MPH	PUBLIC	120' (MIN)	*45 LF (LOG-LOG)	1868'	5.196
BEEBALM COVE	MINOR COLLECTOR	35 MPH	PUBLIC	60'	30 LF (LOG-LOG)	237'	0.511
PIMPERNAL DRIVE	MINOR COLLECTOR	35 MPH	PUBLIC	69'	37 LF (LOG-LOG)	156'	0.254
SNAKEROOT TRAIL	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1657'	2.070
LADY FERN DRIVE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	565'	0.655
WINTERBERRY WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	570'	0.660
PRICKLY POPPY WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1966'	2.373
BLUESTEM BRUSH LANE	MINOR COLLECTOR	35 MPH	PUBLIC	69'	49 LF (LOG-LOG)	189'	0.306
					TOTAL:	**7,208'**	**12.025**
						TOTAL ACREAGE:	**51.31**

PAVEMENT WIDTH MEASURED IN LINEAR FEET (LF), FROM LIP-OF-GUTTER TO LIP-OF-GUTTER (LOG-LOG).
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.
PAVEMENT WIDTH TO BE 45-FT WHEN 6,000 > ADT > 3,000 OR TYPICAL ARTERIAL SECTION (24-FT WIDTH EACH DIRECTION AND 36-FT WHERE TURN LANES NEEDED) WHEN ADT > 6,000

SHEET INDEX:

1. COVER SHEET
2. PLAT LAYOUT
3. PLAT LAYOUT
4. DETAILS, LINE & CURVE DATA
5. NOTES, CERTIFICATIONS & SIGNATURES

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TEXAS 78626
PH: (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
JDS RR LLC.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
PH: (512) 496-4070

BENCHMARK

VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88), GEOID 18

BM #50062 MAG NAIL WITH WASHER STAMPED "JPH", SET APPROXIMATELY 3,000 FEET NORTHEAST OF THE INTERSECTION OF COUNTY ROAD 289 AND RONALD REAGAN BOULEVARD.

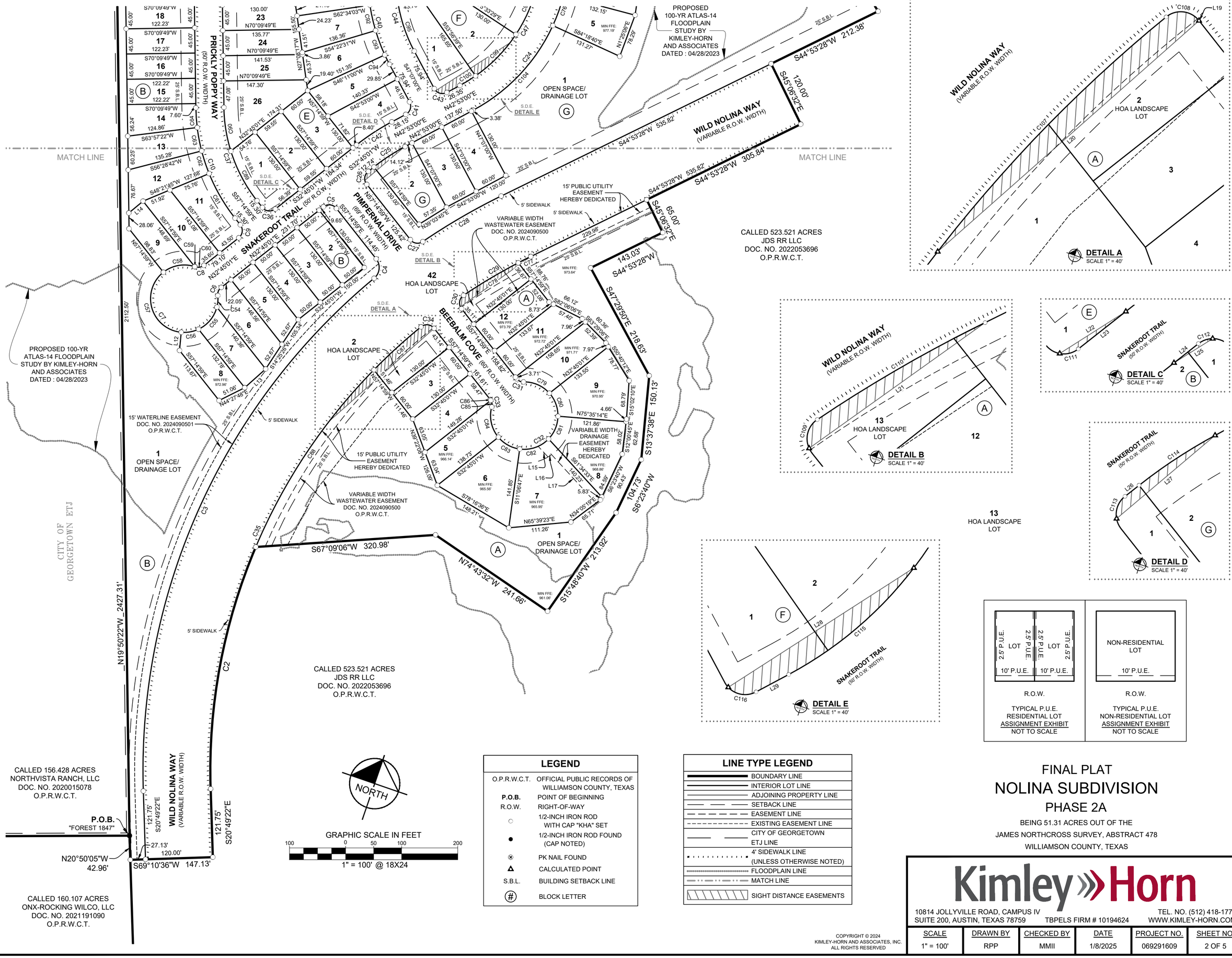
- ELEV.=942.405'

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	1/8/2025	069291609	1 OF 5

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069291601X -BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 2\V-PLAT PH2A-069291609 - DPD EDITS.DWG PLOTTED BY PAZITNEY, ROB 1/8/2025 4:24 PM LAST SAVED 12/23/2024 9:40 AM



LEGEND

O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
⊗	PK NAIL FOUND
△	CALCULATED POINT
S.B.L.	BUILDING SETBACK LINE
(#)	BLOCK LETTER

LINE TYPE LEGEND

- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- CITY OF GEORGETOWN ETJ LINE
- 4' SIDEWALK LINE (UNLESS OTHERWISE NOTED)
- FLOODPLAIN LINE
- MATCH LINE
- SIGHT DISTANCE EASEMENTS

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	1/8/2025	069291609	2 OF 5

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069291601X -BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 2\V-PLAT PH2A-069291609 - DPD EDITS.DWG PLOTTED BY PAZITNEY, ROB 1/8/2025 4:24 PM LAST SAVED 12/23/2024 9:40 AM

CITY OF GEORGETOWN ETJ

CALLED 156.428 ACRES
NORTHVISTA RANCH, LLC
DOC. NO. 2020015078
O.P.R.W.C.T.

"BURY & PARTNERS"

133.52'
N70°30'22"E

N63°07'22"E 800.91'

CALLED 156.428 ACRES
NORTHVISTA RANCH, LLC
DOC. NO. 2020015078
O.P.R.W.C.T.

1
HOA LANDSCAPE LOT

1
RIGHT-OF-WAY RESERVE

42
HOA LANDSCAPE LOT

1
OPEN SPACE/ DRAINAGE LOT

1
OPEN SPACE/ DRAINAGE LOT

BLUESTEM BRUSH LANE (60' R.O.W. WIDTH)

PRICKLY POPPY WAY (50' R.O.W. WIDTH)

WINTERBERRY WAY (50' R.O.W. WIDTH)

LADY FERN DRIVE (50' R.O.W. WIDTH)

SNAKEROOT TRAIL (50' R.O.W. WIDTH)

PIMPERNEL DRIVE (60' R.O.W. WIDTH)

WILD NOLINA WAY (VARIABLE R.O.W. WIDTH)

CALLED 523.521 ACRES
JDS RR LLC
DOC. NO. 2022053696
O.P.R.W.C.T.

PROPOSED 100-YR ATLAS-14 FLOODPLAIN STUDY BY KIMLEY-HORN AND ASSOCIATES DATED : 04/28/2023

15' PUBLIC UTILITY EASEMENT HEREBY DEDICATED

MATCH LINE

MATCH LINE

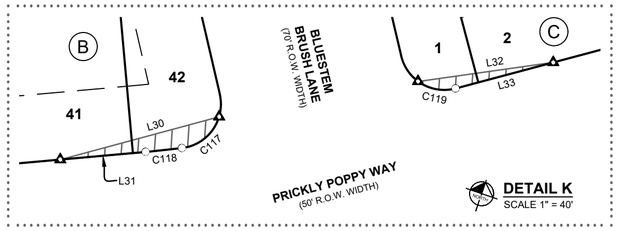
CITY OF GEORGETOWN ETJ

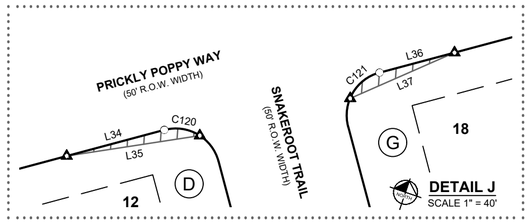
LINE TYPE LEGEND

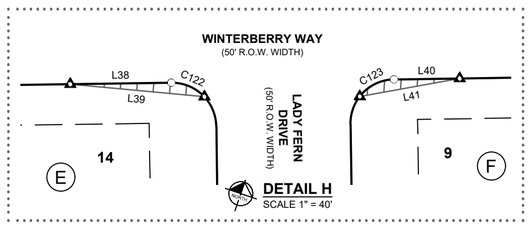
- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- CITY OF GEORGETOWN ETJ LINE
- 4' SIDEWALK LINE (UNLESS OTHERWISE NOTED)
- FLOODPLAIN LINE
- MATCH LINE
- SIGHT DISTANCE EASEMENTS

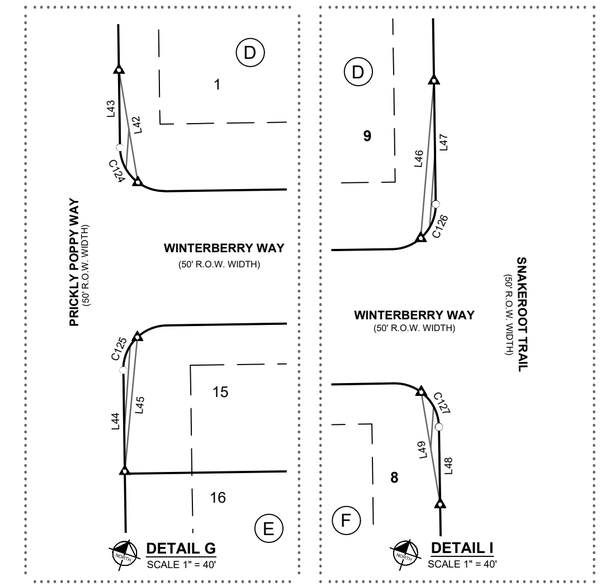
LEGEND

O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
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○	1/2-INCH IRON ROD WITH CAP "KHA" SET
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⊗	PK NAIL FOUND
△	CALCULATED POINT
S.B.L.	BUILDING SETBACK LINE
(#)	BLOCK LETTER









NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 18X24

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	1/8/2025	069291609	3 OF 5

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069291609X - BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 2\V-PLAT PH2A-069291609 - DPD EDITS.DWG PLOTTED BY PAZITNEY, ROB 1/8/2025 4:25 PM LAST SAVED 12/23/2024 9:40 AM

LOT TABLE BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	2.943	128,182
2	0.169	7,351
3	0.179	7,800
4	0.192	8,381
5	0.192	8,381
6	0.283	12,348
7	0.382	16,660
8	0.271	11,789
9	0.279	12,146
10	0.200	8,705
11	0.203	8,843
12	0.179	7,815
13	0.136	5,929

LOT TABLE BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	2.846	123,956
2	0.149	6,500
3	0.149	6,500
4	0.149	6,500
5	0.159	6,914
6	0.172	7,485
7	0.152	6,632
8	0.152	6,610
9	0.144	6,275
10	0.171	7,468
11	0.194	8,437
12	0.178	7,748
13	0.151	6,581
14	0.140	6,084
15	0.126	5,500
16	0.126	5,500
17	0.126	5,500
18	0.126	5,500
19	0.126	5,500
20	0.126	5,501
21	0.126	5,501
22	0.126	5,501
23	0.126	5,501
24	0.126	5,501
25	0.126	5,501
26	0.126	5,501
27	0.126	5,501
28	0.126	5,501
29	0.126	5,501
30	0.126	5,502
31	0.126	5,502
32	0.126	5,502
33	0.127	5,532
34	0.107	4,667
35	0.257	11,188
36	0.224	9,747
37	0.130	5,648
38	0.160	6,951
39	0.166	7,217
40	0.168	7,315
41	0.170	7,412
42	0.318	13,865

LOT TABLE BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	0.387	16,862
2	0.213	9,281
3	0.203	8,836
4	0.193	8,391
5	0.182	7,947
6	0.178	7,733
7	0.178	7,753

LOT TABLE BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.208	9,042
2	0.179	7,800
3	0.179	7,800
4	0.179	7,800
5	0.179	7,800
6	0.179	7,800
7	0.179	7,800
8	0.179	7,800
9	0.237	10,342
10	0.199	8,675
11	0.198	8,634
12	0.225	9,783
13	0.203	8,822
14	0.201	8,754
15	0.197	8,570
16	0.188	8,211
17	0.170	7,390
18	0.161	7,010
19	0.157	6,822
20	0.217	9,435

LOT TABLE BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.203	8,832
2	0.178	7,742
3	0.179	7,800
4	0.198	8,607
5	0.176	7,679
6	0.186	8,107
7	0.171	7,448
8	0.172	7,508
9	0.155	6,760
10	0.155	6,760
11	0.155	6,760
12	0.155	6,760
13	0.155	6,760
14	0.193	8,392
15	0.163	7,092
16	0.134	5,850
17	0.134	5,850
18	0.134	5,850
19	0.134	5,850
20	0.134	5,850
21	0.134	5,850
22	0.134	5,850
23	0.137	5,980
24	0.143	6,239
25	0.149	6,499
26	0.255	11,096

LOT TABLE BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	0.251	10,946
2	0.260	11,344
3	0.239	10,402
4	0.214	9,306
5	0.179	7,800
6	0.179	7,800
7	0.179	7,800
8	0.208	9,042
9	0.222	9,691
10	0.149	6,500
11	0.149	6,500
12	0.149	6,500
13	0.149	6,493
14	0.243	10,574

LOT TABLE BLOCK G		
LOT NO.	ACRES	SQ. FT.
1	7.932	345,498
2	0.207	9,017
3	0.179	7,800
4	0.179	7,800
5	0.201	8,747
6	0.220	9,604
7	0.179	7,818
8	0.179	7,800
9	0.179	7,800
10	0.179	7,800
11	0.179	7,800
12	0.179	7,800
13	0.179	7,800
14	0.179	7,800
15	0.183	7,982
16	0.201	8,743
17	0.184	8,007
18	0.208	9,041

RIGHT-OF-WAY RESERVE LOT TABLE BLOCK H		
LOT NO.	ACRES	SQ. FT.
1	1.186	51,644

LINE TABLE		
NO.	BEARING	LENGTH
L1	S42°00'54"E	39.51'
L2	S33°55'13"E	50.00'
L3	N56°04'47"E	23.08'
L4	S13°09'48"E	45.28'
L5	S22°09'23"E	56.53'
L6	S64°36'14"W	15.02'
L7	S50°51'53"E	62.11'
L8	S32°09'31"E	71.57'
L9	S26°52'42"E	36.31'
L10	N26°52'42"W	36.31'
L11	N32°09'31"W	73.06'
L12	S13°46'33"E	32.56'
L13	N29°13'29"E	50.09'
L14	S31°07'26"W	32.96'
L15	N61°34'33"W	25.34'
L16	S28°25'27"W	7.50'
L17	N61°34'33"W	119.03'
L18	N03°14'11"E	54.30'
L19	S57°14'59"E	0.08'
L20	S29°32'11"W	248.61'
L21	S35°29'10"W	154.19'
L22	N38°34'26"E	55.88'
L23	S32°45'01"W	43.14'
L24	N32°45'01"E	22.19'
L25	S38°55'59"W	32.55'
L26	N32°45'01"E	12.74'
L27	S30°47'24"W	91.95'
L28	N38°15'21"E	157.25'
L29	S42°53'00"W	26.35'
L30	N55°56'09"E	61.32'
L31	S65°52'08"W	31.95'
L32	N63°00'32"E	50.91'
L33	S56°04'47"W	37.69'
L34	N56°04'47"E	37.69'
L35	S62°15'45"W	50.19'
L36	N56°04'47"E	28.87'
L37	S47°20'57"W	42.44'
L38	N70°09'49"E	37.69'
L39	S76°20'48"W	50.20'
L40	N70°09'49"E	24.44'
L41	S60°46'22"W	37.82'
L42	S28°34'00"E	42.45'
L43	N19°50'11"W	28.88'
L44	N19°50'11"W	37.68'
L45	S13°39'15"E	50.18'
L46	N14°11'16"W	58.89'
L47	S19°50'11"E	46.05'
L48	S19°50'11"E	28.86'
L49	N28°34'02"W	42.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°25'00"	475.00'	119.52'	N63°17'17"E	119.20'
C2	24°49'14"	1020.00'	441.87'	S08°24'45"E	438.42'
C3	52°07'24"	1140.00'	1037.09'	S05°14'20"W	1001.69'
C4	88°33'02"	25.00'	38.64'	S12°58'29"E	34.91'
C5	90°00'00"	16.50'	25.92'	N77°45'01"E	23.33'
C6	57°08'50"	16.50'	16.46'	N04°10'36"E	15.78'
C7	294°17'39"	60.00'	308.18'	S57°14'59"E	65.10'
C8	57°08'50"	16.50'	16.46'	S61°19'25"W	15.78'
C9	90°00'00"	16.50'	25.92'	S12°14'59"E	23.33'
C10	37°24'48"	325.00'	212.22'	S38°32'35"E	208.47'
C11	57°08'50"	16.50'	16.46'	S48°24'36"E	15.78'
C12	199°59'58"	60.00'	209.44'	S23°00'58"W	118.18'
C13	57°08'50"	16.50'	16.46'	N85°33'28"W	15.78'
C14	1°38'25"	475.00'	13.60'	S65°02'55"W	13.60'
C15	96°23'13"	16.50'	27.76'	S16°02'06"W	24.60'
C16	5°16'49"	534.50'	49.26'	S29°31'06"E	49.24'
C17	91°06'01"	16.50'	26.24'	S72°25'43"E	23.56'
C18	90°00'00"	16.50'	25.92'	N18°07'18"E	23.33'
C19	16°31'53"	1060.00'	305.84'	N54°51'21"E	304.78'
C20	5°16'49"	465.50'	42.90'	N29°31'06"W	42.88'
C21	91°45'42"	16.50'	26.43'	S78°02'22"E	23.69'
C22	90°00'00"	16.50'	25.92'	N11°04'47"E	23.33'
C23	14°05'02"	325.00'	79.89'	N26°52'42"W	79.69'
C24	62°43'11"	325.00'	355.77'	N11°31'24"E	338.27'
C25	10°07'59"	375.00'	66.32'	N37°49'00"E	66.23'
C26	90°00'00"	16.50'	25.92'	N12°14'59"W	23.33'
C27	85°58'56"	16.50'	24.76'	S79°45'32"W	22.50'
C28	8°07'24"	1140.00'	161.63'	S40°49'46"W	161.49'
C29	6°21'48"	1020.00'	113.28'	N40°18'20"E	113.22'
C30	94°22'26"	16.50'	27.18'	N10°03'47"W	24.21'
C31	53°07'48"	15.00'	13.91'	N83°48'54"W	13.42'
C32	286°15'37"	60.00'	299.77'	N32°45'01"E	72.00'
C33	53°07'48"	15.00'	13.91'	S30°41'05"E	13.42'
C34	90°56'25"	16.50'	26.19'	N77°16'48"E	23.53'
C35	52°37'57"	1020.00'	936.98'	N05°29'37"E	904.38'
C36	90°00'00"	16.50'	25.92'	S77°45'01"W	23.33'
C37	37°24'48"	275.00'	179.57'	N38°32'35"W	176.40'
C38	90°00'00"	16.50'	25.92'	N25°09'49"E	23.33'
C39	90°00'00"	16.50'	25.92'	S64°50'11"E	23.33'
C40	27°16'49"	325.00'	154.74'	S33°28'36"E	153.29'
C41	90°00'00"	16.50'	25.92'	S02°07'00"E	23.33'
C42	10°07'59"	425.00'	75.16'	S37°49'00"W	75.07'
C43	90°00'00"	16.50'	25.92'	S87°53'00"W	23.33'
C44	27°16'49"	275.00'	130.94'	N33°28'36"W	129.70'
C45	90°00'00"	16.50'	25.92'	N25°09'49"E	23.33'
C46	90°00'00"	16.50'	25.92'	S64°50'11"E	23.33'
C47	62°43'11"	275.00'	301.03'	S11°31'24"W	286.23'
C48	90°00'00"	16.50'	25.92'	N64°50'11"W	23.33'
C49	90°00'00"	16.50'	25.92'	S25°09'49"W	23.33'
C50	14°05'02"	275.00'	67.60'	S26°52'42"E	67.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	90°00'00"	16.50'	25.92'	S78°55'13"E	23.33'
C52	9°47'21"	525.00'	89.70'	N60°58'27"E	89.59'
C53	85°42'19"	16.50'	24.68'	N23°00'58"E	22.44'
C54	19°54'01"	60.00'	20.84'	N14°26'49"W	20.73'
C55	50°25'52"	60.00'	52.81'	N20°43'08"E	51.12'
C56	30°17'24"	60.00'	31.72'	N61°04'46"E	31.35'
C57	136°24'02"	60.00'	142.84'	S35°34'31"E	111.42'
C58	56°20'31"	60.00'	59.00'	S60°47'46"W	56.65'
C59	0°55'49"	60.00'	0.97'	S89°25'56"W	0.97'
C60	57°08'50"	16.50'	16.46'	S61°19'25"W	15.78'
C61	16°14'24"	325.00'	92.12'	S49°07'48"E	91.81'
C62	7°29'18"	325.00'	42.48'	S37°15'57"E	42.45'
C63	7°28'40"	325.00'	42.42'	S29°46'58"E	42.39'
C64	6°12'27"	325.00'	35.21'	S22°56'25"E	35.19'
C65	35°51'53"	60.00'	37.56'	S59°03'04"E	36.95'
C66	44°03'09"	60.00'	46.13'	S19°05'33"E	45.00'
C67	28°46'05"	60.00'	30.13'	S17°19'04"W	29.81'
C68	29°51'10"	60.00'	31.26'	S46°37'41"W	30.91'
C69	46°45'03"	60.00'	48.96'	S84°55'47"W	47.61'
C70	14°42'39"	60.00'	15.41'	N64°20'22"W	15.36'
C71	2°15'44"	325.00'	12.83'	N32°47'21"W	12.83'
C72	9°50'04"	325.00'	55.78'	N26°44'27"W	55.72'
C73	1°59'14"	325.00'	11.27'	N20°49'48"W	11.27'
C74	5°49'28"	325.00'	33.04'	N16°55'27"W	33.02'
C75	9°52'02"	325.00'	55.97'	N09°04'41"W	55.90'
C76	9°50'00"	325.00'	55.78'	N00°46'20"E	55.71'
C77	1°24'14"	1020.00'	24.99'	S44°11'21"W	24.99'
C78	6°21'48"	1020.00'	113.28'	N40°18'20"E	113.22'
C79	49°35'04"	60.00'	51.92'	N85°35'16"W	50.32'
C80	42°50'13"	60.00'	44.86'	N39°22'38"W	43.82'
C81	42°50'13"	60.00'	44.86'	N03°27'36"E	43.82'
C82	54°00'31"	60.00'	56.56'	N51°52'58"E	54.49'
C83	42°24'01"	60.00'	44.40'	S79°54'46"E	43.40'
C84	54°35'35"	60.00'	57.17'	S31°24'59"E	55.03'
C85	47°16'07"	15.00'	12.37'	S27°45'15"E	12.03'
C86	5°51'41"	15.00'	1.53'	S54°19'09"E	1.53'
C87	6°22'49"	1020.00'	113.58'	N28°37'11"E	113.52'
C88	21°25'54"	1020.00'	381.53'	N14°42'49"E	379.31'
C89	20°55'18"	275.00'	100.42'	N46°47'20"W	99.86'
C90	16°29'30"	275.00'	79.15'	N28°04'56"W	78.88'
C91	7°35'46"	325.00'	43.09'	S23°38'04"E	43.06'
C92	8°11'32"	325.00'	46.47'	S31°31'43"E	46.43'
C93	8°11'32"	325.00'	46.47'	S39°43'15"E	46.43'
C94	3°18'00"	325.00'	18.72'	S45°28'00"E	18.72'
C95	18°39'14"	275.00'	89.53'	N37°47'23"W	89.14'
C96	8°37'35"	275.00'	41.40'	N24°08'59"W	41.37'
C97	12°39'55"	275.00'	60.79'	S13°30'14"E	60.67'
C98	21°36'47"	275.00'	103.73'	S03°38'07"W	103.12'
C99	21°36'50"	275.00'	103.74'	S25°14'56"W	103.13'
C100	6°49'39"	275.00'	32.77'	S39°28'10"W	32.75'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C101	1°33'49"	525.00'	14.33'	N65°05'13"E	14.33'
C102	5°12'38"	525.00'	47.74'	N61°42'00"E	47.73'
C103	3°00'54"	525.00'	27.63'	N57°35'14"E	27.62'
C104	37°11'39"	325.00'	210.98'	N24°17'10"E	207.29'
C105	6°56'20"	275.00'	33.30'	S30°27'03"E	33.28'
C106	7°08'42"	275.00'	34.29'	S23°24'32"E	34.27'
C107	13°08'32"	1020.00'	233.96'	N25°14'19"E	233.45'
C108	90°56'25"	16.50'	26.19'	N77°16'48"E	23.53'
C109	80°27'31"	16.50'	23.17'	N03°06'19"W	21.31'
C110	7°46'02"	1020.00'	138.28'	N41°00'27"E	138.17'
C111	48°58'35"	16.50'	14.10'	S57°14'18"W	13.68'
C112	38°02'41"	16.50'	10.96'	N51°46'21"E	10.76'
C113	61°58'59"	16.50'	17.85'	N01°45'31"E	16.99'
C114	9°55'05"	375.00'	64.91'	N37°42'33"E	64.83'
C115	24°35'31"	275.00'	118.03'	S30°35'14"W	117.13'
C116	75°06'08"	16.50'	21.63'	S80°26'04"W	20.11'
C117	66°37'24"	16.50'	19.19'	S30°55'00"W	18.12'
C118	1°38'25"	475.00'	13.60'	S65°02'55"W	13.60'
C119	51°06'50"	16.50'	14.72'	S81°38'12"W	14.24'
C120	47°44'51"	16.50'	13.75'	N79°57'13"E	13.36'
C121	52°26'23"	16.50'	15.10'	N29°51'35"E	14.58'
C122	47°45'10"	16.50'	13.75'	S85°57'36"E	13.36'
C123	51°14'27"	16.50'	14.76'	N44°32'35"E	14.27'
C124	52°26'44"	16.50'	15.10'	N46°03'33"W	14.58'
C125	47°44'27"	16.50'	13.75'	N04°02'02"E	13.35'
C126	49°33'25"	16.50'	14.27'	S04°56'31"W	13.83'
C127	52°26'08"	16.50'	15.10'	S46°03'15"E	14.58'

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	1/8/2025	069291609	4 OF 5

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069291609X -BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 2\V-PLAT PH2A-069291609 - DPD EDITS.DWG PLOTTED BY PAZITNEY, ROB 1/8/2025 4:25 PM LAST SAVED 12/23/2024 9:40 AM

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2A

BEING 51.31 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: CITY OF GEORGETOWN
   WASTEWATER/SEPTIC: CITY OF GEORGETOWN
   ELECTRIC: PEDERNALES ELECTRIC COMPANY
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. 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, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
4. 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 BFE (BASE FLOOD ELEVATION), WHICHEVER IS HIGHER.
5. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
6. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.0001528486. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
7. 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 DOES NOT ASSUME ANY 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. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
8. ALL MONUMENTS WILL BE SET AT THE CONCLUSION OF CONSTRUCTION.
9. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
10. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING.
11. 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 OF 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.
12. 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.
13. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
14. 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, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE 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. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
17. MAX OF 65% IMPERVIOUS COVER PER LOT, OTHERWISE STORM WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR TO REVIEW THE STORM WATER MANAGEMENT CONTROLS PROPOSED ON LOT.
18. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
19. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THE CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
20. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOT 1 BLK G. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
21. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 1 BLK G PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
22. 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.
23. 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.
24. LOTS 2 THROUGH 11 OF BLOCK A, LOTS 2 THROUGH 41 OF BLOCK B, LOTS 2 THROUGH 7 OF BLOCK C, LOTS 1 THROUGH 20 OF BLOCK D, LOTS 1 THROUGH 26 OF BLOCK E, LOTS 1 THROUGH 14 OF BLOCK F, AND LOTS 2 THROUGH 18 OF BLOCK G MAY NOT BE FURTHER SUBDIVIDED.
25. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO WILD NOLINA WAY OR THE ADJACENT COUNTY ROADS.
26. DRIVEWAY ACCESS TO LOTS WITHIN THE SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
27. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
28. A MINIMUM LOWEST FINISHED FLOOR ELEVATION (FFE) FOR BUILDINGS SHALL BE ESTABLISHED FOR EACH LOT ADJACENT TO THE FLOODPLAIN. TO MINIMIZE FLOODING OF THE BUILDING, THIS MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE ADJACENT FINISHED GRADE AND ONE FOOT ABOVE BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) WHERE THE ACCESS IS DESIGNED BY A PROFESSIONAL ENGINEER. RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT ONE FOOT ABOVE THE BFE. FOR LARGER LOTS WHERE THE BFE VARIES, A MINIMUM FFE SHALL BE ESTABLISHED AT THE UPSTREAM AND DOWNSTREAM LOT LINE AND EXPLAINED IN A PLAT NOTE. THE PLAT SHALL INCLUDE A STATEMENT INDICATING HOW THE MINIMUM FFE WAS ESTABLISHED (SEE APPENDIX C10). ALL LOTS ON A PLAT SHOULD BE DEVELOPED TO PROMOTE POSITIVE DRAINAGE BY GRADING AWAY FROM STRUCTURES IN ORDER TO REDUCE THE RISK OF FLOODING.
29. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES ON 4/28/2023.
30. 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 OF CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY 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 THOROUGH FARES 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.
31. MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED ON THIS PLAT ARE FOR REFERENCE ONLY. THE FINAL MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR AT THE TIME OF PERMITTING.

OWNER CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § **KNOW ALL MEN BY THESE PRESENTS**

THAT JDS RR LLC., ACTING HEREBY AND THROUGH MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER, OWNER OF THE CERTAIN 523.521 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022053696 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 NOLINA SUBDIVISION PHASE 2A.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF January, 2025.

JDS RR LLC., A TEXAS LIMITED LIABILITY COMPANY

BY:MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER

BY:

NAME: L. MICHAEL COX

TITLE: PRESIDENT

ADDRESS: 5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056

STATE OF TEXAS §
COUNTY OF HARRIS § **KNOW ALL MEN BY THESE PRESENTS**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED L. Michael Cox, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF January 2025.

Diana Elaine Pine
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: October 9, 2025

DIANA ELAINE PINE
Notary ID #129276629
My Commission Expires
October 9, 2025

THE STATE OF Arizona §
COUNTY OF Maricopa § **KNOW ALL MEN BY THESE PRESENTS:**

CONSENT OF LIENHOLDER:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREET, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE COUNTY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT,

DATED January 16 June 15 & AEG., 2025, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2023049839.

LIENHOLDER NAME:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY:

NAME: STEVEN D. STREHLOW

TITLE: VICE PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS

THE 16 DAY OF January 2025, PERSONALLY APPEARED, STEVEN. D STREHLOW AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION , A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF January, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF Arizona

PRINTED NAME: Gail B Geach

MY COMMISSION EXPIRES ON: 3/5/2026

GAIL B. GEACH
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
COMMISSION # 620913
My Comm. Expires March 5, 2026

ENGINEER'S CERTIFICATION:

I, ALEJANDRO E. GRANADOS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR WILLIAMSON COUNTY AND INCORPORATED AREAS, TEXAS COMMUNITY PANEL NO. 4810790275, MAP NO. 48491C0275E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS,

THIS 6th DAY OF January, 2025.

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, 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 SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS, THIS 09 DAY OF January, 2025.

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

STATE OF TEXAS
REGISTERED
MICHAEL A. MONTGOMERY II
6890
PROFESSIONAL
LAND SURVEYOR

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22nd DAY OF January, 2025 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

COUNTY JUDGE CERTIFICATION:

THE STATE OF TEXAS §
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 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

COUNTY CLERK'S CERTIFICATION:

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 _____, 2025, A.D., AT _____O'CLOCK,___M., AND DULY RECORDED THIS

THE _____DAY OF _____, 2025, A.D., AT _____O'CLOCK, ___M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. _____OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	RPP	MMII	1/8/2025	069291609	5 OF 5

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\BENTON-KONLE-ROCKIN WILCO (COMBINED)\069291609X-BENTON PROJECTS\069291601 - BENTON JDS TRACT (ALTA)\DWG\PLAT PH 2\V-PLAT PH2A-069291609 - DPD EDITS.DWG PLOTTED BY PAZTINEY, ROB 1/8/2025 4:25 PM LAST SAVED 12/23/2024 9:40 AM

Commissioners Court - Regular Session **45.**

Meeting Date: 01/28/2025

Preliminary plat for the Hillside Acres subdivision – Pct 4

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on ratifying and approving the preliminary plat for the Hillside Acres subdivision – Precinct 4.

Background

This proposed subdivision consists of 24 single family lots and 2,197 linear feet of new public roads on 55.4 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
2024-08-29 – initial submittal of the preliminary plat
2024-09-28 – 1st review complete with comments
2024-11-12 – 2nd submittal of preliminary plat
2024-11-27 – 2nd review complete with comments
2024-12-09 – 3rd submittal of preliminary plat
2024-12-23 – 3rd review complete with comments
2025-01-08 – 4th submittal of preliminary plat
2025-01-22 – 4th review complete with clear comments
2025-01-23 – County Engineer approval letter sent
2025-01-23 – preliminary plat placed on the January 28, 2025, Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

preliminary plat - Hillside Acres

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:50 AM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:42 AM
Final Approval Date: 01/23/2025		

PRELIMINARY PLAT OF

HILLSIDE ACRES SUBDIVISION

55.425 ACRES

A 55.425 ACRE TRACT OF LAND,
OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698
WILLIAMSON COUNTY, TEXAS



LOCATION MAP

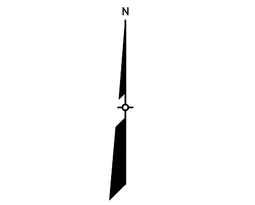
1"=2,000'



VICINITY MAP

SCALE 1" = 200'

SHEET 1 OF 5



LEGEND

⊕	DENOTES BENCHMARK (SEE NOTE)
●	DENOTES 1/2" ST. SK. FND.
○	DENOTES 1/2" ST. SK. SET.
D.E.	DRAINAGE EASEMENT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
■	CONCRETE MONUMENT
———	BOUNDARY LINE
———	PROPERTY LINE
— — —	R.O.W. LINE
- - - - -	UTILITY OR DRAINAGE EASEMENTS
⌖	TEST WELL LOCATION
BLOCK A	BLOCK NUMBER

OWNER'S NAMES:
HILLSIDE 54 LLC
13215 BEE CAVE, TEXAS 78738
BUILDING A, SUITE 210
BEE CAVE, TEXAS

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160,
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS, 78130

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
CHRIS ELIZONDO REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DR
SAN MARCOS, TEXAS 78666

DATE: AUGUST 29, 2024

ACREAGE OF TOTAL SITE: 55.425 ACRES
TOTAL NUMBER OF BLOCKS: 1 BLOCKS

TOTAL NUMBER OF LOTS: 24 LOTS TOTAL
- 24 – RESIDENTIAL

PROPOSED ROADWAY TABLE

NAME	FUNCTIONAL CLASS	DESIGN SPEED	LENGTH OF ROADWAY	R.O.W. WIDTH	PAVEMENT WIDTH	RURAL/URBAN	PUBLIC/PRIVATE	SHOULDER WIDTH
HARVEST RIDGE LANE	LOCAL	25 MPH	1,499.49 FT	60 FT	20 FT	RURAL	PUBLIC	4'
CLOVERFIELD ROAD	LOCAL	25 MPH	233.35 FT	60 FT	20 FT	RURAL	PUBLIC	4'
OLD OAKFIELD ROAD	RURAL MINOR COLLECTOR	35 MPH	463.72 FT	60 FT	22 FT	RURAL	PUBLIC	4'

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

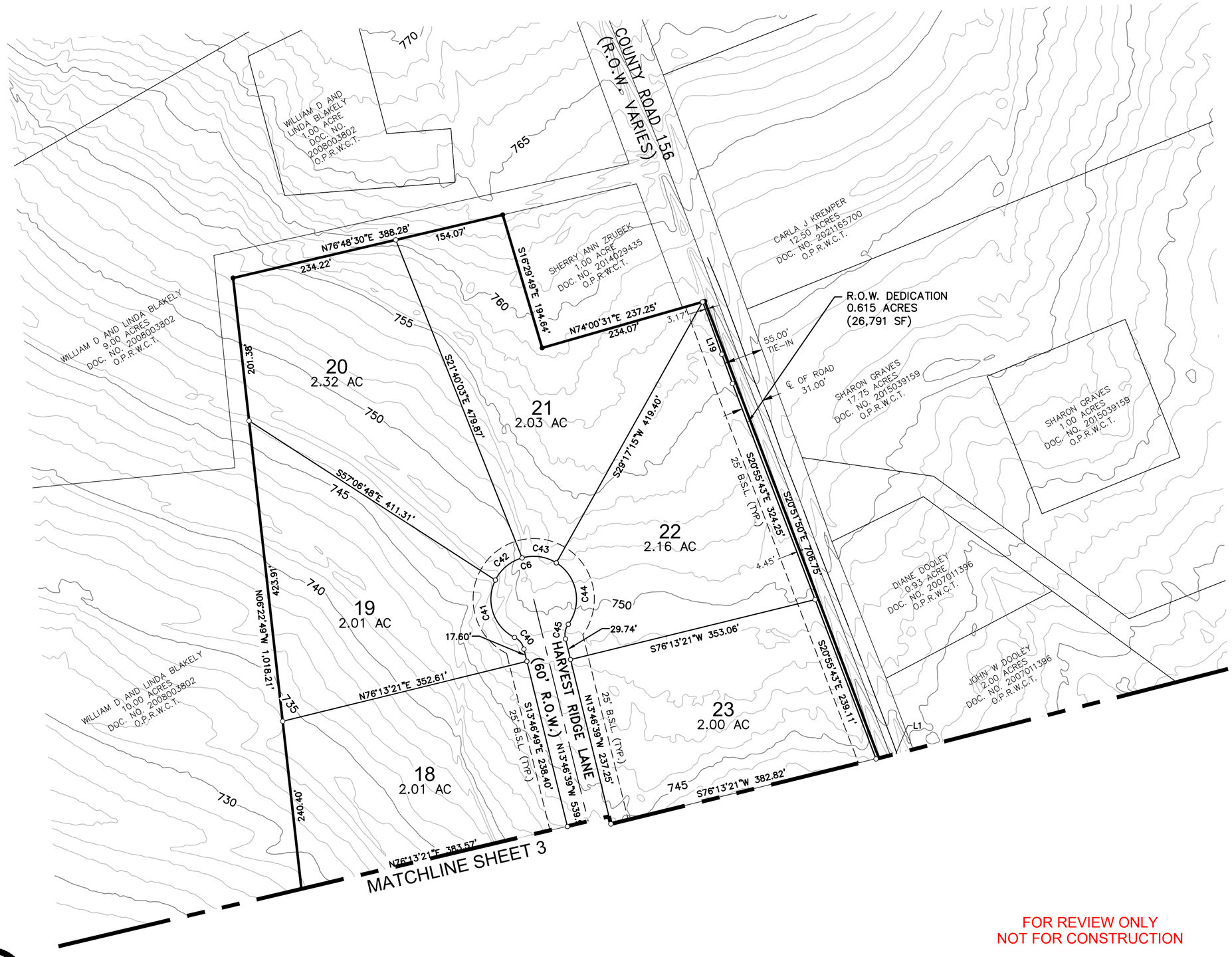
DATE: 01-07-2025

PRELIMINARY PLAT OF

HILLSIDE ACRES SUBDIVISION

55.425 ACRES

A 55.425 ACRE TRACT OF LAND,
OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698
WILLIAMSON COUNTY, TEXAS



N

0' 100' 200'

SCALE: 1" = 100'

LEGEND

◉	DENOTES BENCHMARK (SEE NOTE)
●	DENOTES 1/2" ST. SK. FND.
○	DENOTES 1/2" ST. SK. SET
D.E.	DRAINAGE EASEMENT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
■	CONCRETE MONUMENT
———	BOUNDARY LINE
———	PROPERTY LINE
— — —	R.O.W. LINE
- - - - -	UTILITY OR DRAINAGE EASEMENTS
✦	TEST WELL LOCATION
BLOCK A	BLOCK NUMBER

BUILDING SETBACKS

UNLESS SHOWN OTHERWISE HEREON, THE FOLLOWING BUILDING SETBACKS SHALL APPLY:

FRONT STREET – 25 FT.

SIDE STREET – 15 FT.

SIDE YARD – 5 FT.

REAR YARD – 10 FT.

FIELD NOTES

BEING A 55.425 ACRE TRACT OF LAND, OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698 SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO HILLSIDE 54 LLC, RECORDED IN DOCUMENT NO. 2023029026 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" IRON ROD FOUND, LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF FM 971, A PUBLIC ROAD, AND THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 154, A PUBLIC ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 73°03'05" WEST, COMMON WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 154, A DISTANCE OF 189.25 FEET, TO A 1/2" IRON ROD SET, ALONG THE SOUTHWEST LINE OF THIS TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 18°14'44" WEST, COMMON WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 154, A DISTANCE OF 28.98 FEET, TO A 1/2" IRON ROD SET, ALONG THE SOUTHWEST LINE OF THIS TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 31°05'12" WEST, A DISTANCE OF 1,393.66 FEET, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINE OF A 14.07 ACRE TRACT OF LAND, CONVEYED BY WARRANTY DEED TO RYAN C. RYCHLIK, AS RECORDED IN DOCUMENT NO. 2010016877 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO 1/2" IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF AN 18.084 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED TO RYAN CHRISTOPHER RYCHLIK, RECORDED IN DOCUMENT NO. 2008061525 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE NORTHEAST CORNER OF SAID 14.07 ACRE RYCHLIK TRACT, COMMON WITH THE SOUTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED TO WILLIAM D BLAKELY AND LINDA BLAKELY, RECORDED IN DOCUMENT NO. 2008003802 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 75°35'12" EAST, A DISTANCE OF 526.66 FEET, ALONG A NORTH LINE OF THIS TRACT, COMMON WITH THE SOUTH LINE OF SAID BLAKELY TRACT, TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF SAID BLAKELY TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 06°22'49" WEST, ALONG THE NORTHWEST LINE OF THIS TRACT, COMMON WITH THE SOUTHEAST LINE OF SAID BLAKELY TRACT, A DISTANCE OF 1,018.21 FEET, TO A 1/2" IRON ROD FOUND, MARKING AN ANGLE CORNER OF SAID BLAKELY TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 76°48'30" EAST, A DISTANCE OF 388.28 FEET, ALONG THE NORTHWEST LINE OF THIS TRACT, COMMON WITH A SOUTHEAST LINE OF SAID BLAKELY TRACT, TO A 1/2" IRON ROD FOUND, MARKING THE NORTHWEST CORNER OF A 1.00 ACRE TRACT CONVEYED BY WARRANTY DEED TO SHERRY ANN ZRUBEK, RECORDED IN DOCUMENT NO. 2014029435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 16°29'49" EAST, A DISTANCE OF 194.64 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID SHERRY ANN ZRUBEK TRACT, TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF SAID SHERRY ANN ZRUBEK TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 74°00'31" EAST, A DISTANCE OF 237.25 FEET, ALONG A NORTHWEST LINE OF THIS TRACT, COMMON WITH THE SOUTHEAST LINE OF SAID SHERRY ANN ZRUBEK TRACT, TO A 1/2" IRON ROD FOUND, LYING IN THE SOUTHWEST RIGHT-OF-WAY OF COUNTY ROAD 156, A PUBLIC ROAD, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 20°51'50" EAST, A DISTANCE OF 706.75 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 156, TO A 1/2" IRON ROD FOUND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 69°55'27" EAST, A DISTANCE OF 12.70 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, TO A 1/2" IRON ROD FOUND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 20°53'17" EAST, A DISTANCE OF 1,318.65 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 156, TO A 1/2" IRON ROD FOUND, LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 68°16'26" WEST, A DISTANCE OF 36.28 FEET, TO A 1/2" IRON ROD FOUND, ALONG THE SOUTHEAST LINE OF THIS TRACT, COMMON WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 23°00'56" WEST, A DISTANCE OF 77.87 FEET, TO A 1/2" IRON ROD FOUND, ALONG THE SOUTHEAST LINE OF THIS TRACT, COMMON WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, FOR AN ANGLE CORNER OF THIS TRACT;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 705.19 FEET, SAID CURVE HAVING A RADIUS OF 5,569.62 FEET, A CHORD WHICH BEARS SOUTH 65°32'14" WEST, FOR A DISTANCE OF 704.72 FEET, TO A 1/2" IRON ROD FOUND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 69°22'27" WEST, ALONG THE SOUTHEAST LINE OF THIS TRACT, COMMON WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, A DISTANCE OF 188.90 FEET, TO THE POINT OF BEGINNING, CONTAINING 55.425 ACRES OF LAND, MORE OR LESS.

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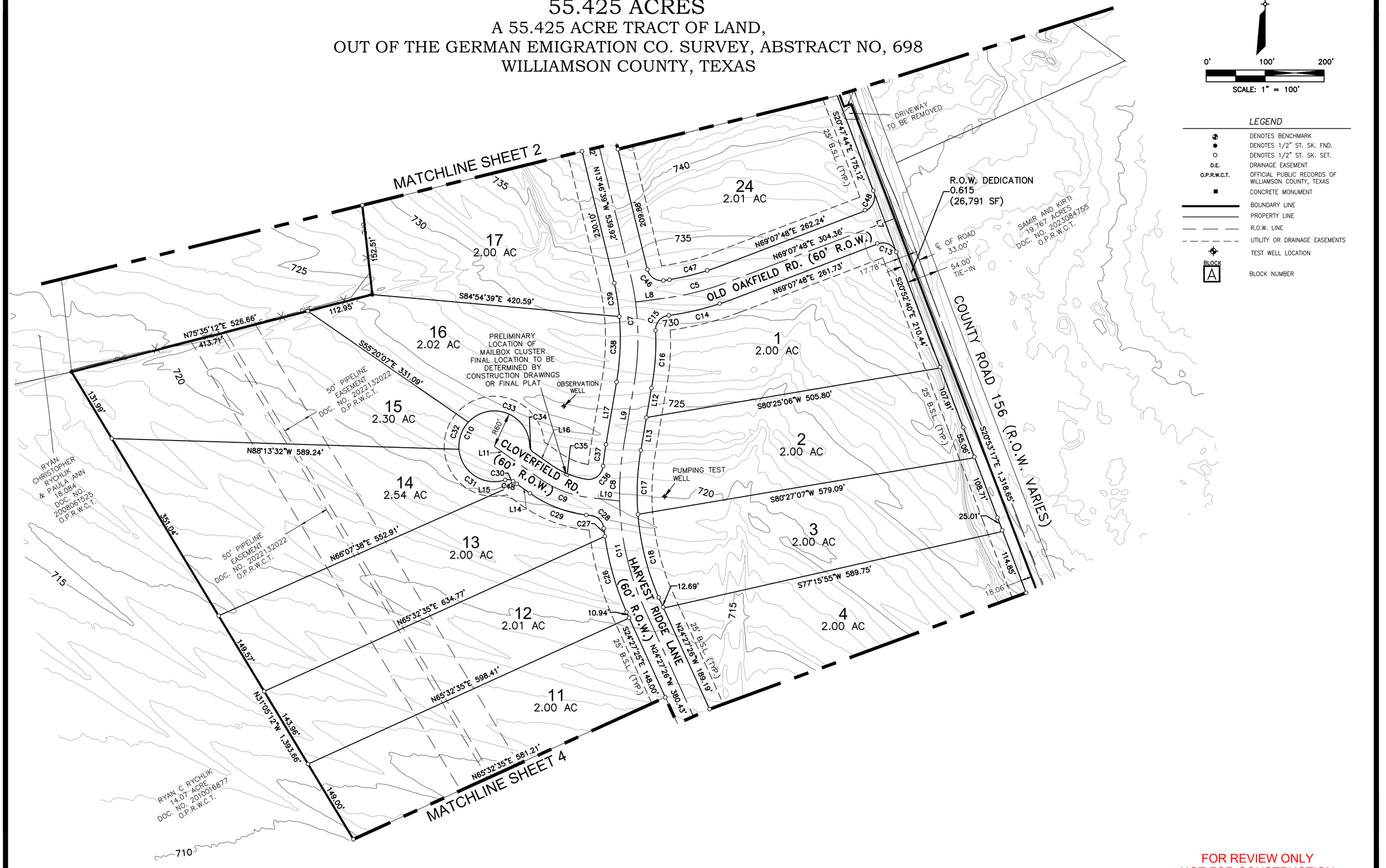
DATE: 01-07-2025

PRELIMINARY PLAT OF

HILLSIDE ACRES SUBDIVISION

55.425 ACRES

A 55.425 ACRE TRACT OF LAND,
OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698
WILLIAMSON COUNTY, TEXAS



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DATE: 01-07-2025

PRELIMINARY PLAT OF

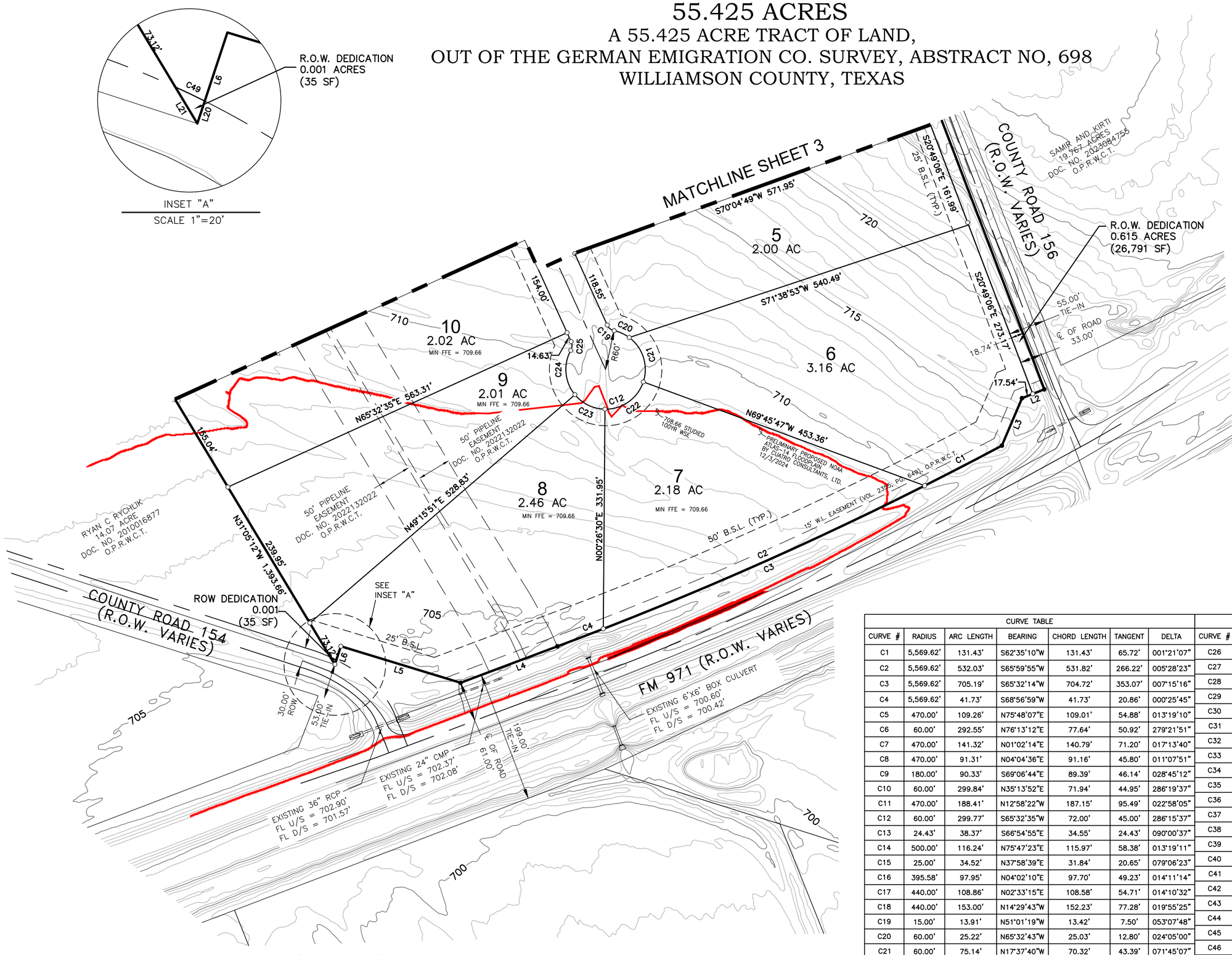
HILLSIDE ACRES SUBDIVISION

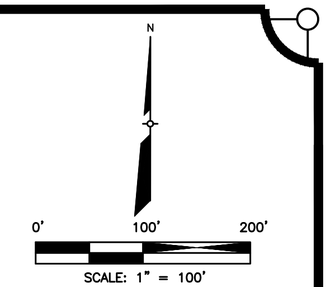
55.425 ACRES

A 55.425 ACRE TRACT OF LAND,
OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698
WILLIAMSON COUNTY, TEXAS

INSET "A"
SCALE 1"=20'

R.O.W. DEDICATION
0.001 ACRES
(35 SF)





LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	12.70'	N69°55'27"E	L11	95.39'	S54°44'08"E
L2	36.28'	S68°16'26"W	L12	50.81'	N9°38'31"E
L3	77.87'	S23°00'56"W	L13	56.48'	N9°38'31"E
L4	188.90'	S69°22'27"W	L14	27.53'	N54°37'34"W
L5	189.25'	N73°03'05"W	L15	7.50'	N54°37'34"W
L6	28.98'	S18°14'44"W	L16	35.51'	N54°44'08"W
L7	111.10'	N20°33'30"W	L17	107.23'	S9°38'31"W
L8	50.00'	N82°25'23"E	L19	121.90'	S20°05'05"E
L9	107.23'	N9°38'31"E	L20	7.14'	S18°14'44"W
L10	51.44'	S83°29'20"E	L21	12.90'	N31°07'41"W

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	5,569.62'	131.43'	S62°35'10"W	131.43'	65.72'	001°21'07"
C2	5,569.62'	532.03'	S65°59'55"W	531.82'	266.22'	005°28'23"
C3	5,569.62'	705.19'	S65°32'14"W	704.72'	353.07'	007°15'16"
C4	5,569.62'	41.73'	S68°56'59"W	41.73'	20.86'	000°25'45"
C5	470.00'	109.26'	N75°48'07"E	109.01'	54.88'	013°19'10"
C6	60.00'	292.55'	N76°13'12"E	77.64'	50.92'	279°21'51"
C7	470.00'	141.32'	N01°02'14"E	140.79'	71.20'	017°13'40"
C8	470.00'	91.31'	N04°04'36"E	91.16'	45.80'	011°07'51"
C9	180.00'	90.33'	S69°06'44"E	89.39'	46.14'	028°45'12"
C10	60.00'	299.84'	N35°13'52"E	71.94'	44.95'	286°19'37"
C11	470.00'	188.41'	N12°58'22"W	187.15'	95.49'	022°58'05"
C12	60.00'	299.77'	S65°32'35"W	72.00'	45.00'	286°15'37"
C13	24.43'	38.37'	S66°54'55"E	34.55'	24.43'	090°00'37"
C14	500.00'	116.24'	N75°47'23"E	115.97'	58.38'	013°19'11"
C15	25.00'	34.52'	N37°58'39"E	31.84'	20.65'	079°06'23"
C16	395.58'	97.95'	N04°02'10"E	97.70'	49.23'	014°11'14"
C17	440.00'	108.86'	N02°33'15"E	108.58'	54.71'	014°10'32"
C18	440.00'	153.00'	N14°29'43"W	152.23'	77.28'	019°55'25"
C19	15.00'	13.91'	N51°01'19"W	13.42'	7.50'	053°07'48"
C20	60.00'	25.22'	N65°32'43"W	25.03'	12.80'	024°05'00"
C21	60.00'	75.14'	N17°37'40"W	70.32'	43.39'	071°45'07"
C22	60.00'	76.06'	N54°33'51"E	71.07'	44.10'	072°37'54"
C23	60.00'	52.07'	S64°15'32"E	50.45'	27.80'	049°43'21"
C24	60.00'	71.28'	S05°21'44"E	67.16'	40.52'	068°04'14"
C25	15.00'	13.91'	S02°06'29"W	13.42'	7.50'	053°07'48"

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C26	495.30'	133.94'	S15°57'15"E	133.53'	67.38'	015°29'39"
C27	495.30'	13.68'	S07°24'57"E	13.68'	6.84'	001°34'59"
C28	25.00'	33.98'	S45°58'38"E	31.42'	20.20'	077°52'37"
C29	210.00'	110.61'	S69°49'30"E	109.34'	56.62'	030°10'45"
C30	15.00'	14.24'	S80°44'44"E	13.71'	7.70'	054°22'26"
C31	60.00'	108.00'	S56°22'02"E	94.00'	75.61'	103°07'48"
C32	60.00'	50.06'	S19°05'53"W	48.62'	26.59'	047°48'02"
C33	60.00'	141.79'	N69°18'13"W	111.02'	146.28'	135°23'47"
C34	14.88'	13.79'	N27°55'50"W	13.31'	7.44'	053°07'48"
C35	150.00'	65.63'	N67°16'12"W	65.11'	33.35'	025°04'09"
C36	25.00'	41.36'	S52°47'57"W	36.80'	27.18'	094°47'32"
C37	547.30'	36.99'	S07°31'21"W	36.98'	18.50'	003°52'21"
C38	440.00'	111.54'	S02°26'47"W	111.25'	56.07'	014°31'30"
C39	440.00'	57.43'	S08°33'19"E	57.40'	28.76'	007°28'43"
C40	23.48'	21.78'	S38°37'16"E	21.00'	11.74'	053°07'48"
C41	60.00'	94.24'	S18°27'56"E	84.85'	59.99'	089°59'34"
C42	60.00'	50.02'	S50°24'44"W	48.58'	26.57'	047°45'46"
C43	60.00'	49.85'	N81°54'22"W	48.43'	26.46'	047°36'01"
C44	60.00'	98.45'	N11°06'07"W	87.77'	64.35'	094°00'30"
C45	25.00'	21.68'	N11°03'44"E	21.00'	11.57'	049°40'47"
C46	25.03'	34.56'	S53°14'26"E	31.88'	20.67'	079°06'39"
C48	15.00'	14.24'	N80°44'44"W	13.71'	7.70'	054°22'26"
C49	269.30'	9.87'	S64°24'33"E	9.87'	4.94'	002°06'03"

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 01-07-2025

PRELIMINARY PLAT OF

HILLSIDE ACRES SUBDIVISION

55.425 ACRES

A 55.425 ACRE TRACT OF LAND,
OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, HILLSIDE 54 LLC., BEING THE OWNERS OF A 55.425 ACRE TRACT OF LAND, OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698 SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO HILLSIDE 54 LLC, RECORDED IN DOCUMENT NO. 2023029026 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 55.425 ACRES OF LAND, TO BE KNOWN AS "HILLSIDE ACRES SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF_____, 2024.

_____
SHAWN CULHANE
HILLSIDE 54 LLC
13215 BEE CAVE, TEXAS 78738
BUILDING A, SUITE 210
BEE CAVE, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHAWN CULHANE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF_____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

WE, PLAINS CAPITAL BANK, LIEN HOLDER OF THE CERTAIN 55.425 ACRE TRACT OF LAND, OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698 SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO HILLSIDE 54 LLC, RECORDED IN DOCUMENT NO. 2023029026 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 55.425 ACRES OF LAND, TO BE KNOWN AS "HILLSIDE ACRES SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF_____, 2024.

_____
PLAINSCAPITAL BANK, A TEXAS STATE CHARTER BANK
2705 BEE CAVES RD, STE 120
AUSTIN, TX 78746

STATE OF TEXAS
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 ON THIS THE _____ DAY OF_____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, GEORGE E. LUCAS, 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 SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS _____ DAY

OF_____, 2024.

_____
GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160, STATE OF TEXAS
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS
COUNTY OF HAYS COUNTY

I, CHRIS ELIZONDO, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0285E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT KYLE, HAYS COUNTY, TEXAS, THIS _____ DAY

OF_____ , 2024.

_____
CHRIS ELIZONDO
REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DR
SAN MARCOS, TEXAS 78666

SUBDIVISION PLAT NOTES

1. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT THE 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.
2. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTANCE 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.
3. 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.
4. 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.
5. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OD NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
6. A 15' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
8. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR IT'S CONTRIBUTING ZONE.
9. THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
10. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
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 OF ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS 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 STANDARDS.
12. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 285, AND WILLIAMSON COUNTY.
13. WATER SERVICE IS PROVIDE BY PRIVATE WELLS.
WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.
14. PROPOSED WELLS MUST BE LOCATED 50 FEET FROM THE PROPERTY LINE.
15. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITH THIS SUBDIVISION.
16. AN EASEMENT 15 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
17. THIS SITE IS LOCATED WITHIN ZONE X, THE AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM PANELS 48491C0325F, AND 48491C0320F DATED DECEMBER 20, 2019. HOWEVER, A DRAINAGE STUDY WAS COMPLETED FOR THIS SITE PER WILLIAMSON COUNTY REQUIREMENTS SINCE THE TOTAL DRAINAGE AREA EXCEEDED 64 ACRES. PART OF THIS TRACT IS LOCATED WITHIN A 100 YR FLOODPLAIN ESTABLISHED BY THE PRELIMINARY PROPOSED NOAA ATLAS-14 FLOODPLAIN.
18. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CUATRO CONSULTANTS, LTD. APPROVED _____ 2024.
19. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
20. LOTS 6, 7, 8, 14, 15, 20 AND 21 MAY NOT BE FURTHER SUBDIVIDED.
21. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT FM 971 OR CR 156, THE ADJACENT ROADWAYS.
22. 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.
23. WATER SERVICE IS PROVIDED BY: WELLS
WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITIES
24. THE LANDOWNER ASSUMES ALL RISKS 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 THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
25. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. 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.
26. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
27. 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.
28. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
29. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 7, 8, 9 AND 10 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WLLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
30. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY CUATRO CONSULTANTS, LTD., DATED DECEMBER 3, 2024.
31. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
32. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 01-07-2025

Commissioners Court - Regular Session **46.**

Meeting Date: 01/28/2025

Preliminary plat for the Halcyon subdivision – Pct 4

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving the preliminary plat for the Halcyon subdivision – Precinct 4.

Background

This proposed subdivision consists of 1,792 single family lots, 1 amenity center lot, 43 open space & drainage easement lots, 1 townhome/multifamily lot, 1 wastewater lift station lot and 67,123 linear feet of new roads on 486.93 acres.

Timeline
2024-06-05 – initial submittal of the preliminary plat
2024-07-05 – 1st review complete with comments
2024-08-30 – 2nd submittal of preliminary plat
2024-09-13 – 2nd review complete with comments
2024-10-04 – 3rd submittal of preliminary plat
2024-10-18 – 3rd review complete with comments
2024-11-08 – 4th submittal of preliminary plat
2024-11-22 – 4th review complete with comments
2025-01-22 – 5th review complete with clear comments
2025-01-23 – preliminary plat placed on the January 28, 2025, Commissioners Court agenda for approval

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

preliminary plat - Halcyon

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 12:01 PM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:49 AM
Final Approval Date: 01/23/2025		

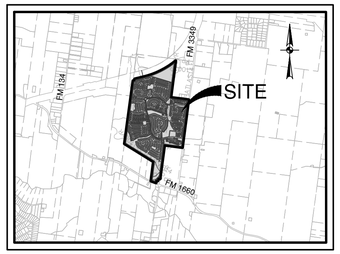
HALCYON

PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

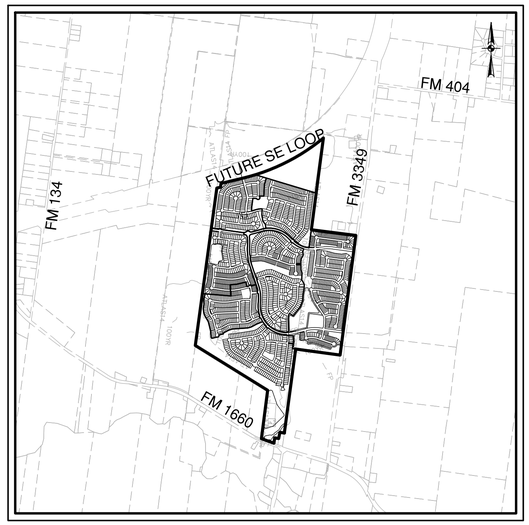
SUBMITTAL DATE: JUNE 5, 2024

WILLIAMSON COUNTY, TEXAS



VICINITY MAP

SCALE: 1" = 5000'



LOCATION MAP

SCALE: 1" = 2000'

FM 1660 & FM 3349 TX 76574

A 486.766 ACRE TRACT, SITUATED IN THE CHARLES J GERLACH SURVEY, SECTION NO. 26, ABSTRACT NO. 260, IN THE RS NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, AND IN THE WILLIAM MULLEN SURVEY, SECTION NO. 28, ABSTRACT NO. 446, ALL IN WILLIAMSON COUNTY, TEXAS. BEING ALL OF A CALLED 390.024 ACRE TRACT CONVEYED TO HWY 3349 HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2022040581 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 96.742 ACRE TRACT CONVEYED TO HWY 3349 HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2021187894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	SUMMARY & LOT TABLES (1 OF 4)
3	SUMMARY & LOT TABLES (2 OF 4)
4	SUMMARY & LOT TABLES (3 OF 4)
5	SUMMARY & LOT TABLES (4 OF 4)
6	OVERALL PRELIMINARY PLAT
7	PRELIMINARY PLAT (1 OF 7)
8	PRELIMINARY PLAT (2 OF 7)
9	PRELIMINARY PLAT (3 OF 7)
10	PRELIMINARY PLAT (4 OF 7)
11	PRELIMINARY PLAT (5 OF 7)
12	PRELIMINARY PLAT (6 OF 7)
13	PRELIMINARY PLAT (7 OF 7)
14	OVERALL UTILITY LAYOUT
15	UTILITY LAYOUT (1 OF 7)
16	UTILITY LAYOUT (2 OF 7)
17	UTILITY LAYOUT (3 OF 7)
18	UTILITY LAYOUT (4 OF 7)
19	UTILITY LAYOUT (5 OF 7)
20	UTILITY LAYOUT (6 OF 7)
21	UTILITY LAYOUT (7 OF 7)
22	PRELIMINARY DETENTION POND SUMMARY
23	PHASING PLAN

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

COUNTY ENGINEER, WILLIAMSON COUNTY — DATE

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, P.E. #91805, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT (HALCYON PRELIMINARY PLAT) COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THE SUBJECT PROPERTY IS NOT IN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROPERTY IS WITHIN THE FLOOD ZONE "AE", AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, MAP NUMBER 48491C0540F, DATED DECEMBER 20, 2019, MAP NUMBER 48491C0700F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS FOR TRAVIS COUNTY, TEXAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL IN WILLIAMSON COUNTY, TEXAS, THIS 8TH DAY OF NOVEMBER, 2024.

STATE OF TEXAS — DUSTIN J. GOSS — 91805 — LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. #91805
VICE PRESIDENT

SURVEYOR'S CERTIFICATION

I, PARKER GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT (HALCYON PRELIMINARY PLAT) COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL IN WILLIAMSON COUNTY, TEXAS, THIS 11TH DAY OF December, 2024.

STATE OF TEXAS — REGISTERED — PARKER GRAHAM — 5556 — LAND SURVEYOR

PAPE-DAWSON ENGINEERS
PARKER GRAHAM, R.P.L.S. #5556
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY INFORMATION

BENCHMARK 11:
N: 10161190.28'
E: 3191888.72'
SET I.R. REDCAP (TRAV)
ELEV. 594.09'
NAVD88 GEOID12B

BENCHMARK 13:
N: 10156564.39'
E: 3189270.34'
SET I.R. REDCAP (TRAV)
ELEV. 565.35'
NAVD88 GEOID12B

SURVEY REFERENCE:
NORTH AMERICAN DATUM OF 1983 (NAD 83) (NA 2011) EPOCH 2010.00
COORDINATE SYSTEM OF TEXAS STATE PLANE CENTRAL ZONE
SCALE FACTOR OF 0.99988 ABOUT ORIGIN (0,0) SURFACE TO GRID
NORTHING AND EASTING ARE BASED ON SURFACE COORDINATES

OWNER:
JEN HOLDCO 23 LLC
13620 N FM 620
BLDG B, STE 150
AUSTIN, TEXAS 78717

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEY:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711

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

HALCYON PRELIMINARY PLAT

PD JOB NO. 51306-01

Date: Nov 08, 2024, 8:57am User ID: Terrace
File: I:\Projects\513\06\01\212 Preliminary\Civil\CS51306-01.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A OSL & DE	1	BLOCK A	205604	4.72
PH 1A SF	2	BLOCK A	5482	0.13
PH 1A SF	3	BLOCK A	5791	0.13
PH 1A SF	4	BLOCK A	4991	0.11
PH 1A SF	5	BLOCK A	5034	0.12
PH 1A SF	6	BLOCK A	4800	0.11
PH 1A SF	7	BLOCK A	5029	0.12
PH 1A SF	8	BLOCK A	5259	0.12
PH 1A SF	9	BLOCK A	5259	0.12
PH 1A SF	10	BLOCK A	5259	0.12
PH 1A SF	11	BLOCK A	8460	0.19
PH 1A SF	12	BLOCK A	9047	0.21
PH 1A SF	13	BLOCK A	5620	0.13
PH 1A SF	14	BLOCK A	5620	0.13
PH 1A SF	15	BLOCK A	5620	0.13
PH 1A SF	16	BLOCK A	5849	0.13
PH 1A SF	17	BLOCK A	5539	0.13
PH 1A SF	18	BLOCK A	7501	0.17
PH 1A SF	19	BLOCK A	12634	0.29
PH 1A SF	20	BLOCK A	9419	0.22
PH 1A SF	21	BLOCK A	5466	0.13
PH 1A SF	22	BLOCK A	5681	0.13
PH 1A SF	23	BLOCK A	5553	0.13
PH 1A SF	24	BLOCK A	5332	0.12
PH 1A SF	25	BLOCK A	5111	0.12
PH 1A SF	26	BLOCK A	5000	0.11
PH 1A SF	27	BLOCK A	5000	0.11
PH 1A SF	28	BLOCK A	5000	0.11
PH 1A SF	29	BLOCK A	5000	0.11
PH 1A SF	30	BLOCK A	5000	0.11
PH 1A SF	31	BLOCK A	5250	0.12
PH 1A SF	32	BLOCK A	5721	0.13
PH 1A SF	33	BLOCK A	5488	0.13
PH 1A SF	34	BLOCK A	7895	0.18
PH 1A SF	35	BLOCK A	7884	0.18
PH 1A SF	36	BLOCK A	7634	0.18
PH 1A SF	37	BLOCK A	5257	0.12
PH 1A SF	38	BLOCK A	5658	0.13
PH 1A SF	39	BLOCK A	5402	0.12
PH 1A SF	40	BLOCK A	5134	0.12
PH 1A SF	41	BLOCK A	5000	0.11
PH 1A SF	42	BLOCK A	5000	0.11
PH 1A SF	43	BLOCK A	5000	0.11
PH 1A SF	44	BLOCK A	5000	0.11
PH 1A SF	45	BLOCK A	5000	0.11
PH 1A SF	46	BLOCK A	5000	0.11
PH 1A SF	47	BLOCK A	5276	0.12
PH 1A SF	48	BLOCK A	5705	0.13
PH 1A SF	49	BLOCK A	6182	0.14
PH 1A SF	50	BLOCK A	11109	0.26
PH 1A SF	51	BLOCK A	5889	0.14
PH 1A SF	52	BLOCK A	5897	0.14
PH 1A SF	53	BLOCK A	5903	0.14
PH 1A SF	54	BLOCK A	5909	0.14
PH 1A SF	55	BLOCK A	5912	0.14
PH 1A SF	56	BLOCK A	5847	0.13
PH 1A SF	57	BLOCK A	4907	0.11
PH 1A SF	58	BLOCK A	8368	0.19
PH 1A SF	59	BLOCK A	9120	0.21
PH 1A SF	60	BLOCK A	5906	0.14
PH 1A SF	61	BLOCK A	4301	0.10
PH 1A SF	62	BLOCK A	4724	0.11
PH 1A SF	63	BLOCK A	4725	0.11
PH 1A SF	64	BLOCK A	4725	0.11
PH 1A SF	65	BLOCK A	4725	0.11
PH 1A SF	66	BLOCK A	4725	0.11
PH 1A SF	67	BLOCK A	4725	0.11
PH 1A SF	68	BLOCK A	4725	0.11
PH 1A SF	69	BLOCK A	4725	0.11
PH 1A SF	70	BLOCK A	4725	0.11
PH 1A SF	71	BLOCK A	4725	0.11
PH 1A SF	72	BLOCK A	4725	0.11
PH 1A SF	73	BLOCK A	4725	0.11
PH 1A SF	74	BLOCK A	4725	0.11
PH 1A SF	75	BLOCK A	4725	0.11
PH 1A SF	76	BLOCK A	4725	0.11
PH 1A SF	77	BLOCK A	4725	0.11
PH 1A SF	78	BLOCK A	6682	0.15
PH 1A SF	79	BLOCK A	8516	0.20
PH 1A SF	80	BLOCK A	4775	0.11

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A SF	81	BLOCK A	4723	0.11
PH 1A SF	82	BLOCK A	4687	0.11
PH 1A SF	83	BLOCK A	4781	0.11
PH 1A SF	84	BLOCK A	4845	0.11
PH 1A SF	85	BLOCK A	4845	0.11
PH 1A SF	86	BLOCK A	6454	0.15
PH 1A OSL & DE	87	BLOCK A	3309	0.08
PH 1A SF	88	BLOCK A	9632	0.22
PH 1A SF	89	BLOCK A	6251	0.14
PH 1A SF	90	BLOCK A	5687	0.13
PH 1A SF	91	BLOCK A	5389	0.12
PH 1A SF	92	BLOCK A	4934	0.11
PH 1A SF	93	BLOCK A	4725	0.11
PH 1A SF	94	BLOCK A	4725	0.11
PH 1A SF	95	BLOCK A	4725	0.11
PH 1A SF	96	BLOCK A	4725	0.11
PH 1A SF	97	BLOCK A	4725	0.11
PH 1A SF	98	BLOCK A	4725	0.11
PH 1A SF	99	BLOCK A	4725	0.11
PH 1A SF	100	BLOCK A	4725	0.11
PH 1A SF	101	BLOCK A	4724	0.11
PH 1A SF	102	BLOCK A	4301	0.10
PH 1A SF	103	BLOCK A	5906	0.14
PH 1A SF	104	BLOCK A	7717	0.18
PH 1A SF	105	BLOCK A	6109	0.14
PH 1A SF	106	BLOCK A	4854	0.11
PH 1A SF	107	BLOCK A	4151	0.10
PH 1A SF	108	BLOCK A	4440	0.10
PH 1A SF	109	BLOCK A	4375	0.10
PH 1A SF	110	BLOCK A	4375	0.10
PH 1A SF	111	BLOCK A	4375	0.10
PH 1A SF	112	BLOCK A	4375	0.10
PH 1A SF	113	BLOCK A	4375	0.10
PH 1A SF	114	BLOCK A	4375	0.10
PH 1A SF	115	BLOCK A	4375	0.10
PH 1A SF	116	BLOCK A	4375	0.10
PH 1A SF	117	BLOCK A	4375	0.10
PH 1A SF	118	BLOCK A	4375	0.10
PH 1A SF	119	BLOCK A	4375	0.10
PH 1A SF	120	BLOCK A	4383	0.10
PH 1A SF	121	BLOCK A	4479	0.10
PH 1A SF	122	BLOCK A	4710	0.11
PH 1A SF	123	BLOCK A	4858	0.11
PH 1A SF	124	BLOCK A	4387	0.10
PH 1A SF	125	BLOCK A	4499	0.10
PH 1A SF	126	BLOCK A	4343	0.10
PH 1A SF	127	BLOCK A	4346	0.10
PH 1A SF	128	BLOCK A	4297	0.10
PH 1A SF	129	BLOCK A	5397	0.12
PH 1A SF	130	BLOCK A	5521	0.13
PH 1A SF	131	BLOCK A	5560	0.13
PH 1A SF	132	BLOCK A	5400	0.12
PH 1A SF	133	BLOCK A	5400	0.12
PH 1A SF	134	BLOCK A	8914	0.20
PH 1A SF	135	BLOCK A	12372	0.28
PH 1A SF	136	BLOCK A	6530	0.15
PH 1A SF	137	BLOCK A	5939	0.14
PH 1A SF	138	BLOCK A	4934	0.11
PH 1A SF	139	BLOCK A	4639	0.11
PH 1A SF	140	BLOCK A	4296	0.10
PH 1A SF	141	BLOCK A	4186	0.10
PH 1A SF	142	BLOCK A	3902	0.09
PH 1A OSL & LS & UE	143	BLOCK A	20967	0.48

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A SF	8	BLOCK B	5125	0.12
PH 1A SF	9	BLOCK B	5125	0.12
PH 1A SF	10	BLOCK B	8289	0.19
PH 1A SF	11	BLOCK B	8289	0.19
PH 1A SF	12	BLOCK B	5125	0.12
PH 1A SF	13	BLOCK B	5125	0.12
PH 1A SF	14	BLOCK B	5125	0.12
PH 1A SF	15	BLOCK B	5125	0.12
PH 1A SF	16	BLOCK B	5125	0.12
PH 1A SF	17	BLOCK B	5125	0.12
PH 1A SF	18	BLOCK B	5125	0.12
PH 1A SF	19	BLOCK B	5125	0.12
PH 1A SF	20	BLOCK B	8390	0.19

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A SF	1	BLOCK C	8039	0.18
PH 1A SF	2	BLOCK C	5000	0.11
PH 1A SF	3	BLOCK C	5000	0.11
PH 1A SF	4	BLOCK C	5000	0.11
PH 1A SF	5	BLOCK C	5000	0.11
PH 1A SF	7	BLOCK C	5000	0.11
PH 1A SF	8	BLOCK C	5000	0.11
PH 1A SF	9	BLOCK C	5000	0.11
PH 1A SF	10	BLOCK C	5000	0.11
PH 1A SF	11	BLOCK C	5000	0.11
PH 1A SF	12	BLOCK C	5000	0.11
PH 1A SF	13	BLOCK C	5000	0.11
PH 1A SF	14	BLOCK C	5000	0.11
PH 1A SF	15	BLOCK C	5000	0.11
PH 1A SF	16	BLOCK C	5000	0.11
PH 1A SF	17	BLOCK C	10503	0.24
PH 1A SF	19	BLOCK C	13438	0.31
PH 1A SF	20	BLOCK C	7172	0.16
PH 1A SF	21	BLOCK C	6270	0.14
PH 1A SF	22	BLOCK C	5750	0.13
PH 1A SF	23	BLOCK C	5316	0.12
PH 1A SF	24	BLOCK C	5000	0.11
PH 1A SF	25	BLOCK C	5000	0.11
PH 1A SF	26	BLOCK C	5000	0.11
PH 1A SF	27	BLOCK C	5000	0.11
PH 1A SF	28	BLOCK C	5000	0.11
PH 1A SF	29	BLOCK C	5000	0.11
PH 1A SF	30	BLOCK C	5000	0.11
PH 1A SF	31	BLOCK C	5000	0.11
PH 1A SF	32	BLOCK C	5000	0.11
PH 1A SF	33	BLOCK C	5000	0.11
PH 1A SF	34	BLOCK C	5000	0.11
PH 1A SF	35	BLOCK C	7991	0.18

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A SF	1	BLOCK D	9967	0.23
PH 1A SF	2	BLOCK D	6016	0.14
PH 1A SF	3	BLOCK D	5866	0.13
PH 1A SF	4	BLOCK D	4872	0.11
PH 1 SF	5	BLOCK D	4375	0.10
PH 1A SF	6	BLOCK D	4375	0.10
PH 1A SF	7	BLOCK D	4375	0.10
PH 1A SF	8	BLOCK D	4375	0.10
PH 1A OSL & DE	9	BLOCK D	3023	0.07
PH 1A OSL & DE	10	BLOCK D	9398	0.22
PH 1A SF	11	BLOCK D	4832	0.11
PH 1A SF	12	BLOCK D	5044	0.12
PH 1A SF	13	BLOCK D	4725	0.11
PH 1A SF	14	BLOCK D	4725	0.11
PH 1A SF	15	BLOCK D	4725	0.11
PH 1A SF	16	BLOCK D	4725	0.11
PH 1A SF	17	BLOCK D	4725	0.11
PH 1A SF	18	BLOCK D	4725	0.11
PH 1A SF	19	BLOCK D	7966	0.18
PH 1A SF	20	BLOCK D	8014	0.18
PH 1A SF	21	BLOCK D	4725	0.11
PH 1A SF	22	BLOCK D	4725	0.11
PH 1A SF	23	BLOCK D	5067	0.12
PH 1A SF	24	BLOCK D	5435	0.12
PH 1A SF	25	BLOCK D	7360	0.17

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A SF	1	BLOCK E	4959	0.11
PH 1A SF	2	BLOCK E	6079	0.14
PH 1A SF	3	BLOCK E	4800	0.11
PH 1A SF	4	BLOCK E	4800	0.11
PH 1A SF	5	BLOCK E	4800	0.11
PH 1A SF	6	BLOCK E	4800	0.11
PH 1A SF	7	BLOCK E	4800	0.11
PH 1A SF	8	BLOCK E	4800	0.11
PH 1A SF	9	BLOCK E	4800	0.11
PH 1A SF	10	BLOCK E	4843	0.11
PH 1A SF	11	BLOCK E	4930	0.11
PH 1A SF	12	BLOCK E	4996	0.11
PH 1A SF	13	BLOCK E	5000	0.11
PH 1A SF	14	BLOCK E	5000	0.11
PH 1A SF	15	BLOCK E	5000	0.11
PH 1A SF	16	BLOCK E	5000	0.11
PH 1A SF	17	BLOCK E	4807	0.11
PH 1A SF	18	BLOCK E	4180	0.10
PH 1A SF	19	BLOCK E	4707	0.11
PH 1A SF	20	BLOCK E	4720	0.11
PH 1A SF	21	BLOCK E	4723	0.11
PH 1A SF	22	BLOCK E	5218	0.12
PH 1A SF	23	BLOCK E	4725	0.11
PH 1A SF	24	BLOCK E	4725	0.11
PH 1A SF	25	BLOCK E	4725	0.11
PH 1A SF	26	BLOCK E	4725	0.11
PH 1A SF	27	BLOCK E	4725	0.11
PH 1A SF	28	BLOCK E	4725	0.11
PH 1A SF	29	BLOCK E	4725	0.11
PH 1A SF	30	BLOCK E	4725	0.11
PH 1A SF	31	BLOCK E	4725	0.11
PH 1A SF	32	BLOCK E	4725	0.11
PH 1A SF	33	BLOCK E	5562	0.13
PH 1A SF	34	BLOCK E	5764	0.13
PH 1A SF	35	BLOCK E	5756	0.13
PH 1A SF	36	BLOCK E	5792	0.13
PH 1A SF	37	BLOCK E	5672	0.13
PH 1A SF	38	BLOCK E	5611	0.13
PH 1A SF	39	BLOCK E	9556	0.22
PH 1A OSL & DE	40	BLOCK E	15179	0.35
PH 1A SF	41	BLOCK E	4725	0.11
PH 1A SF	42	BLOCK E	4725	0.11
PH 1A SF	43	BLOCK E	4725	0.11
PH 1A SF	44	BLOCK E	4725	0.11
PH 1A SF	45	BLOCK E	4725	0.11
PH 1A SF	46	BLOCK E	4725	0.11
PH 1A SF	47	BLOCK E	4725	0.11
PH 1A SF	48	BLOCK E	4725	0.11
PH 1A SF	49	BLOCK E	4725	0.11
PH 1A SF	50	BLOCK E	4725	0.11
PH 1A SF	51	BLOCK E	5218	0.12
PH 1A SF	52	BLOCK E	5470	0.13
PH 1A SF	53	BLOCK E	5313	0.12
PH 1A SF	54	BLOCK E	8214	0.19
PH 1A AMENITY	55	BLOCK E	158521	3.64
PH 1A OSL & DE	56	BLOCK E	766224	17.59
PH 1B OSL & LS	57	BLOCK E	23505	0.54
PH 1B SF	58	BLOCK E	9641	0.22
PH 1B SF	59	BLOCK E	5974	0.14
PH 1B SF	60	BLOCK E	5974	0.14
PH 1B SF	61	BLOCK E	5974	0.14
PH 1B SF	62	BLOCK E	6785	0.16
PH 1B SF	63	BLOCK E	7627	0.18
PH 1B SF	64	BLOCK E	5972	0.14
PH 1B SF	65	BLOCK E	5972	0.14
PH 1B SF	66	BLOCK E	5146	0.12
PH 1B SF	67	BLOCK E	4233	0.10
PH 1B SF	68	BLOCK E	4278	0.10
PH 1B SF	69	BLOCK E	4267	0.10
PH 1B SF	70	BLOCK E	4342	0.10
PH 1B SF	71	BLOCK E	4261	0.10
PH 1B SF	72	BLOCK E	3859	0.09
PH 1B SF	73	BLOCK E	3750	0.09
PH 1B SF	74	BLOCK E	3750	0.09

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1B SF	75	BLOCK E	3750	0.09
PH 1B SF	76	BLOCK E	3750	0.09
PH 1B SF	77	BLOCK E	3750	0.09
PH 1B SF	78	BLOCK E	3750	0.09
PH 1B SF	79	BLOCK E	3897	0.09
PH 1B SF	80	BLOCK E	3968	0.09
PH 1B SF	81	BLOCK E	3604	0.08
PH 1B SF	82	BLOCK E	3544	0.08
PH 1B SF	83	BLOCK E	3671	0.08
PH 1B SF	84	BLOCK E	3668	0.08
PH 1B SF	85	BLOCK E	3626	0.08
PH 1B SF	86	BLOCK E	3962	0.09
PH 1B SF	87	BLOCK E	4168	0.10
PH 1B SF	88	BLOCK E	3893	0.09
PH 1B SF	89	BLOCK E	3750	0.09
PH 1B SF	90	BLOCK E	3750	0.09
PH 1B SF	91	BLOCK E	6834	0.16
PH 1B SF	92	BLOCK E	5616	0.13
PH 1B SF	93	BLOCK E	4406	0.10
PH 1B SF	94	BLOCK E	4001	0.09
PH 1B SF	95	BLOCK E	3750	0.09
PH 1B SF	96	BLOCK E	3750	0.09
PH 1B SF	97	BLOCK E	3750	0.09
PH 1B SF	98	BLOCK E	3750	0.09
PH 1B SF	99	BLOCK E	3750	0.09
PH 1B SF	100	BLOCK E	3750	0.09
PH 1B SF	101	BLOCK E	3750	0.09
PH 1B SF	102	BLOCK E	3750	0.09
PH 1B SF	103	BLOCK E	3750	0.09
PH 1B SF	104	BLOCK E	3750	0.09
PH 1B SF	105	BLOCK E	3750	0.09
PH 1B SF	106	BLOCK E	3750	0.09
PH 1B SF	107	BLOCK E	3750	0.09
PH 1B SF	108	BLOCK E	3750	0.09
PH 1B SF	109	BLOCK E	3750	0.09
PH 1B SF	110	BLOCK E	3750	0.09
PH 1B SF	111	BLOCK E	3750	0.09
PH 1B SF	112	BLOCK E	3750	0.09
PH 1B SF	113	BLOCK E	3750	0.09
PH 1B SF	114	BLOCK E	3750	0.09
PH 1B SF	115	BLOCK E	4387	0.10
PH 1B SF	116	BLOCK E	4253	0.10
PH 1B SF	117	BLOCK E	4214	0.10
PH 1B SF	118	BLOCK E	4203	0.10
PH 1B SF	119	BLOCK E	4085	0.09
PH 1B SF	120	BLOCK E	3750	0.09
PH 1B SF	121	BLOCK E	3750	0.09
PH 1B SF	122	BLOCK E	3750	0.09
PH 1B SF	123	BLOCK E	3750	0.09
PH 1B SF	124	BLOCK E	3750	0.09
PH 1B SF	125	BLOCK E	3750	0.09
PH 1B SF	126	BLOCK E	4375	0.10
PH 1B OSL & DE	127	BLOCK E	273700	6.28
PH 1B SF	128	BLOCK E	6250	0.14
PH 1B SF	129	BLOCK E	6250	0.14
PH 1B SF	130	BLOCK E	6250	0.14
PH 1B SF	131	BLOCK E	6250	0.14
PH 1B SF	132	BLOCK E	6464	0.15
PH 1B SF	133	BLOCK E	7150	0.16
PH 1B SF	134	BLOCK E	7356	0.17
PH 1B SF	135	BLOCK E	7582	0.17
PH 1B SF	136	BLOCK E	7450	0.17
PH 1B SF	137	BLOCK E	6824	0.16
PH 1B SF	138	BLOCK E	6250	0.14
PH 1B SF	139	BLOCK E	6250	0.14
PH 1B SF	140	BLOCK E	6250	0.14
PH 1B SF	141	BLOCK E	6250	0.14
PH 1B OSL & DE	142	BLOCK E	3125	0.07
PH 1B SF	143	BLOCK E	6250	0.14
PH 1B SF	144	BLOCK E	6250	0.14
PH 1B SF	145	BLOCK E	6250	0.14
PH 1B SF	146	BLOCK E	6250	0.14
PH 1B SF	147	BLOCK E	6250	0.14
PH 1B SF	148	BLOCK E	6250	0.14
PH 1B SF	149	BLOCK E	7816	0.18
PH 1B SF	150	BLOCK E	7924	0.18
PH 1B SF	151	BLOCK E	6493	0.15
PH 1B SF	152	BLOCK E	8176	0.19
PH 1B SF	153	BLOCK E	10587	0.24
PH 1B SF	154	BLOCK E	8182	0.19

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1B OSL & DE	155	BLOCK E	3973	0.09
PH 1B SF	156	BLOCK E	7463	0.17
PH 1B SF	157	BLOCK E	7117	0.16
PH 1B SF	158	BLOCK E	6770	0.16
PH 1B SF	159	BLOCK E	6423	0.15
PH 1B SF	160	BLOCK E	6266	0.14
PH 1B SF	161	BLOCK E	6738	0.15
PH 1B SF	162	BLOCK E	7074	0.16
PH 1B SF	163	BLOCK E	7132	0.16
PH 1B SF	164	BLOCK E	6908	0.16
PH 1B SF	165	BLOCK E	7009	0.16
PH 1B SF	166	BLOCK E	6939	0.16
PH 1B SF	167	BLOCK E	6589	0.15
PH 1B SF	168	BLOCK E	6250	0.14
PH 1B SF	169	BLOCK E	6250	0.14
PH 1B SF	170	BLOCK E	6250	0.14
PH 1B SF	171	BLOCK E	6807	0.16

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1B OSL & LS	1	BLOCK F	90093	2.07
PH 1B SF	2	BLOCK F	9867	0.23
PH 1B SF	3	BLOCK F	5830	0.13
PH 1B SF	4	BLOCK F	6176	0.14
PH 1B SF	5	BLOCK F	6277	0.14
PH 1B SF	6	BLOCK F	6139	0.14
PH 1B SF	7	BLOCK F	6355	0.15
PH 1B SF	8	BLOCK F	6594	0.15
PH 1B SF	9	BLOCK F	6748	0.15
PH 1B SF	10	BLOCK F	6908	0.16
PH 1B SF	11	BLOCK F	7017	0.16
PH 1B SF	12	BLOCK F	6993	0.16
PH 1B SF	13	BLOCK F	6932	0.16
PH 1B SF	14	BLOCK F	6806	0.16
PH 1B SF	15	BLOCK F	6536	0.15
PH 1B SF	16	BLOCK F	6336	0.15
PH 1B SF	17	BLOCK F	6082	0.14
PH 1B SF	18	BLOCK F	5992	0.14
PH 1B SF	19	BLOCK F	5942	0.14
PH 1B SF	20	BLOCK F	5997	0.14
PH 1B SF	21	BLOCK F	6086	0.14
PH 1B SF	22	BLOCK F	6120	0.14
PH 1B SF	23	BLOCK F	6297	0.14
PH 1B SF	24	BLOCK F	6658	0.15
PH 1B SF	25	BLOCK F	6316	0.14
PH 1B SF	26	BLOCK F	5852	0.13
PH 1B SF	27	BLOCK F	5625	0.13
PH 1B SF	28	BLOCK F	5625	0.13
PH 1B SF	29	BLOCK F	5625	0.13
PH 1B SF	30	BLOCK F	5625	0.13
PH 1B SF	31	BLOCK F	9537	0.22

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1B SF	1	BLOCK G	15428	0.35
PH 1B SF	2	BLOCK G	9156	0.21
PH 1B SF	3	BLOCK G	7421	0.17
PH 1B SF	4	BLOCK G	6830	0.16
PH 1B SF	5	BLOCK G	6406	0.15
PH 1B SF	6	BLOCK G	9809	0.23
PH 1B SF	7	BLOCK G	8024	0.18
PH 1B SF	8	BLOCK G	6145	0.14
PH 1B SF	9	BLOCK G	7570	0.17
PH 1B SF	10	BLOCK G	4794	0.11
PH 1B SF	11	BLOCK G	5676	0.13
PH 1B SF	12	BLOCK G	5117	0.12
PH 1B SF	13	BLOCK G	5118	0.12
PH 1B SF	14	BLOCK G	5119	0.12
PH 1B SF	15	BLOCK G	5120	0.12
PH 1B SF	16	BLOCK G	8714	0.20

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1B SF	1	BLOCK H	6620	0.15
PH 1B SF	2	BLOCK H	3658	0.08
PH 1B SF	3	BLOCK H	4169	0.10
PH 1B SF	4	BLOCK H	4292	0.10

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1B SF	5	BLOCK H	4633	0.11
PH 1B SF	6	BLOCK H	6149	0.14
PH 1B SF	7	BLOCK H	7088	0.16
PH 1B SF	8	BLOCK H	8714	0.20
PH 1B SF	9	BLOCK H	4800	0.11
PH 1B SF	10	BLOCK H	4800	0.11
PH 1B SF	11	BLOCK H	4800	0.11
PH 1B SF	12	BLOCK H	5175	0.12
PH 1B SF	13	BLOCK H	9555	0.22
PH 1B SF	14	BLOCK H	6198	0.14
PH 1B SF	15	BLOCK H	6323	0.15
PH 1B SF	16	BLOCK H	5958	0.14
PH 1B SF	17	BLOCK H	7268	0.17
PH 1B SF	18	BLOCK H	9525	0.22
PH 1B SF	19	BLOCK H	9094	0.21
PH 1B SF	20	BLOCK H	8838	0.20
PH 1B SF	21	BLOCK H	10845	0.25
PH 1B SF	22	BLOCK H	5693	0.13
PH 1B SF	23	BLOCK H	6646	0.15
PH 1B SF	24	BLOCK H	6929	0.16
PH 1B SF	25	BLOCK H	6406	0.15
PH 1B SF	26	BLOCK H	9617	0.22
PH 1B SF	27	BLOCK H	8986	0.21
PH 1B SF	28	BLOCK H	6572	0.15
PH 1B SF	29	BLOCK H	6315	0.14
PH 1B SF	30	BLOCK H	6491	0.15
PH 1B SF	31	BLOCK H	6696	0.15
PH 1B SF	32	BLOCK H	6923	0.16
PH 1B SF	33	BLOCK H	6850	0.16
PH 1B SF	34	BLOCK H	6933	0.16
PH 1B SF	35	BLOCK H	7187	0.16
PH 1B SF	36	BLOCK H	7096	0.16
PH 1B SF	37	BLOCK H	7055	0.16
PH 1B SF	38	BLOCK H	7074	0.16
PH 1B SF	39	BLOCK H	7110	0.16
PH 1B SF	40	BLOCK H	7161	0.16
PH 1B SF	41	BLOCK H	6829	0.16
PH 1B SF	42	BLOCK H	6206	0.14
PH 1B SF	43	BLOCK H	8890	0.20
PH 1B SF	44	BLOCK H	9353	0.21

LOT TABLE				
PHAS

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1B SF	35	BLOCK K	11854	0.27
PH 1B SF	36	BLOCK K	7292	0.17
PH 1B SF	37	BLOCK K	6741	0.15
PH 1B SF	38	BLOCK K	10541	0.24
PH 1B SF	39	BLOCK K	14524	0.33
PH 1B SF	40	BLOCK K	7581	0.17
PH 1B SF	41	BLOCK K	8027	0.18
PH 1B SF	42	BLOCK K	8518	0.20
PH 1B SF	43	BLOCK K	8913	0.20
PH 1B SF	44	BLOCK K	9040	0.21

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A OSL & LS	1	BLOCK L	29643	0.68
PH 1A SF	2	BLOCK L	5530	0.13
PH 1A SF	3	BLOCK L	5530	0.13
PH 1A SF	4	BLOCK L	6217	0.14
PH 1A SF	5	BLOCK L	6217	0.14
PH 1A SF	6	BLOCK L	6903	0.16
PH 1A SF	7	BLOCK L	6903	0.16
PH 1A SF	8	BLOCK L	3871	0.09
PH 1A SF	9	BLOCK L	6624	0.15
PH 1A SF	10	BLOCK L	4817	0.11
PH 1A SF	11	BLOCK L	3750	0.09

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A OSL & LS	1	BLOCK M	75844	1.74
PH 1A SF	2	BLOCK M	3750	0.09
PH 1A SF	3	BLOCK M	3750	0.09
PH 1A SF	4	BLOCK M	3465	0.08
PH 1A SF	5	BLOCK M	7272	0.17
PH 1A SF	6	BLOCK M	4084	0.09
PH 1A SF	7	BLOCK M	4202	0.10
PH 1A SF	8	BLOCK M	4284	0.10
PH 1A SF	9	BLOCK M	4327	0.10
PH 1A SF	10	BLOCK M	4366	0.10
PH 1A SF	11	BLOCK M	4406	0.10
PH 1A SF	12	BLOCK M	4445	0.10
PH 1A SF	13	BLOCK M	4478	0.10
PH 1A SF	14	BLOCK M	3968	0.09
PH 1A SF	15	BLOCK M	4186	0.10
PH 1A SF	16	BLOCK M	5171	0.12
PH 1A SF	17	BLOCK M	5750	0.13
PH 1A SF	18	BLOCK M	5533	0.13
PH 1A SF	19	BLOCK M	3750	0.09
PH 1A SF	20	BLOCK M	3750	0.09
PH 1A SF	21	BLOCK M	3750	0.09
PH 1A SF	22	BLOCK M	3750	0.09
PH 1A SF	23	BLOCK M	3750	0.09
PH 1A SF	24	BLOCK M	3750	0.09
PH 1A SF	25	BLOCK M	3750	0.09
PH 1A SF	26	BLOCK M	3750	0.09
PH 1A SF	27	BLOCK M	3750	0.09
PH 1A SF	28	BLOCK M	3750	0.09
PH 1A SF	29	BLOCK M	3750	0.09
PH 1A SF	30	BLOCK M	3750	0.09
PH 1A SF	31	BLOCK M	3750	0.09
PH 1A SF	32	BLOCK M	3850	0.09
PH 1A SF	33	BLOCK M	4333	0.10
PH 1A SF	34	BLOCK M	4321	0.10
PH 1A SF	35	BLOCK M	4309	0.10
PH 1A SF	36	BLOCK M	4297	0.10
PH 1A SF	37	BLOCK M	4333	0.10
PH 1A SF	38	BLOCK M	4321	0.10
PH 1A SF	39	BLOCK M	3832	0.09
PH 1A SF	40	BLOCK M	4127	0.09
PH 1A SF	41	BLOCK M	4169	0.10
PH 1A SF	42	BLOCK M	4427	0.10
PH 1A SF	43	BLOCK M	3750	0.09
PH 1A SF	44	BLOCK M	3750	0.09
PH 1A SF	45	BLOCK M	3750	0.09
PH 1A OSL & DE	46	BLOCK M	369729	8.49
PH 4 SF	47	BLOCK M	6250	0.14
PH 4 SF	48	BLOCK M	6250	0.14
PH 4 SF	49	BLOCK M	6658	0.15
PH 4 SF	50	BLOCK M	6662	0.15
PH 4 SF	51	BLOCK M	6250	0.14

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	52	BLOCK M	6250	0.14
PH 4 SF	53	BLOCK M	6250	0.14
PH 4 SF	54	BLOCK M	6250	0.14
PH 4 SF	55	BLOCK M	6250	0.14
PH 4 SF	56	BLOCK M	6250	0.14
PH 4 SF	57	BLOCK M	6250	0.14
PH 4 SF	58	BLOCK M	6250	0.14
PH 4 SF	59	BLOCK M	6250	0.14
PH 4 SF	60	BLOCK M	6250	0.14
PH 4 SF	61	BLOCK M	6250	0.14
PH 4 SF	62	BLOCK M	6875	0.16
PH 4 SF	63	BLOCK M	7984	0.18
PH 4 SF	64	BLOCK M	6250	0.14
PH 4 SF	65	BLOCK M	6250	0.14
PH 4 SF	66	BLOCK M	6250	0.14
PH 4 SF	67	BLOCK M	6250	0.14
PH 4 SF	68	BLOCK M	6250	0.14
PH 4 SF	69	BLOCK M	6250	0.14
PH 4 SF	70	BLOCK M	6250	0.14
PH 4 SF	71	BLOCK M	6250	0.14
PH 4 SF	72	BLOCK M	6200	0.14
PH 4 LIFT STATION	73	BLOCK M	7762	0.18
PH 4 OSL & DE	74	BLOCK M	50107	1.15
PH 4 OSL & DE	75	BLOCK M	2176388	49.96
PH 4 SF	76	BLOCK M	6304	0.14
PH 4 SF	77	BLOCK M	6728	0.15
PH 4 SF	78	BLOCK M	9619	0.22
PH 4 SF	79	BLOCK M	7152	0.16
PH 4 SF	80	BLOCK M	6711	0.15
PH 4 SF	81	BLOCK M	6250	0.14
PH 4 SF	82	BLOCK M	6250	0.14
PH 4 SF	83	BLOCK M	6250	0.14
PH 4 SF	84	BLOCK M	6250	0.14
PH 4 SF	85	BLOCK M	6250	0.14
PH 4 SF	86	BLOCK M	6250	0.14
PH 4 SF	87	BLOCK M	6250	0.14
PH 4 SF	88	BLOCK M	6250	0.14
PH 4 SF	89	BLOCK M	6250	0.14
PH 4 SF	90	BLOCK M	6250	0.14
PH 4 SF	91	BLOCK M	6250	0.14
PH 4 SF	92	BLOCK M	6062	0.14
PH 4 SF	93	BLOCK M	5567	0.13
PH 4 SF	94	BLOCK M	5625	0.13
PH 4 SF	95	BLOCK M	5625	0.13
PH 4 SF	96	BLOCK M	5625	0.13
PH 4 SF	97	BLOCK M	5625	0.13
PH 4 SF	98	BLOCK M	5625	0.13
PH 4 SF	99	BLOCK M	5625	0.13
PH 4 SF	100	BLOCK M	5625	0.13
PH 4 SF	101	BLOCK M	5625	0.13
PH 4 SF	102	BLOCK M	5625	0.13
PH 4 SF	103	BLOCK M	5625	0.13
PH 4 SF	104	BLOCK M	5625	0.13
PH 4 SF	105	BLOCK M	5664	0.13
PH 4 SF	106	BLOCK M	6319	0.15
PH 4 SF	107	BLOCK M	6493	0.15
PH 4 SF	108	BLOCK M	6377	0.15
PH 4 SF	109	BLOCK M	6262	0.14
PH 4 SF	110	BLOCK M	6588	0.15
PH 4 SF	111	BLOCK M	7201	0.17
PH 4 SF	112	BLOCK M	7320	0.17
PH 4 SF	113	BLOCK M	6712	0.15
PH 4 SF	114	BLOCK M	6803	0.16
PH 4 SF	115	BLOCK M	6324	0.15
PH 4 SF	116	BLOCK M	5943	0.14
PH 4 SF	117	BLOCK M	5579	0.13
PH 4 SF	118	BLOCK M	5947	0.14
PH 4 SF	119	BLOCK M	5732	0.13
PH 4 SF	120	BLOCK M	5625	0.13
PH 4 SF	121	BLOCK M	5625	0.13
PH 4 SF	122	BLOCK M	5625	0.13
PH 4 SF	123	BLOCK M	5625	0.13
PH 4 SF	124	BLOCK M	5625	0.13
PH 4 SF	125	BLOCK M	5625	0.13
PH 4 SF	126	BLOCK M	5625	0.13
PH 4 SF	127	BLOCK M	5625	0.13
PH 4 SF	128	BLOCK M	5625	0.13
PH 4 SF	129	BLOCK M	5625	0.13
PH 4 SF	130	BLOCK M	5625	0.13
PH 4 SF	131	BLOCK M	5763	0.13

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	132	BLOCK M	6247	0.14
PH 4 SF	133	BLOCK M	6263	0.14
PH 4 SF	134	BLOCK M	6263	0.14
PH 4 SF	135	BLOCK M	6312	0.14
PH 4 SF	137	BLOCK M	6275	0.14
PH 4 SF	138	BLOCK M	5625	0.13
PH 4 SF	139	BLOCK M	5625	0.13
PH 2A OSL & LS	140	BLOCK M	6879	0.16
PH 2A SF	141	BLOCK M	5000	0.11
PH 2A SF	142	BLOCK M	5000	0.11
PH 2A SF	143	BLOCK M	5569	0.13
PH 2A SF	144	BLOCK M	5000	0.11
PH 2A SF	145	BLOCK M	5000	0.11
PH 2A SF	146	BLOCK M	5000	0.11
PH 2A SF	147	BLOCK M	5501	0.13
PH 2A SF	148	BLOCK M	5575	0.13
PH 2A SF	149	BLOCK M	5562	0.13
PH 2A SF	150	BLOCK M	5431	0.12
PH 2A SF	151	BLOCK M	5000	0.11
PH 2A SF	152	BLOCK M	5000	0.11
PH 2A SF	153	BLOCK M	5000	0.11
PH 2A SF	154	BLOCK M	5000	0.11
PH 2A OSL & DE	155	BLOCK M	3125	0.07
PH 2A SF	156	BLOCK M	5000	0.11
PH 2A SF	157	BLOCK M	5000	0.11
PH 2A SF	158	BLOCK M	5000	0.11
PH 2A SF	159	BLOCK M	5000	0.11
PH 2A SF	160	BLOCK M	5000	0.11
PH 2A SF	161	BLOCK M	5962	0.14
PH 2A SF	162	BLOCK M	6528	0.15
PH 2A SF	163	BLOCK M	5273	0.12
PH 2A SF	164	BLOCK M	5000	0.11
PH 2A SF	165	BLOCK M	5000	0.11
PH 2A SF	166	BLOCK M	5126	0.12
PH 2A SF	167	BLOCK M	5410	0.12
PH 2A SF	168	BLOCK M	8892	0.20
PH 2A SF	169	BLOCK M	5695	0.13
PH 2A SF	170	BLOCK M	5162	0.12
PH 2A SF	171	BLOCK M	5318	0.12
PH 2A SF	172	BLOCK M	5160	0.12
PH 2A SF	173	BLOCK M	5648	0.13
PH 2A SF	174	BLOCK M	5430	0.12
PH 2A SF	175	BLOCK M	5143	0.12
PH 2A OSL & DE	176	BLOCK M	3125	0.07
PH 2A SF	177	BLOCK M	5000	0.11
PH 2A SF	178	BLOCK M	5000	0.11
PH 2A SF	179	BLOCK M	5000	0.11
PH 2A SF	180	BLOCK M	5000	0.11
PH 2A SF	181	BLOCK M	5000	0.11
PH 2A SF	182	BLOCK M	5211	0.12
PH 2A SF	183	BLOCK M	6289	0.14
PH 2A SF	184	BLOCK M	5122	0.12
PH 2A SF	185	BLOCK M	5000	0.11
PH 2A OSL & DE	186	BLOCK M	3125	0.07
PH 2A SF	187	BLOCK M	5367	0.12
PH 2A SF	188	BLOCK M	5555	0.13
PH 2A SF	189	BLOCK M	5555	0.13
PH 2A SF	190	BLOCK M	5555	0.13
PH 2A SF	191	BLOCK M	5555	0.13
PH 2A SF	192	BLOCK M	5565	0.13
PH 2A SF	193	BLOCK M	5239	0.12
PH 2A SF	194	BLOCK M	5009	0.11
PH 2A SF	195	BLOCK M	5183	0.12
PH 2A SF	196	BLOCK M	5529	0.13
PH 2A SF	197	BLOCK M	5326	0.12
PH 2A SF	198	BLOCK M	7227	0.17
PH 2A SF	199	BLOCK M	11101	0.25
PH 2A SF	200	BLOCK M	8908	0.20
PH 2A SF	201	BLOCK M	5203	0.12
PH 2A SF	202	BLOCK M	6094	0.14
PH 2A SF	203	BLOCK M	6288	0.14
PH 2A SF	204	BLOCK M	6403	0.15
PH 2A SF	205	BLOCK M	6517	0.15
PH 2A SF	206	BLOCK M	6741	0.15
PH 2A SF	207	BLOCK M	6811	0.16
PH 2A SF	208	BLOCK M	6816	0.16
PH 2A SF	209	BLOCK M	6770	0.16
PH 2A SF	210	BLOCK M	6673	0.15
PH 2A SF	211	BLOCK M	6523	0.15
PH 2A SF	212	BLOCK M	6319	0.15

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2A SF	213	BLOCK M	6059	0.14
PH 2A SF	214	BLOCK M	5668	0.13
PH 2A SF	215	BLOCK M	5189	0.12
PH 2A SF	216	BLOCK M	5000	0.11
PH 2A SF	217	BLOCK M	5000	0.11
PH 2A SF	218	BLOCK M	5000	0.11
PH 2A SF	219	BLOCK M	5000	0.11
PH 2A SF	220	BLOCK M	5000	0.11
PH 2A SF	221	BLOCK M	5000	0.11
PH 2A SF	222	BLOCK M	5000	0.11
PH 2A OSL & LS	223	BLOCK M	67555	1.55
PH 2A SF	224	BLOCK M	4743	0.11
PH 2A SF	225	BLOCK M	4620	0.11
PH 2A SF	226	BLOCK M	3929	0.09
PH 2A SF	227	BLOCK M	3924	0.09
PH 2A SF	228	BLOCK M	3943	0.09
PH 2A SF	229	BLOCK M	3985	0.09
PH 2A SF	230	BLOCK M	4050	0.09
PH 2A SF	231	BLOCK M	4139	0.10
PH 2A SF	232	BLOCK M	4189	0.10
PH 2B SF	233	BLOCK M	4090	0.09
PH 2B SF	234	BLOCK M	4005	0.09
PH 2B SF	235	BLOCK M	3943	0.09
PH 2B SF	236	BLOCK M	3904	0.09
PH 2B SF	237	BLOCK M	3889	0.09
PH 2B SF	238	BLOCK M	3896	0.09
PH 2B SF	239	BLOCK M	3927	0.09
PH 2B SF	240	BLOCK M	3970	0.09
PH 2B SF	241	BLOCK M	3932	0.09
PH 2B SF	242	BLOCK M	3996	0.09
PH 2B SF	243	BLOCK M	4061	0.09
PH 2B SF	244	BLOCK M	4125	0.09
PH 2B SF	245	BLOCK M	4190	0.10
PH 2B SF	246	BLOCK M	4254	0.10
PH 2B SF	247	BLOCK M	4319	0.10
PH 2B SF	248	BLOCK M	4383	0.10
PH 2B SF	249	BLOCK M	4413	0.10
PH 2B SF	250	BLOCK M	3980	0.09
PH 2B SF	251	BLOCK M	5449	0.13
PH 2B SF	252	BLOCK M	8481	0.19
PH 2B SF	253	BLOCK M	8359	0.19
PH 2B SF	254	BLOCK M	6144	0.14
PH 2B SF	255	BLOCK M	4033	0.09
PH 2B SF	256	BLOCK M	4188	0.10
PH 2B SF	257	BLOCK M	4014	0.09
PH 2B SF	258	BLOCK M	3838	0.09
PH 2B SF	259	BLOCK M	3750	0.09
PH 2B SF	260	BLOCK M	3750	0.09
PH 2B SF	261	BLOCK M	3750	0.09
PH 2B SF	262	BLOCK M	3750	0.09
PH 2B SF	263	BLOCK M	3875	0.09
PH 2B SF	264	BLOCK M	3943	0.09
PH 2B SF	265	BLOCK M	3940	0.09
PH 2B SF	266	BLOCK M	3752	0.09
PH 2B SF	267	BLOCK M	3750	0.09
PH 2B SF	268	BLOCK M	3750	0.09
PH 2B SF	269	BLOCK M	3750	0.09
PH 2B SF	270	BLOCK M	3844	0.09
PH 2B SF	271	BLOCK M	4032	0.09
PH 2B SF	272	BLOCK M	4007	0.09
PH 2B SF	273	BLOCK M	3413	0.08
PH 2B SF	274	BLOCK M	3275	0.08
PH 2B SF	275	BLOCK M	4534	0.10
PH 2B SF	276	BLOCK M	6250	0.14
PH 2B SF	277	BLOCK M	6250	0.14
PH 2B SF	278	BLOCK M	6250	0.14
PH 2B SF	279	BLOCK M	6250	0.14
PH 2B SF	280	BLOCK M	11254	0.26
PH 2B SF	281	BLOCK M	8616	0.20
PH 2B SF	282	BLOCK M	6259	0.14
PH 2B SF	283	BLOCK M	6276	0.14
PH 2B SF	284	BLOCK M	6294	0.14
PH 2B SF	285	BLOCK M	6311	0.14
PH 2B SF	286	BLOCK M	7130	0.16
PH 2B SF	287	BLOCK M	7090	0.16
PH 2B SF	288	BLOCK M	6373	0.15
PH 2B SF	289	BLOCK M	6250	0.14
PH 2B SF	290	BLOCK M	9289	0.21
PH 2B SF	291	BLOCK M	6250	0.14
PH 2B SF	292	BLOCK M	6250	0.14

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2B SF	293	BLOCK M	6250	0.14
PH 2B SF	294	BLOCK M	6250	0.14
PH 2B SF	295	BLOCK M	6886	0.16
PH 2B SF	296	BLOCK M	6464	0.15
PH 2B SF	297	BLOCK M	5967	0.14
PH 2B SF	298	BLOCK M	6724	0.15
PH 2B OSL & DE	299	BLOCK M	355174	8.15

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 OSL & LS	1	BLOCK N	23152	0.53
PH 4 SF	2	BLOCK N	6262	0.14
PH 4 SF	3	BLOCK N	6560	0.15
PH 4 SF	4	BLOCK N	10219	0.23
PH 4 SF	5	BLOCK N	8162	0.19
PH 4 SF	6	BLOCK N	8673	0.20
PH 4 SF	7	BLOCK N	9069	0.21
PH 4 SF	8	BLOCK N	9464	0.22
PH 4 SF	9	BLOCK N	9859	0.23
PH 4 SF	10	BLOCK N	11383	0.26
PH 4 SF	11	BLOCK N	14324	0.33
PH 4 SF	12	BLOCK N	16424	0.38
PH 4 SF	13	BLOCK N	11537	0.26
PH 4 SF	14	BLOCK N	5627	0.13
PH 4 SF	15	BLOCK N	5624	0.13

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	1	BLOCK O	9289	0.21
PH 4 SF	2	BLOCK O	6250	0.14
PH 4 SF	3	BLOCK O	6250	0.14
PH 4 SF	4	BLOCK O	6250	0.14
PH 4 SF	5	BLOCK O	6250	0.14
PH 4 SF	6	BLOCK O	6250	0.14
PH 4 SF	7	BLOCK O	6250	0.14
PH 4 SF	8	BLOCK O	6250	0.14
PH 4 SF	9	BLOCK O	7672	0.18
PH 4 SF	10	BLOCK O	15669	0.36
PH 4 SF	11	BLOCK O	7106	0.16
PH 4 SF	12	BLOCK O	6250	0.14
PH 4 SF	13	BLOCK O	9533	0.22
PH 4 SF	14	BLOCK O	10583	0.24
PH 4 SF	15	BLOCK O	6250	0.14
PH 4 SF	16	BLOCK O	6250	0.14
PH 4 SF	17	BLOCK O	6250	0.14
PH 4 SF	18	BLOCK O	6250	0.14
PH 4 SF	19	BLOCK O	6250	0.14
PH 4 SF	20	BLOCK O	6250	0.14
PH 4 SF	21	BLOCK O	9289	0.21

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	1	BLOCK P	9822	0.23
PH 4 SF	2	BLOCK P	7005	0.16
PH 4 SF	3	BLOCK P	6940	0.16
PH 4 SF	4	BLOCK P	6875	0.16
PH 4 SF	5	BLOCK P	6810	0.16
PH 4 SF	6	BLOCK P	6745	0.15
PH 4 OSL & LS	7	BLOCK P	54498	1.25
PH 4 SF	8	BLOCK P	7873	0.18
PH 4 SF	9	BLOCK P	6971	0.16
PH 4 SF	10	BLOCK P	6384	0.15
PH 4 SF	11	BLOCK P	6126	0.14
PH 4 SF	12	BLOCK P	9934	0.23

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	1	BLOCK Q	9693	0.22
PH 4 SF	2	BLOCK Q	6604	0.15
PH 4 SF	3	BLOCK Q	6604	0.15
PH 4 SF	4	BLOCK Q	6604	0.15
PH 4 SF	5	BLOCK Q	6604	0.15
PH 4 SF	6	BLOCK Q	6604	0.15
PH 4 SF	7	BLOCK Q	6604	0.15
PH 4 SF	8	BLOCK Q	6604	0.15
PH 4 SF	9	BLOCK Q	6604	0.15
PH 4 SF	10	BLOCK Q	6604	0.15
PH 4 SF	11	BLOCK Q	7363	0.17
PH 4 SF	12	BLOCK Q	7881	0.18
PH 4 SF	13	BLOCK Q	11205	0.26

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	14	BLOCK Q	9967	0.23
PH 4 SF	15	BLOCK Q	8318	0.19
PH 4 SF	16	BLOCK Q	6890	0.16
PH 4 SF	17	BLOCK Q	6400	0.15
PH 4 SF	18	BLOCK Q	6400	0.15
PH 4 SF	19	BLOCK Q	6400	0.15
PH 4 SF	20	BLOCK Q	6400	0.15
PH 4 SF	21	BLOCK Q	6400	0.15
PH 4 SF	22	BLOCK Q	6400	0.15
PH 4 SF	23	BLOCK Q	6400	0.15
PH 4 SF	24	BLOCK Q	6400	0.15
PH 4 SF	25	BLOCK Q	6400	0.15
PH 4 SF	26	BLOCK Q	6400	0.15
PH 4 SF	27	BLOCK Q	6400	0.15
PH 4 OSL & DE	28	BLOCK Q	6755	0.16

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	1	BLOCK R	10714	0.25
PH 4 SF	2	BLOCK R	6755	0.16
PH 4 SF	3	BLOCK R	5955	0.14
PH 4 SF	4	BLOCK R	9546	0.22
PH 4 SF	5	BLOCK R	7365	0.17
PH 4 SF	6	BLOCK R	7755	0.18
PH 4 SF	7	BLOCK R	7901	0.18
PH 4 SF	8	BLOCK R	7808	0.18
PH 4 SF	9	BLOCK R	7292	0.17
PH 4 SF	10	BLOCK R	5840	0.13
PH 4 SF	11	BLOCK R	5850	0.13
PH 4 SF	12	BLOCK R	5850	0.13
PH 4 SF	13	BLOCK R	5850	0.13
PH 4 SF	14	BLOCK R	5850	0.13
PH 4 SF	15	BLOCK R	5850	0.13
PH 4 SF	16	BLOCK R	5850	0.13
PH 4 SF	17	BLOCK R	5850	0.13
PH 4 SF	18	BLOCK R	6463	0.15
PH 4 OSL & DE	19	BLOCK R	4272	0.10
PH 4 SF	20	BLOCK R	9289	0.21
PH 4 SF	21	BLOCK R	6000	0.14
PH 4 SF	22	BLOCK R	6000	0.14
PH 4 SF	23	BLOCK R	6000	0.14
PH 4 SF	24	BLOCK R	6000	0.14
PH 4 SF	25	BLOCK R	6000	0.14
PH 4 SF	26	BLOCK R	6730	0.15
PH 4 SF	27	BLOCK R	7188	0.17
PH 4 SF	28	BLOCK R	7353	0.17
PH 4 SF	29	BLOCK R	7427	0.17
PH 4 SF	30	BLOCK R	7582	0.17

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	1	BLOCK S	8664	0.20
PH 4 SF	2	BLOCK S	5625	0.13
PH 4 SF	3	BLOCK S	6766	0.16
PH 4 SF	4	BLOCK S	7087	0.16
PH 4 SF	5	BLOCK S	6864	0.16
PH 4 SF	6	BLOCK S	5723	0.13
PH 4 SF	7	BLOCK S	5920	0.14
PH 4 SF	8	BLOCK S	6117	0.14
PH 4 SF	9	BLOCK S	7681	0.18
PH 4 SF	10	BLOCK S	9116	0.21
PH 4 SF	11	BLOCK S	5625	0.13
PH 4 SF	12	BLOCK S	5625	0.13
PH 4 SF	13	BLOCK S	6319	0.15
PH 4 SF	14	BLOCK S	5625	0.13
PH 4 SF	15	BLOCK S	5625	0.13
PH 4 SF	16	BLOCK S	6599	0.15
PH 4 SF	17	BLOCK S	7180	0.16
PH 4 SF	18	BLOCK S	7188	0.17
PH 4 SF	19	BLOCK S	6637	0.15
PH 4 SF	20	BLOCK S	5789	0.13
PH 4 SF	21	BLOCK S	9386	0.22
PH 4 SF	22	BLOCK S	11983	0.28
PH 4 SF	23	BLOCK S	6375	0.15
PH 4 SF	24	BLOCK S	8622	0.20
PH 4 SF	25	BLOCK S	9337	0.21
PH 4 SF	26	BLOCK S	11309	0.26
PH 4 SF	27	BLOCK S	8887	0.20
PH 4 SF	28	BLOCK R	7353	0.17
PH 4 SF	29	BLOCK R	7427	0.17

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 4 SF	30	BLOCK S	10735	0.25

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2A SF	1	BLOCK T	8133	0.19
PH 2A SF	2	BLOCK T	5085	0.12
PH 2A SF	3	BLOCK T	5106	0.12
PH 2A SF	4	BLOCK T	5126	0.12
PH 2A SF	5	BLOCK T	5207	0.12
PH 2A SF	6	BLOCK T	5821	0.13
PH 2A SF	7	BLOCK T	5897	0.14
PH 2A SF	8	BLOCK T	6145	0.14
PH 2A SF	9	BLOCK T	6282	0.14
PH 2A SF	10	BLOCK T	6326	0.15
PH 2A SF	11	BLOCK T	6755	0.16
PH 2A SF	12	BLOCK T	6775	0.16
PH 2A SF	13	BLOCK T	5607	0.13
PH 2A SF	14	BLOCK

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2B SF	25	BLOCK X	3894	0.09
PH 2B SF	26	BLOCK X	3894	0.09
PH 2B SF	27	BLOCK X	3894	0.09
PH 2B SF	28	BLOCK X	3894	0.09
PH 2B SF	29	BLOCK X	3894	0.09
PH 2B SF	30	BLOCK X	3894	0.09
PH 2B SF	31	BLOCK X	8295	0.19
PH 2B SF	32	BLOCK X	7245	0.17
PH 2B SF	33	BLOCK X	3955	0.09
PH 2B SF	34	BLOCK X	3987	0.09
PH 2B SF	35	BLOCK X	4020	0.09
PH 2B SF	36	BLOCK X	4053	0.09
PH 2B SF	37	BLOCK X	4085	0.09
PH 2B SF	38	BLOCK X	4118	0.09
PH 2B SF	39	BLOCK X	4150	0.10
PH 2B SF	40	BLOCK X	4139	0.10
PH 2B SF	41	BLOCK X	4096	0.09
PH 2B SF	42	BLOCK X	4137	0.09
PH 2B SF	43	BLOCK X	4178	0.10
PH 2B SF	44	BLOCK X	4179	0.10
PH 2B SF	45	BLOCK X	4215	0.10
PH 2B SF	46	BLOCK X	4222	0.10
PH 2B SF	47	BLOCK X	4147	0.10
PH 2B SF	48	BLOCK X	4104	0.09
PH 2B SF	49	BLOCK X	4095	0.09
PH 2B SF	50	BLOCK X	4121	0.09
PH 2B SF	51	BLOCK X	4142	0.10
PH 2B SF	52	BLOCK X	3941	0.09
PH 2B SF	53	BLOCK X	3898	0.09
PH 2B SF	54	BLOCK X	3885	0.09
PH 2B SF	55	BLOCK X	3904	0.09
PH 2B SF	56	BLOCK X	3953	0.09
PH 2B SF	57	BLOCK X	3985	0.09
PH 2B SF	58	BLOCK X	3971	0.09
PH 2B SF	59	BLOCK X	8277	0.19

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2A OSL & DE	1	BLOCK Y	8133	0.19
PH 2A SF	2	BLOCK Y	3909	0.09
PH 2A SF	3	BLOCK Y	3909	0.09
PH 2A SF	4	BLOCK Y	3908	0.09
PH 2A SF	5	BLOCK Y	3908	0.09
PH 2A SF	6	BLOCK Y	3909	0.09
PH 2B SF	7	BLOCK Y	3909	0.09
PH 2B SF	8	BLOCK Y	3908	0.09
PH 2B SF	9	BLOCK Y	3908	0.09
PH 2B SF	10	BLOCK Y	3909	0.09
PH 2B SF	11	BLOCK Y	3909	0.09
PH 2B SF	12	BLOCK Y	3908	0.09
PH 2B SF	13	BLOCK Y	3818	0.09
PH 2B SF	14	BLOCK Y	3928	0.09
PH 2B SF	15	BLOCK Y	4178	0.10
PH 2B SF	16	BLOCK Y	3969	0.09
PH 2B SF	17	BLOCK Y	3715	0.09
PH 2B SF	18	BLOCK Y	7193	0.17
PH 2B SF	19	BLOCK Y	6780	0.16
PH 2B SF	20	BLOCK Y	3803	0.09
PH 2B SF	21	BLOCK Y	4101	0.09
PH 2B SF	22	BLOCK Y	4500	0.10
PH 2B SF	23	BLOCK Y	4499	0.10
PH 2B SF	24	BLOCK Y	4598	0.11
PH 2B SF	25	BLOCK Y	4613	0.11
PH 2B SF	26	BLOCK Y	4556	0.10
PH 2B SF	27	BLOCK Y	4469	0.10
PH 2B SF	28	BLOCK Y	4353	0.10
PH 2B SF	29	BLOCK Y	4294	0.10
PH 2B SF	30	BLOCK Y	4292	0.10
PH 2B SF	31	BLOCK Y	4262	0.10
PH 2B SF	32	BLOCK Y	4203	0.10
PH 2B SF	33	BLOCK Y	4114	0.09
PH 2B SF	34	BLOCK Y	4067	0.09
PH 2B SF	35	BLOCK Y	4063	0.09
PH 2B SF	36	BLOCK Y	4029	0.09
PH 2B SF	37	BLOCK Y	3815	0.09
PH 2B SF	38	BLOCK Y	3750	0.09
PH 2B SF	39	BLOCK Y	3750	0.09
PH 2B SF	40	BLOCK Y	3750	0.09
PH 2B SF	41	BLOCK Y	3750	0.09

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2B SF	42	BLOCK Y	3750	0.09
PH 2B SF	43	BLOCK Y	3750	0.09
PH 2B SF	44	BLOCK Y	3750	0.09
PH 2B SF	45	BLOCK Y	3750	0.09
PH 2B SF	46	BLOCK Y	3750	0.09
PH 2B SF	47	BLOCK Y	7066	0.16
PH 2B SF	48	BLOCK Y	9620	0.22
PH 2B SF	49	BLOCK Y	6250	0.14
PH 2B SF	50	BLOCK Y	6250	0.14
PH 2B SF	51	BLOCK Y	6250	0.14
PH 2B SF	52	BLOCK Y	6250	0.14
PH 2B SF	53	BLOCK Y	6418	0.15
PH 2B SF	54	BLOCK Y	6691	0.15
PH 2B SF	55	BLOCK Y	6856	0.16
PH 2B SF	56	BLOCK Y	7062	0.16
PH 2B SF	57	BLOCK Y	7276	0.17
PH 2B SF	58	BLOCK Y	7707	0.18
PH 2B SF	59	BLOCK Y	7275	0.17
PH 2B SF	60	BLOCK Y	7331	0.17
PH 2B SF	61	BLOCK Y	7435	0.17
PH 2B SF	62	BLOCK Y	7156	0.16
PH 2B SF	63	BLOCK Y	6512	0.15
PH 2B SF	64	BLOCK Y	15603	0.36
PH 2B SF	65	BLOCK Y	6749	0.15
PH 2B SF	66	BLOCK Y	6908	0.16
PH 2B SF	67	BLOCK Y	6469	0.15
PH 2B SF	68	BLOCK Y	6250	0.14
PH 2B SF	69	BLOCK Y	6250	0.14
PH 2B SF	70	BLOCK Y	6250	0.14
PH 2B SF	71	BLOCK Y	6250	0.14
PH 2B SF	72	BLOCK Y	6617	0.15
PH 2B SF	73	BLOCK Y	7824	0.18
PH 2B SF	74	BLOCK Y	6489	0.15
PH 2B SF	75	BLOCK Y	6962	0.16
PH 2B SF	76	BLOCK Y	6597	0.15
PH 2B SF	77	BLOCK Y	9982	0.23
PH 2B SF	78	BLOCK Y	9663	0.22
PH 2B SF	79	BLOCK Y	6640	0.15
PH 2B SF	80	BLOCK Y	7055	0.16
PH 2B SF	81	BLOCK Y	6977	0.16
PH 2B SF	82	BLOCK Y	6824	0.16
PH 2B SF	83	BLOCK Y	6550	0.15
PH 2B SF	84	BLOCK Y	6345	0.15
PH 2B SF	85	BLOCK Y	6250	0.14
PH 2B SF	86	BLOCK Y	6250	0.14
PH 2B SF	87	BLOCK Y	6250	0.14
PH 2B SF	88	BLOCK Y	6250	0.14
PH 2B SF	89	BLOCK Y	6250	0.14
PH 2B OSL & LS	90	BLOCK Y	97389	2.24

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2B SF	1	BLOCK Z	12518	0.29
PH 2B SF	2	BLOCK Z	6711	0.15
PH 2B SF	3	BLOCK Z	7176	0.16
PH 2B SF	4	BLOCK Z	7521	0.17
PH 2B SF	5	BLOCK Z	7003	0.16
PH 2B SF	6	BLOCK Z	7003	0.16
PH 2B SF	7	BLOCK Z	7003	0.16
PH 2B SF	8	BLOCK Z	7003	0.16
PH 2B SF	9	BLOCK Z	7003	0.16
PH 2B SF	10	BLOCK Z	7003	0.16
PH 2B SF	11	BLOCK Z	11787	0.27
PH 2B SF	12	BLOCK Z	10671	0.24
PH 2B SF	13	BLOCK Z	6940	0.16
PH 2B SF	14	BLOCK Z	6747	0.15
PH 2B SF	15	BLOCK Z	6747	0.15
PH 2B SF	16	BLOCK Z	6747	0.15
PH 2B SF	17	BLOCK Z	6747	0.15
PH 2B SF	18	BLOCK Z	6747	0.15
PH 2B SF	19	BLOCK Z	7622	0.17
PH 2B SF	20	BLOCK Z	7588	0.17
PH 2B SF	21	BLOCK Z	6508	0.15
PH 2B SF	22	BLOCK Z	6336	0.15
PH 2B SF	23	BLOCK Z	6250	0.14
PH 2B SF	24	BLOCK Z	8844	0.20

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A OSL & LS	1	BLOCK AA	144673	3.32
PH 3A SF	2	BLOCK AA	5625	0.13
PH 3A SF	3	BLOCK AA	5625	0.13
PH 3A SF	4	BLOCK AA	8616	0.20
PH 3A SF	5	BLOCK AA	6474	0.15
PH 3A SF	6	BLOCK AA	5625	0.13
PH 3A SF	7	BLOCK AA	5625	0.13
PH 3A SF	8	BLOCK AA	5625	0.13
PH 3A SF	9	BLOCK AA	5625	0.13
PH 3A SF	10	BLOCK AA	5625	0.13
PH 3A SF	11	BLOCK AA	5625	0.13
PH 3A SF	12	BLOCK AA	5625	0.13
PH 3A SF	13	BLOCK AA	5625	0.13
PH 3A SF	14	BLOCK AA	5625	0.13
PH 3A SF	15	BLOCK AA	5625	0.13
PH 3A SF	16	BLOCK AA	6021	0.14
PH 3A SF	17	BLOCK AA	6238	0.14
PH 3A SF	18	BLOCK AA	5974	0.14
PH 3A SF	19	BLOCK AA	5625	0.13
PH 3A SF	20	BLOCK AA	5876	0.13
PH 3A SF	21	BLOCK AA	5374	0.12
PH 3A SF	22	BLOCK AA	8164	0.19
PH 3A SF	23	BLOCK AA	8758	0.20
PH 3A SF	24	BLOCK AA	8758	0.20
PH 3A SF	25	BLOCK AA	11716	0.27
PH 3A SF	26	BLOCK AA	8236	0.19
PH 3A SF	27	BLOCK AA	5791	0.13
PH 3A SF	28	BLOCK AA	6200	0.14
PH 3A SF	29	BLOCK AA	6090	0.14
PH 3A SF	30	BLOCK AA	7474	0.17
PH 3A SF	31	BLOCK AA	6142	0.14
PH 3A SF	32	BLOCK AA	5766	0.13
PH 3A SF	33	BLOCK AA	8883	0.20
PH 3A SF	34	BLOCK AA	9206	0.21
PH 3A SF	35	BLOCK AA	6343	0.15
PH 3A SF	36	BLOCK AA	6267	0.14
PH 3A SF	37	BLOCK AA	6219	0.14
PH 3A SF	38	BLOCK AA	6170	0.14
PH 3A SF	39	BLOCK AA	5690	0.13
PH 3A SF	40	BLOCK AA	5400	0.12
PH 3A SF	41	BLOCK AA	5400	0.12
PH 3A SF	42	BLOCK AA	5400	0.12
PH 3B SF	43	BLOCK AA	6197	0.14
PH 3B SF	44	BLOCK AA	6460	0.15
PH 3B SF	45	BLOCK AA	6102	0.14
PH 3B SF	46	BLOCK AA	9198	0.21
PH 3B SF	47	BLOCK AA	7663	0.18
PH 3B SF	48	BLOCK AA	10102	0.23
PH 3B SF	49	BLOCK AA	8922	0.20
PH 3B SF	50	BLOCK AA	7333	0.17
PH 3B SF	51	BLOCK AA	6191	0.14
PH 3B SF	52	BLOCK AA	5915	0.14
PH 3B SF	53	BLOCK AA	5625	0.13
PH 3B SF	54	BLOCK AA	5625	0.13
PH 3B SF	55	BLOCK AA	5625	0.13
PH 3B SF	56	BLOCK AA	5625	0.13
PH 3B SF	57	BLOCK AA	5625	0.13
PH 3B SF	58	BLOCK AA	5894	0.14
PH 3B SF	59	BLOCK AA	7409	0.17
PH 3B SF	60	BLOCK AA	6592	0.15
PH 3B SF	61	BLOCK AA	5625	0.13
PH 3B SF	62	BLOCK AA	5625	0.13
PH 3B SF	63	BLOCK AA	5625	0.13
PH 3B SF	64	BLOCK AA	5625	0.13
PH 3B SF	65	BLOCK AA	5625	0.13
PH 3B SF	66	BLOCK AA	5625	0.13
PH 3B SF	67	BLOCK AA	5708	0.13
PH 3B SF	68	BLOCK AA	5873	0.13
PH 3B OSL & LS	69	BLOCK AA	49455	1.14

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A OSL & DE	1	BLOCK BB	136112	3.12
PH 3A SF	2	BLOCK BB	5625	0.13
PH 3A SF	3	BLOCK BB	5625	0.13
PH 3A SF	4	BLOCK BB	5625	0.13
PH 3A SF	5	BLOCK BB	5327	0.12
PH 3A SF	6	BLOCK BB	7207	0.17
PH 3A SF	7	BLOCK BB	12983	0.30

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A OSL & UE	8	BLOCK BB	5245	0.12
PH 3A SF	9	BLOCK BB	6135	0.14
PH 3A SF	10	BLOCK BB	5770	0.13
PH 3A SF	11	BLOCK BB	6284	0.14
PH 3A SF	12	BLOCK BB	6284	0.14
PH 3A SF	13	BLOCK BB	6284	0.14
PH 3A SF	14	BLOCK BB	6284	0.14
PH 3A SF	15	BLOCK BB	6284	0.14
PH 3A SF	16	BLOCK BB	6284	0.14
PH 3A SF	17	BLOCK BB	9595	0.22
PH 3A SF	18	BLOCK BB	8446	0.19
PH 3A SF	19	BLOCK BB	5760	0.13
PH 3A SF	20	BLOCK BB	5760	0.13
PH 3A SF	21	BLOCK BB	5760	0.13
PH 3A SF	22	BLOCK BB	5760	0.13
PH 3A SF	23	BLOCK BB	5760	0.13
PH 3A SF	24	BLOCK BB	5760	0.13
PH 3A SF	25	BLOCK BB	5760	0.13
PH 3A SF	26	BLOCK BB	5760	0.13
PH 3A SF	27	BLOCK BB	5173	0.12
PH 3A SF	28	BLOCK BB	14361	0.33
PH 3A SF	29	BLOCK BB	7147	0.16
PH 3A SF	30	BLOCK BB	4658	0.11
PH 3A SF	31	BLOCK BB	5000	0.11
PH 3A SF	32	BLOCK BB	5000	0.11
PH 3A SF	33	BLOCK BB	5000	0.11
PH 3A SF	34	BLOCK BB	5000	0.11
PH 3A SF	35	BLOCK BB	5000	0.11
PH 3A SF	36	BLOCK BB	5000	0.11
PH 3A SF	37	BLOCK BB	5000	0.11
PH 3A SF	38	BLOCK BB	5000	0.11
PH 3A SF	39	BLOCK BB	5001	0.11
PH 3A SF	40	BLOCK BB	8551	0.20
PH 3A SF	41	BLOCK BB	5555	0.13
PH 3A SF	42	BLOCK BB	5658	0.13
PH 3A SF	43	BLOCK BB	5658	0.13
PH 3A SF	44	BLOCK BB	5555	0.13
PH 3A SF	45	BLOCK BB	5555	0.13
PH 3A SF	46	BLOCK BB	5658	0.13
PH 3A SF	47	BLOCK BB	5658	0.13
PH 3A SF	48	BLOCK BB	5555	0.13
PH 3A SF	49	BLOCK BB	5372	0.12
PH 3A SF	50	BLOCK BB	5000	0.11
PH 3A SF	51	BLOCK BB	5000	0.11
PH 3A SF	52	BLOCK BB	5000	0.11
PH 3A SF	53	BLOCK BB	5000	0.11
PH 3A SF	54	BLOCK BB	5000	0.11
PH 3A SF	55	BLOCK BB	5000	0.11
PH 3A SF	56	BLOCK BB	5000	0.11

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A SF	1	BLOCK CC	7462	0.17
PH 3A SF	2	BLOCK CC	4800	0.11
PH 3A SF	3	BLOCK CC	4800	0.11
PH 3A SF	4	BLOCK CC	5944	0.14
PH 3A SF	5	BLOCK CC	4800	0.11
PH 3A SF	6	BLOCK CC	4800	0.11
PH 3A SF	7	BLOCK CC	5045	0.12
PH 3A SF	8	BLOCK CC	5842	0.13
PH 3A SF	9	BLOCK CC	5189	0.12
PH 3A SF	10	BLOCK CC	4798	0.11
PH 3A SF	11	BLOCK CC	4992	0.11
PH 3A SF	12	BLOCK CC	5223	0.12
PH 3A SF	13	BLOCK CC	5226	0.12
PH 3A SF	14	BLOCK CC	5226	0.12
PH 3A SF	15	BLOCK CC	5571	0.13
PH 3A SF	16	BLOCK CC	6114	0.14
PH 3A SF	17	BLOCK CC	9844	0.23
PH 3A SF	18	BLOCK CC	9390	0.22
PH 3A SF	19	BLOCK CC	5714	0.13
PH 3A SF	20	BLOCK CC	5714	0.13
PH 3A SF	21	BLOCK CC	5714	0.13
PH 3A SF	22	BLOCK CC	5714	0.13
PH 3A SF	23	BLOCK CC	5714	0.13
PH 3A SF	24	BLOCK CC	5861	0.13
PH 3A SF	25	BLOCK CC	5092	0.12
PH 3A SF	26	BLOCK CC	7039	0.16
PH 3A SF	27	BLOCK CC	9463	0.22

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A SF	28	BLOCK CC	10440	0.24
PH 3A SF	29	BLOCK CC	8021	0.18
PH 3A SF	30	BLOCK CC	8001	0.18
PH 3A SF	31	BLOCK CC	7605	0.17
PH 3A SF	32	BLOCK CC	5113	0.12
PH 3A SF	33	BLOCK CC	5817	0.13
PH 3A SF	34	BLOCK CC	5728	0.13
PH 3A SF	35	BLOCK CC	5728	0.13
PH 3A SF	36	BLOCK CC	5728	0.13
PH 3A SF	37	BLOCK CC	5728	0.13
PH 3A SF	38	BLOCK CC	5728	0.13
PH 3A SF	39	BLOCK CC	9846	0.23
PH 3A SF	40	BLOCK CC	8946	0.21
PH 3A SF	41	BLOCK CC	5588	0.13
PH 3A SF	42	BLOCK CC	5588	0.13
PH 3A SF	43	BLOCK CC	5588	0.13
PH 3A SF	44	BLOCK CC	5588	0.13
PH 3A SF	45	BLOCK CC	5588	0.13
PH 3A SF	46	BLOCK CC	5499	0.13
PH 3A SF	47	BLOCK CC	5171	0.12
PH 3A SF	48	BLOCK CC	5139	0.12
PH 3A SF	49	BLOCK CC	6333	0.15
PH 3A SF	50	BLOCK CC	6362	0.15
PH 3A SF	51	BLOCK CC	6362	0.15
PH 3A SF	52	BLOCK CC	6374	0.15
PH 3A SF	53	BLOCK CC	6397	0.15
PH 3A SF	54	BLOCK CC	5066	0.12
PH 3A SF	55	BLOCK CC	5055	0.12
PH 3A SF	56	BLOCK CC	5055	0.12
PH 3A SF	57	BLOCK CC	5521	0.13
PH 3A SF	58	BLOCK CC	5841	0.13

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A SF	1	BLOCK DD	10153	0.23
PH 3A SF	2	BLOCK DD	6137	0.14
PH 3A SF	3	BLOCK DD	6015	0.14
PH 3A SF	4	BLOCK DD	5893	0.14
PH 3A SF	5	BLOCK DD	5771	0.13
PH 3A SF	6	BLOCK DD	5675	0.13
PH 3A SF	7	BLOCK DD	5893	0.14
PH 3A SF	8	BLOCK DD	7657	0.18
PH 3A SF	9	BLOCK DD	9123	0.21
PH 3A SF	10	BLOCK DD	5171	0.12
PH 3A SF	11	BLOCK DD	5373	0.12
PH 3A SF	12	BLOCK DD	5577	0.13
PH 3A SF	13	BLOCK DD	5780	0.13
PH 3A SF	14	BLOCK DD	5983	0.14
PH 3A SF	15	BLOCK DD	11750	0.27

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A SF	1	BLOCK EE	13891	0.32
PH 3A SF	2	BLOCK EE	5000	0.11
PH 3A SF	3	BLOCK EE	5248	0.12
PH 3A SF	4	BLOCK EE	5362	0.12
PH 3A SF	5	BLOCK EE	5573	0.13
PH 3A SF	6	BLOCK EE	5884	0.14
PH 3A SF	7	BLOCK EE	6032	0.14
PH 3A SF	8	BLOCK EE	6275	0.14
PH 3A SF	9	BLOCK EE	6059	0.14
PH 3A SF	10	BLOCK EE	7408	0.17
PH 3A SF	11	BLOCK EE	8514	0.20
PH 3A SF	12	BLOCK EE	12812	0.29
PH 3A SF	13	BLOCK EE	8132	0.19
PH 3A SF	14	BLOCK EE	6107	0.14
PH 3A SF	15	BLOCK EE	6100	0.14
PH 3A SF	16	BLOCK EE	5960	0.14
PH 3A SF	17	BLOCK EE	5826	0.13
PH 3A SF	18	BLOCK EE	5691	0.13
PH 3A SF	19	BLOCK EE	5556	0.13
PH 3A SF	20	BLOCK EE	5545	0.13
PH 3A SF	21	BLOCK EE	5659	0.13
PH 3A SF	22	BLOCK EE	5300	0.12
PH 3A SF	23	BLOCK EE	9041	0.21
PH 3A SF	24	BLOCK EE	5280	0.12
PH 3A SF	25	BLOCK EE	5280	0.12
PH 3A SF	26	BLOCK EE	5280	0.12

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3A SF	27	BLOCK EE	5280	0.12
PH 3A SF	28	BLOCK EE	5646	0.13
PH 3A SF	29	BLOCK EE	9483	0.22
PH 3B OSL & LS	30	BLOCK EE	146887	3.37
PH 3B SF	31	BLOCK EE	8667	0.20
PH 3B SF	32	BLOCK EE	5625	0.13
PH 3B SF	33	BLOCK EE	5625	0.13
PH 3B SF	34	BLOCK EE	5625	0.13
PH 3B SF	35	BLOCK EE	12972	0.30
PH 3B SF	36	BLOCK EE	4999	0.11
PH 3B SF	37	BLOCK EE	5000	0.11
PH 3B SF	38	BLOCK EE	5000	0.11
PH 3B SF	39	BLOCK EE	5000	0.11
PH 3B SF	40	BLOCK EE	5000	0.11
PH 3B SF	41	BLOCK EE	5584	0.13
PH 3B SF	42	BLOCK EE	5896	0.14
PH 3B SF	43	BLOCK EE	5742	0.13
PH 3B SF	44	BLOCK EE	5719	0.13
PH 3B SF	45	BLOCK EE	5719	0.13
PH 3B SF	46	BLOCK EE	5719	0.13
PH 3B SF	47	BLOCK EE	6777	0.16
PH 5 MF/TH	48	BLOCK EE	1205753	27.68

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3B SF	1	BLOCK FF	9946	0.23
PH 3B SF	2	BLOCK FF	5670	0.13
PH 3B SF	3	BLOCK FF	5670	0.13
PH 3B SF	4	BLOCK FF	5670	0.13
PH 3B SF	5	BLOCK FF	5670	0.13
PH 3B SF	6	BLOCK FF	5670	0.13
PH 3B SF	7	BLOCK FF	5670	0.13
PH 3B SF	8	BLOCK FF	5670	0.13
PH 3B SF	9	BLOCK FF	5670	0.13
PH 3B SF	10	BLOCK FF	5670	0.13
PH 3B SF	11	BLOCK FF	8734	0.20
PH 3B SF	12	BLOCK FF	8064	0.19
PH 3B SF	13	BLOCK FF	5676	0.13
PH 3B SF	14	BLOCK FF	5676	0.13
PH 3B SF	15	BLOCK FF	5676	0.13
PH 3B SF	16	BLOCK FF	5676	0.13
PH 3B SF	17	BLOCK FF	5676	0.13
PH 3B SF	18	BLOCK FF	5676	0.13
PH 3B SF	19	BLOCK FF	5676	0.13
PH 3B SF	20	BLOCK FF	5676	0.13
PH 3B SF	21	BLOCK FF	6068	0.14
PH 3B SF	22	BLOCK FF	10813	0.25

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3B SF	1	BLOCK GG	9106	0.21
PH 3B SF	2	BLOCK GG	6232	0.14
PH 3B SF	3	BLOCK GG	6008	0.14
PH 3B SF	4	BLOCK GG	6127	0.14
PH 3B SF	5	BLOCK GG	6247	0.14
PH 3B SF	6	BLOCK GG	6366	0.15
PH 3B SF	7	BLOCK GG	6485	0.15
PH 3B SF	8	BLOCK GG	6604	0.15
PH 3B SF	9	BLOCK GG	10819	0.25
PH 3B SF	10	BLOCK GG	12418	0.29
PH 3B SF	11	BLOCK GG	6282	0.14
PH 3B SF	12	BLOCK GG	6763	0.16
PH 3B SF	13	BLOCK GG	6432	0.15
PH 3B SF	14	BLOCK GG	8922	0.20
PH 3B SF	15	BLOCK GG	6995	0.16
PH 3B SF	16	BLOCK GG	6784	0.16
PH 3B SF	17	BLOCK GG	6573	0.15
PH 3B SF	18	BLOCK GG	6362	0.15
PH 3B SF	19	BLOCK GG	6150	0.14
PH 3B SF	20	BLOCK GG	5939	0.14
PH 3B SF	21	BLOCK GG	5728	0.13
PH 3B SF	22	BLOCK GG	5622	0.13
PH 3B SF	23	BLOCK GG	8609	0.20

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3B SF	1	BLOCK HH	9238	0.21
PH 3B SF	2	BLOCK HH	5714	0.13
PH 3B SF	3	BLOCK HH	5715	0.13
PH 3B SF	4	BLOCK HH	5715	0.13
PH 3B SF	5	BLOCK HH	5715	0.13
PH 3B SF	6	BLOCK HH	5715	0.13
PH 3B SF	7	BLOCK HH	5715	0.13
PH 3B SF	8	BLOCK HH	5715	0.13
PH 3B SF	9	BLOCK HH	5715	0.13
PH 3B SF	10	BLOCK HH	5849	0.13
PH 3B SF	11	BLOCK HH	6659	0.15
PH 3B SF	12	BLOCK HH	7487	0.17
PH 3B SF	13	BLOCK HH	7136	0.16
PH 3B SF	14	BLOCK HH	5939	0.14
PH 3B SF	15	BLOCK HH	8849	0.20
PH 3B SF	16	BLOCK HH	9502	0.22
PH 3B SF	17	BLOCK HH	6538	0.15
PH 3B SF	18	BLOCK HH	6698	0.15
PH 3B SF	19	BLOCK HH	6399	0.15

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3B SF	1	BLOCK JJ	9424	0.22
PH 3B SF	2	BLOCK JJ	5708	0.13
PH 3B SF	3	BLOCK JJ	5708	0.13
PH 3B SF	4	BLOCK JJ	5708	0.13
PH 3B SF	5	BLOCK JJ	5708	0.13
PH 3B SF	6	BLOCK JJ	5708	0.13
PH 3B SF	7	BLOCK JJ	5708	0.13
PH 3B SF	8	BLOCK JJ	5708	0.13
PH 3B SF	9	BLOCK JJ	5708	0.13
PH 3B SF	10	BLOCK JJ	5708	0.13
PH 3B SF	11	BLOCK JJ	5708	0.13
PH 3B SF	12	BLOCK JJ	5708	0.13
PH 3B SF	13	BLOCK JJ	5708	0.13
PH 3B SF	14	BLOCK JJ	5708	0.13
PH 3B SF	15	BLOCK JJ	5708	0.13
PH 3B SF	16	BLOCK JJ	5708	0.13
PH 3B SF	17	BLOCK JJ	5708	0.13
PH 3B SF	18	BLOCK JJ	5708	0.13
PH 3B SF	19	BLOCK JJ	5708	0.13
PH 3B SF	20	BLOCK JJ	5708	0.13
PH 3B SF	21	BLOCK JJ	6040	0.14
PH 3B SF	22	BLOCK JJ	6059	0.14
PH 3B SF	23	BLOCK JJ	5348	0.12
PH 3B SF	24	BLOCK JJ	7996	0.18

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 3B OSL & DE	1	BLOCK KK	197708	4.54
PH 3B SF	2	BLOCK KK	5625	0.13
PH 3B SF	3	BLOCK KK	5625	0.13
PH 3B SF	4	BLOCK KK	5625	0.13
PH 3B SF	5	BLOCK KK	5625	0.13
PH 3B SF	6	BLOCK KK	5625	0.13
PH 3B SF	7	BLOCK KK	5625	0.13
PH 3B SF	8	BLOCK KK	5625	0.13
PH 3B SF	9	BLOCK KK	5625	0.13
PH 3B SF	10	BLOCK KK	5625	0.13
PH 3B SF	11	BLOCK KK	5625	0.13
PH 3B SF	12	BLOCK KK	5625	0.13
PH 3B SF	13	BLOCK KK	5625	0.13
PH 3B SF	14	BLOCK KK	5625	0.13
PH 3B SF	15	BLOCK KK	5625	0.13
PH 3B SF	16	BLOCK KK	5625	0.13
PH 3B SF	17	BLOCK KK	5625	0.13
PH 3B SF	18	BLOCK KK	5625	0.13
PH 3B SF	19	BLOCK KK	5625	0.13
PH 3B SF	20	BLOCK KK	5625	0.13
PH 3B SF	21	BLOCK KK	5625	0.13
PH 3B SF	22	BLOCK KK	5826	0.13
PH 3B SF	23	BLOCK KK	6400	0.15
PH 3B SF	24	BLOCK KK	6662	0.15
PH 3B SF	25	BLOCK KK	6662	0.15
PH 3B SF	26	BLOCK KK	6098	0.14
PH 3B SF	27	BLOCK KK	6000	0.14
PH 3B SF	28	BLOCK KK	6000	0.14
PH 3B SF	29	BLOCK KK	5750	0.13
PH 3B SF	30	BLOCK KK	5750	0.13
PH 3B SF	31	BLOCK KK	5750	0.13
PH 1A OSL & DE	32	BLOCK KK	9509	0.22
PH 1A SF	33	BLOCK KK	4020	0.09
PH 1A SF	34	BLOCK KK	3932	0.09
PH 1A SF	35	BLOCK KK	3928	0.09
PH 1A SF	36	BLOCK KK	3993	0.09
PH 1A SF	37	BLOCK KK	4072	0.09
PH 1A SF	38	BLOCK KK	4150	0.10
PH 1A SF	39	BLOCK KK	4134	0.09
PH 1A SF	40	BLOCK KK	3696	0.08
PH 1A OSL & DE	41	BLOCK KK	3040	0.07
PH 1A SF	42	BLOCK KK	12894	0.30
PH 1A SF	43	BLOCK KK	6037	0.14
PH 1A SF	44	BLOCK KK	4129	0.09
PH 1A SF	45	BLOCK KK	3521	0.08
PH 1A SF	46	BLOCK KK	3901	0.09
PH 1A SF	47	BLOCK KK	3910	0.09
PH 1A SF	48	BLOCK KK	3913	0.09
PH 1A SF	49	BLOCK KK	3916	0.09
PH 1A SF	50	BLOCK KK	3920	0.09
PH 1A SF	51	BLOCK KK	3923	0.09
PH 1A SF	52	BLOCK KK	3926	0.09

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A SF	53	BLOCK KK	3929	0.09
PH 1A SF	54	BLOCK KK	3933	0.09
PH 1A SF	55	BLOCK KK	3936	0.09
PH 1A SF	56	BLOCK KK	3939	0.09
PH 1A SF	57	BLOCK KK	3942	0.09
PH 1A SF	58	BLOCK KK	3946	0.09
PH 1A SF	59	BLOCK KK	3949	0.09
PH 1A SF	60	BLOCK KK	3952	0.09
PH 1A SF	61	BLOCK KK	3956	0.09
PH 1A SF	62	BLOCK KK	3959	0.09
PH 1A SF	63	BLOCK KK	3962	0.09
PH 1A SF	64	BLOCK KK	3965	0.09
PH 1A SF	65	BLOCK KK	3969	0.09
PH 1A SF	66	BLOCK KK	3972	0.09
PH 1A SF	67	BLOCK KK	3975	0.09
PH 1A SF	68	BLOCK KK	3978	0.09
PH 1A SF	69	BLOCK KK	3982	0.09
PH 1A SF	70	BLOCK KK	3985	0.09
PH 1A SF	71	BLOCK KK	3988	0.09
PH 1A SF	72	BLOCK KK	3518	0.08
PH 1A SF	73	BLOCK KK	4548	0.10
PH 1A SF	74	BLOCK KK	6853	0.16
PH 1A SF	75	BLOCK KK	8058	0.18
PH 1A SF	76	BLOCK KK	5399	0.12
PH 1A SF	77	BLOCK KK	5147	0.12
PH 1A SF	78	BLOCK KK	7197	0.17
PH 1A SF	79	BLOCK KK	8057	0.18
PH 1A SF	80	BLOCK KK	5365	0.12
PH 1A SF	81	BLOCK KK	3548	0.08
PH 1A SF	82	BLOCK KK	4043	0.09
PH 1A SF	83	BLOCK KK	7261	0.17
PH 1A OSL & DE	84	BLOCK KK	62540	1.44
PH 1A OSL & LS	85	BLOCK KK	11670	0.27

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1A OSL & LS	1	BLOCK LL	41207	0.95
PH 1A SF	2	BLOCK LL	3944	0.09
PH 1A SF	3	BLOCK LL	5151	0.12
PH 1A SF	4	BLOCK LL	8786	0.20
PH 1A SF	5	BLOCK LL	3748	0.09
PH 1A SF	6	BLOCK LL	3748	0.09
PH 1A SF	7	BLOCK LL	3748	0.09
PH 1A SF	8	BLOCK LL	3748	0.09
PH 1A SF	9	BLOCK LL	3748	0.09
PH 1A SF	10	BLOCK LL	3748	0.09
PH 1A SF	11	BLOCK LL	3748	0.09
PH 1A SF	12	BLOCK LL	3748	0.09
PH 1A SF	13	BLOCK LL	3749	0.09
PH 1A SF	14	BLOCK LL	3749	0.09
PH 1A SF	15	BLOCK LL	3749	0.09
PH 1A SF	16	BLOCK LL	3749	0.09
PH 1A SF	17	BLOCK LL	3749	0.09
PH 1A SF	18	BLOCK LL	3749	0.09
PH 1A SF	19	BLOCK LL	3749	0.09
PH 1A SF	20	BLOCK LL	3749	0.09
PH 1A SF	21	BLOCK LL	3749	0.09
PH 1A SF	22	BLOCK LL	7043	0.16
PH 1A SF	23	BLOCK LL	3900	0.09
PH 1A SF	24	BLOCK LL	3900	0.09
PH 1A SF	25	BLOCK LL	3901	0.09

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C6	770.00'	007°19'20"	S00°57'12"E	98.34'	98.40'
C7	770.00'	007°58'34"	S01°16'49"E	107.10'	107.19'
C8	770.00'	013°19'32"	S11°55'52"E	178.68'	179.08'
C9	1000.00'	022°07'34"	S07°31'51"E	383.78'	386.17'
C10	770.00'	107°33'05"	S50°14'37"E	1242.33'	1445.39'
C11	995.90'	021°39'56"	N86°46'07"E	374.35'	376.59'
C13	300.00'	013°32'03"	N00°42'59"E	70.70'	70.86'
C14	300.00'	083°00'00"	S41°01'00"E	397.57'	434.59'
C15	300.00'	009°48'28"	N87°25'13"W	51.29'	51.35'
C16	750.00'	024°15'41"	N21°28'42"W	315.21'	317.58'
C17	300.00'	037°53'47"	N14°39'40"W	194.83'	198.42'
C18	400.00'	006°44'10"	N07°39'19"E	47.00'	47.03'
C19	400.00'	007°29'16"	N14°46'02"E	52.24'	52.27'
C20	355.00'	140°10'54"	N64°49'21"E	667.57'	868.55'
C20	300.00'	041°05'33"	S76°56'14"W	210.58'	215.16'
C21	750.00'	021°23'49"	S55°47'06"E	278.46'	280.08'
C21	300.00'	027°35'43"	S83°41'09"W	143.10'	144.49'
C22	300.00'	019°41'20"	S08°40'19"W	102.58'	103.09'
C22	550.00'	027°26'29"	N85°12'35"W	260.91'	263.42'
C24	300.00'	015°31'41"	S04°42'48"W	81.06'	81.30'
C25	300.00'	033°38'18"	N24°17'27"E	173.61'	176.13'
C26	300.00'	033°49'18"	S24°22'57"W	174.53'	177.09'
C27	300.00'	009°19'32"	S12°08'04"W	48.78'	48.83'
C28	300.00'	009°19'36"	N77°51'57"W	48.78'	48.83'
C29	300.00'	024°18'46"	S61°02'46"E	126.35'	127.30'
C30	300.00'	013°53'48"	S09°50'56"W	72.59'	72.76'
C31	300.00'	013°53'48"	N80°09'04"W	72.59'	72.76'
C32	300.07'	014°02'54"	S09°46'21"W	73.39'	73.57'
C33	500.00'	033°40'08"	S89°57'46"W	289.61'	293.82'
C34	500.00'	024°42'19"	S85°28'51"W	213.93'	215.59'
C35	300.00'	013°11'49"	N01°14'06"E	68.95'	69.10'
C36	475.00'	021°21'36"	N02°50'47"W	176.06'	177.08'
C37	500.00'	004°49'05"	S00°29'29"W	42.03'	42.05'
C38	800.00'	012°06'02"	N82°31'26"E	168.64'	168.96'
C39	300.00'	068°38'24"	N42°09'13"E	338.29'	359.40'
C40	300.00'	016°27'52"	S89°36'05"W	85.91'	86.21'
C41	300.00'	017°52'48"	N01°06'23"W	93.24'	93.62'
C42	300.00'	017°52'48"	N01°06'23"W	93.24'	93.62'
C43	1000.00'	002°25'51"	N08°49'51"W	42.42'	42.43'
C44	500.00'	028°28'09"	N82°36'27"E	245.89'	248.44'
C45	1000.00'	005°12'24"	N06°11'07"E	90.84'	90.88'
C46	1000.00'	025°26'10"	N84°07'27"E	440.31'	443.94'
C47	1305.00'	022°04'20"	N87°45'09"E	499.63'	502.73'
C48	875.00'	029°34'40"	S11°15'25"E	446.70'	451.70'
C49	350.00'	006°53'23"	N84°35'23"E	42.06'	42.09'
C50	400.00'	031°25'36"	S12°10'52"E	216.66'	219.40'
C51	400.00'	012°08'37"	S87°27'37"W	84.62'	84.78'
C52	1250.00'	017°24'01"	N89°54'41"W	378.16'	379.61'
C53	300.00'	039°48'08"	S11°06'44"E	204.24'	208.40'
C54	300.00'	028°44'57"	N73°21'40"E	148.96'	150.53'
C55	300.00'	017°04'20"	S22°28'38"E	89.06'	89.39'
C56	500.00'	013°51'58"	N69°07'33"E	120.71'	121.01'
C57	300.00'	023°40'53"	N74°02'00"E	123.11'	123.99'
C58	300.00'	012°08'37"	S02°32'23"E	63.46'	63.58'
C59	705.00'	007°39'29"	S00°17'49"E	94.16'	94.23'
C60	300.00'	023°46'07"	N73°59'23"E	123.56'	124.45'
C61	251.59'	006°57'32"	N65°06'50"E	30.54'	30.56'
C62	550.00'	037°32'57"	S62°09'42"W	354.03'	360.45'
C63	300.00'	050°08'31"	S34°08'05"E	254.24'	262.54'
C64	300.00'	039°51'29"	N10°51'55"E	204.51'	208.70'
C65	400.00'	065°25'34"	S01°55'07"E	432.35'	456.76'
C66	300.00'	014°31'41"	S89°52'02"E	75.86'	76.07'
C67	300.00'	023°23'51"	S19°05'44"W	121.66'	122.51'
C68	300.00'	023°23'51"	S70°54'16"E	121.66'	122.51'
C69	300.00'	023°23'51"	S70°54'16"E	121.66'	122.51'
C70	500.00'	023°51'08"	N83°20'32"W	206.65'	208.15'
C72	300.00'	019°45'23"	N81°17'39"W	102.93'	103.44'
C73	300.00'	041°44'13"	N87°43'31"W	213.73'	218.53'
C74	300.00'	020°27'51"	N77°05'20"W	106.58'	107.15'
C75	500.00'	035°19'31"	S20°20'30"W	303.41'	308.27'
C76	299.88'	040°09'11"	S17°56'10"W	205.88'	210.16'
C77	1325.00'	022°07'34"	S07°31'51"E	508.50'	511.68'
C78	450.00'	047°23'11"	S20°09'40"E	361.65'	372.17'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C79	500.00'	002°52'18"	S59°14'05"W	25.06'	25.06'
C80	300.00'	068°59'37"	S30°57'53"E	339.82'	361.25'
C81	300.00'	009°31'44"	S02°37'56"W	49.84'	49.89'
C82	300.00'	038°09'03"	S26°33'32"W	196.09'	199.76'
C83	300.00'	009°19'36"	S77°51'57"E	48.78'	48.83'
C84	2000.00'	000°58'57"	N81°40'31"W	34.29'	34.29'
C85	300.00'	019°36'40"	S13°20'15"W	102.18'	102.68'
C640	500.00'	004°42'15"	N89°27'05"W	41.04'	41.05'
C641	300.00'	015°28'31"	S15°13'16"W	80.78'	81.03'

LAND USE SUMMARY

BLOCKS*		38
	ACREAGE	TOTAL
RIGHT-OF-WAY	78.15	
AMENITY CENTER	4.01	1
OPEN SPACE & DRAINAGE EASEMENT	130.38	43
SINGLE FAMILY LOTS	246.53	1792
TOWNHOMES/ MULTI-FAMILY	27.68	1
WASTEWATER LIFT STATION	0.18	1
TOTAL ACREAGE & NUMBER OF LOTS	486.93	1838
* NOT INCLUDED IN FINAL TOTAL		

SUMMARY

PHASE	ACREAGE	TOTAL LOTS/UNITS
PHASE 1A	112.76	399
PHASE 1B	72.34	318
PHASE 2A	39.00	222
PHASE 2B	45.65	217
PHASE 3A	42.98	196
PHASE 3B	48.11	218
PHASE 4	98.43	222
TOTAL NUMBER OF SINGLE- FAMILY LOTS		1792
PHASE 5 MF	27.68 AC	382
TOTAL NUMBER OF SF & MF/TH UNITS		2174

STREET TABLE

NAME	CLASSIFICATION	ROAD TYPE	LENGTH (FT)	ROW (FT)	PAVEMENT (FT) (EOP-EOP HMAC)	PAVEMENT (FT) (BOC-BOC)	DESIGN SPEED (MPH)
AMBER MORNING DRIVE	LOCAL	PUBLIC	295	50	30	34	25
AMBER SKY WAY	LOCAL	PUBLIC	233	50	30	34	25
AZURE POND LANE	LOCAL	PUBLIC	639	50	30	34	25
BLOOMING GARDEN DRIVE	LOCAL	PUBLIC	3868	50	30	34	25
BOUNTIFUL LANE	LOCAL	PUBLIC	1339	50	30	34	25
CINNAMON LANE	MINOR COLLECTOR	PUBLIC	1000	60	37	41	35
CLOUD GAZE WAY	LOCAL	PUBLIC	656	50	30	34	25
DUCK POND TRAIL	LOCAL	PUBLIC	605	50	30	34	25
EVENING BREEZE STREET	LOCAL	PUBLIC	1083	50	30	34	25
FAIR SKY LANE	LOCAL	PUBLIC	838	50	30	34	25
FAIRDALE TRAIL	LOCAL	PUBLIC	218	50	30	34	25
FAIRGROVE COURT	LOCAL	PUBLIC	191	50	30	34	25
GARDEN TELLIS COURT	LOCAL	PUBLIC	250	50	30	34	25
GOLDEN POND PLACE	LOCAL	PUBLIC	388	50	30	34	25
GRAND ACRES BEND	LOCAL	PUBLIC	3135	50	30	34	25
GREEN WING TEAL STREET	LOCAL	PUBLIC	1166	50	30	34	25
HALCYON PARKS ROAD	MAJOR COLLECTOR	PUBLIC	4882	60	45	49	40
HEARTSFIELD DRIVE	LOCAL	PUBLIC	597	50	30	34	25
HEIRLOOM WAY	LOCAL	PUBLIC	306	50	30	34	25
HERITAGE ACRES ROAD	LOCAL	PUBLIC	801	50	30	34	25
HERMOSA DRIVE	LOCAL	PUBLIC	1300	50	30	34	25
KITE FLYER STREET	LOCAL	PUBLIC	699	50	30	34	25
KITE TAIL DRIVE	LOCAL	PUBLIC	2247	50	30	34	25
LACY KNOLLS DRIVE	LOCAL	PUBLIC	1450	50	30	34	25
LIBERTY FIELDS LANE	MAJOR COLLECTOR	PUBLIC	4179	60	45	49	40
MOON GAZE DRIVE	MINOR COLLECTOR/LOCAL*	PUBLIC	3623	60/50	37/30	41/34	35/25
OLD FARM LANE	LOCAL	PUBLIC	758	50	30	34	25
OLD FRIEND DRIVE	LOCAL	PUBLIC	1343	50	30	34	25
OLD TRAILSIDE BEND	LOCAL	PUBLIC	2706	50	30	34	25
PAINTED MEADOW WAY	LOCAL	PUBLIC	402	50	30	34	25
PAINTED SKY PLACE	LOCAL	PUBLIC	840	50	30	34	25
PLACID POND LANE	LOCAL	PUBLIC	1525	50	30	34	25
RAINBOW FARM ROAD	LOCAL	PUBLIC	1126	50	30	34	25
RAPPORT ROAD	LOCAL	PUBLIC	995	50	30	34	25
ROSS GOOSE ROAD	LOCAL	PUBLIC	2172	50	30	34	25
SERENITY PARK TRAIL	MINOR COLLECTOR/LOCAL**	PUBLIC	3896	60/50	37/30	41/34	35/25
SHIMMERING POND STREET	LOCAL	PUBLIC	1398	50	30	34	25
SIMPLICITY COURT	LOCAL	PUBLIC	144	50	30	34	25
SUMMER BREEZE DRIVE	LOCAL	PUBLIC	1211	50	30	34	25
SUMMER NIGHT BEND	LOCAL	PUBLIC	1031	50	30	34	25
SUMMERMOOR LANE	LOCAL	PUBLIC	697	50	30	34	25
SUNSET PARK STREET	LOCAL	PUBLIC	2204	50	30	34	25
SYNCHRONICITY DRIVE	LOCAL	PUBLIC	632	50	30	34	25
TRANQUIL SHORES LANE	LOCAL	PUBLIC	806	50	30	34	25
TWILIGHT SHORES TRAIL	LOCAL	PUBLIC	1595	50	30	34	25
VINTAGE GARDEN WAY	LOCAL	PUBLIC	1509	50	30	34	25
WHISPER GRASS DRIVE	LOCAL	PUBLIC	1531	50	30	34	25
WHISPERING FIELDS DRIVE	LOCAL	PUBLIC	1354	50	30	34	25
WHISTLING SWAN WAY	MINOR COLLECTOR	PUBLIC	224	60	37	41	35
WHITE WICKER WAY	LOCAL	PUBLIC	686	50	30	34	25
WINDCHIME WAY	LOCAL	PUBLIC	350	50	30	34	25

ALL PROPOSED ROADWAYS ARE TO BE URBAN AND MEET URBAN WILCO WCSR REQUIREMENTS.
*MOON GAZE DRIVE TO BE MINOR COLLECTOR FROM CINNAMON LANE TO WHISPER GRASS DRIVE.
**SERENITY PARK TRAIL TO BE MINOR COLLECTOR FROM LIBERTY FIELDS LANE TO PAINTED SKY PLACE.

LOT TABLE LEGEND

OSL & DE	OPEN SPACE LOT & DRAINAGE EASEMENT
SF	SINGLE FAMILY

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

SUMMARY & LOT TABLES (4 OF 4)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 5 OF 23

Date: Nov 08, 2024, 8:59am User ID: Tanuja
File: K:\Projects\513\06\01\212 Preliminary\Civil\DC51306-01.dwg

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SCALE: 1"= 400'

0' 400' 800' 1,200'

LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
-ULT-ATLAS14-100YR-FP-	ATLAS 14 100YR FLOODPLAIN
-FP-FEMA-100YR-	FEMA 100YR FLOODPLAIN ZONE AE
-GAS-	GAS PIPELINE
-OHE-OHE-	OVERHEAD ELECTRIC LINE
	UTILITY POLE & GUY WIRE
	SIGN
	TELECOMMUNICATIONS PEDESTAL
C	TELECOMMUNICATIONS MANHOLE
W	WATER WELL
	SURVEY BENCHMARK
	SURVEY MONUMENT SET ½" I.R.(PD)
PD. 1/2" I.R.	SURVEY MONUMENTATION FOUND
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
O.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
OSL & LS	OPEN SPACE LOT & LANDSCAPE LOT
OSL & LS & UE	OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
P.O.B.	POINT OF BEGINNING

NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING TO WORK, AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. SEE SHEETS 2–5 SUMMARY & LOT TABLES FOR LAND USE, STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
3. OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.
4. SEE SHEETS 7–13 FOR LOT AND RIGHT-OF-WAY DIMENSIONS.
5. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATE DECEMBER 7, 2021.
6. BLOCK N, LOTS 66 AND 67 ARE 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. 48491C0700F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
7. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO EAST WLCO HIGHWAY, FM 3349, HALCYON PARKS ROAD, OR LIBERTY FIELDS LANE, THE ADJACENT COUNTY ROADWAYS.
9. 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 SUBDIVISION OF PHASE 5 PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF PHASE 5 INTO TWO OR MORE PARTS TO LAY OUT (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 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.
10. LOTS LESS THAN 50' IN WIDTH MAY NOT BE FURTHER SUBDIVIDED.

SITE BOUNDARY CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5530.00'	026°07'12"	N63°24'49"E	2499.23'	2521.00'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

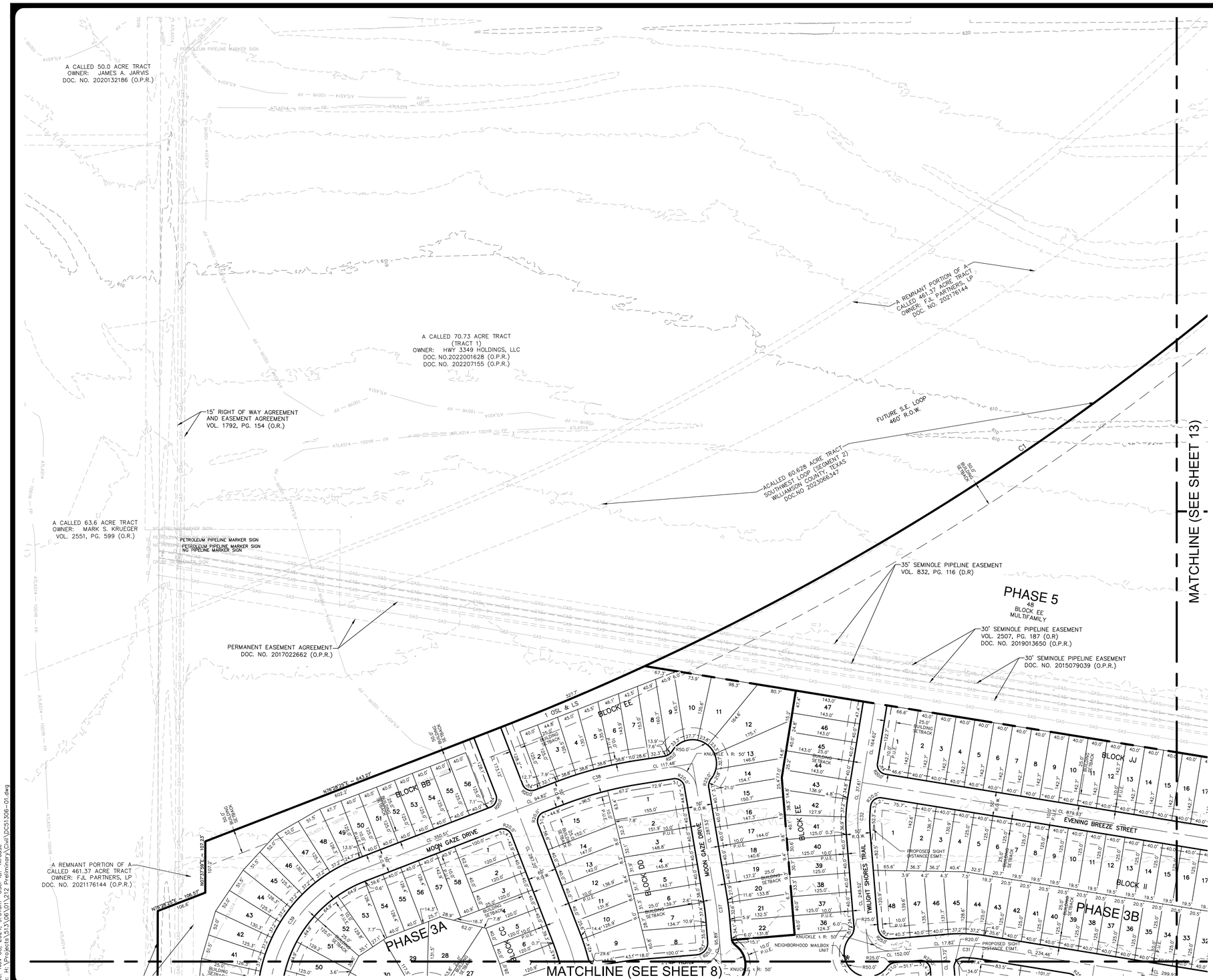
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

OVERALL PRELIMINARY PLAT

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 6 OF 23

Date: Nov 08, 2024, 9:00am User ID: Thrusse
File: H:\Projects\51\306\01\212 Preliminary\Civil\DC51306-01.dwg

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SCALE: 1" = 100'

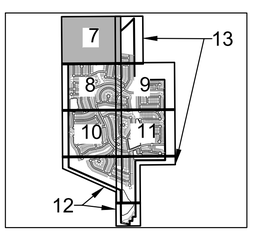
0' 100' 200' 300'

LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
ULT-ATLAS14-100YR-FP	ATLAS 14 100YR FLOODPLAIN
FP-FEMA-100YR	FEMA 100YR FLOODPLAIN ZONE AE
GAS	GAS PIPELINE
OHE	OVERHEAD ELECTRIC LINE
	UTILITY POLE & GUY WIRE
	SIGN
	TELECOMMUNICATIONS PEDESTAL
C	TELECOMMUNICATIONS MANHOLE
W	WATER WELL
	SURVEY BENCHMARK
	SURVEY MONUMENT SET ½" I.R.(PD)
PD. 1/2" I.R.	SURVEY MONUMENTATION FOUND
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
O.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
OSL & LS	OPEN SPACE LOT & LANDSCAPE LOT
OSL & LS & UE	OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
P.O.B.	POINT OF BEGINNING

NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING TO WORK, AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. SEE SHEETS 2–5 SUMMARY & LOT TABLES FOR LAND USE, STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
3. OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER
11/08/2024

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

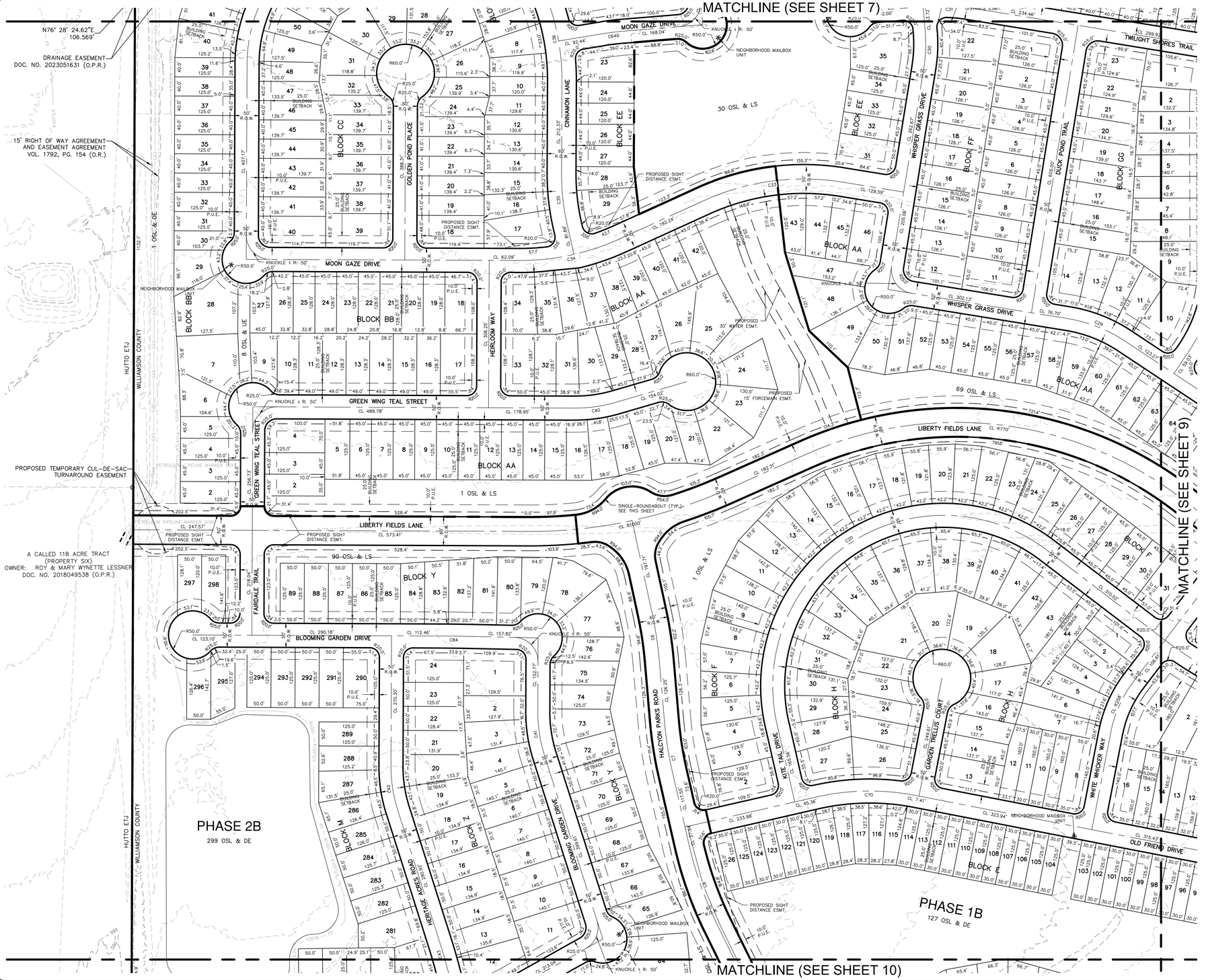
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (1 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 7 OF 23

Date: Nov 08, 2024, 9:01am User ID: Tanuja
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SCALE: 1" = 100'

0' 100' 200' 300'

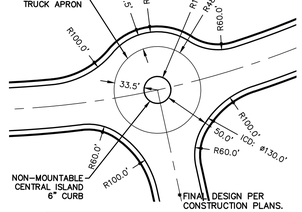
LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
-ULT-ATLAS14-100YR-FP-	ATLAS 14 100YR FLOODPLAIN
-FP-FEMA-100YR-	FEMA 100YR FLOODPLAIN ZONE AE
-GAS-	GAS PIPELINE
-OHE-	OVERHEAD ELECTRIC LINE
	UTILITY POLE & GUY WIRE
	SIGN
	TELECOMMUNICATIONS PEDESTAL
	TELECOMMUNICATIONS MANHOLE
	WATER WELL
	SURVEY BENCHMARK
	SURVEY MONUMENT SET ½" I.R.(PD)
PD 1/2" I.R.	SURVEY MONUMENTATION FOUND
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
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OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
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P.O.B.	POINT OF BEGINNING

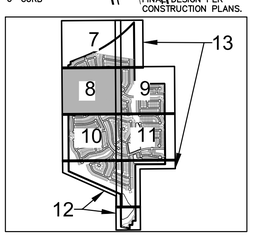
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2. SEE SHEETS 2-5 SUMMARY & LOT TABLES FOR LAND USE, STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
3. OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.

LIBERTY FIELDS–HALCYON PARKS SINGLE–ROUNDABOUT (TYP.*)
SCALE: 1"=80'



*FINAL DESIGN PER CONSTRUCTION PLANS.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

DUSTIN J. GOSS 91805 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
11/08/2024

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

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (2 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 8 OF 23

Date: Nov 08, 2024, 9:02am User ID: Terrace
File: I:\Projects\51306\01\212 Preliminary\Civil\DC51306-01.dwg

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MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 8)

TWILIGHT SHORES TRAIL

SUMMERMOOR LANE

P.K.O.D POND LANE

WHITE WHICKER WAY

KITE TAIL DRIVE

OLD FRIEND DRIVE

SERENITY PARK TRAIL

SUMMER BREEZE DRIVE

AMBER SKY WAY

LIBERTY FIELDS LANE

VINTAGE GARDEN WAY

PAINTED SKY PLACE

BLOCK GG

BLOCK HH

BLOCK KK

BLOCK LL

BLOCK G

BLOCK E

BLOCK A

BLOCK B

BLOCK C

PHASE 1A

A CALLED 56.00 ACRE TRACT
OWNER: SOLIDAIR REAL ESTATE INVESTMENT, LLC
DOC. NO. 2021191178 (O.P.R.)

A CALLED 5.00 ACRE TRACT
OWNER: MICHAEL & PATRICIA DAFFIN
VOL. 749, PG. 884 (D.R.)

HUTTO ETJ

WILLIAMSON COUNTY

F.M. 3349
74' R.O.W.

S82°43'47"E ~ 1253.69'

S81°18'55"E

N03°54'34"E ~ 1166.43'

BENCHMARK NO. 11
NORTHING: 10161190.28'
EASTING: 3191888.72'
SET I.R. REDCAP (TRAV)
ELEV. 594.06'

HISTORICAL MARKER SIGN

SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ULT-ATLAS14-100YR-FP — ATLAS 14 100YR FLOODPLAIN
- FP-FEMA-100YR — FEMA 100YR FLOODPLAIN ZONE AE
- GAS — GAS PIPELINE
- OHE — OVERHEAD ELECTRIC LINE
- UTILITY POLE & GUY WIRE
- SIGN
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS MANHOLE
- WATER WELL
- SURVEY BENCHMARK
- SURVEY MONUMENT SET ½" I.R.(PD)
- FD. 1/2" I.R. — SURVEY MONUMENTATION FOUND
- D.R. — DEED RECORDS OF WILLIAMSON COUNTY, TX
- O.P.R. — OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
- O.R. — OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
- OSL & DE — OPEN SPACE LOT & DRAINAGE ESMT
- OSL & LS — OPEN SPACE LOT & LANDSCAPE LOT
- OSL & LS & UE — OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
- P.O.B. — POINT OF BEGINNING

NOTES

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3. OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.

KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

HALCYON PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (3 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 9 OF 23

Date: Nov 08, 2024, 9:37am User ID: Tarique
File: H:\Projects\51306\001\212 Preliminary\Civil\DC\51306-01.dwg

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MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 12)

BLOOMING GARDEN DRIVE
SUNSET PARK STREET
OLD TRAILSIDE BEND
WHISTLING SWAN WAY
WHISPERING FIELDS DRIVE
HALCYON PARKS ROAD
RAINBOW FARM ROAD
FAIRGROVE
WINDCHIME WAY
ROSS GOOSE ROAD
TRANQUIL SHORES LANE
AZURE POND LANE
BOUNTIFUL LANE
GRAND ACRES BEND

BLOCK X
BLOCK Y
BLOCK J
BLOCK K
BLOCK W
BLOCK V
BLOCK T
BLOCK M
BLOCK N

PHASE 2A

HUTTO ETJ
WILLIAMSON COUNTY

A CALLED 118 ACRE TRACT
(PROPERTY SIX)
OWNER: ROY & MARY WYNETTE LESSNER
DOC. NO. 2018049538 (O.P.R.)

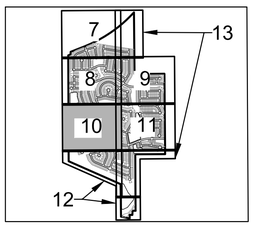
SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ATLAS 14 100YR FLOODPLAIN
- FEMA 100YR FLOODPLAIN ZONE AE
- GAS PIPELINE
- OVERHEAD ELECTRIC LINE
- UTILITY POLE & GUY WIRE
- SIGN
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS MANHOLE
- WATER WELL
- SURVEY BENCHMARK
- SURVEY MONUMENT SET ½" I.R.(PD)
- SURVEY MONUMENTATION FOUND
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TX
- O.P.R. OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
- O.R. OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
- OSL & DE OPEN SPACE LOT & DRAINAGE ESMT
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- P.O.B. POINT OF BEGINNING

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4. SINGLE–FAMILY LOTS TO HAVE A MINIMUM 30' WIDTH AT 25' FROM THE FRONT PROPERTY LINE.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (4 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 10 OF 23

Date: Nov 08, 2024, 9:04am User ID: Tanuse
File: H:\Projects\51306\01\212 Preliminary\Civil\0513061-01.dwg

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SCALE: 1" = 100'

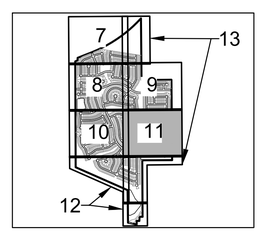
0' 100' 200' 300'

LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
-ULT-ATLAS14-100YR-FP-	ATLAS 14 100YR FLOODPLAIN
-FP-FEMA-100YR-	FEMA 100YR FLOODPLAIN ZONE AE
-GAS-	GAS PIPELINE
-OHE- OHE-	OVERHEAD ELECTRIC LINE
	UTILITY POLE & GUY WIRE
	SIGN
	TELECOMMUNICATIONS PEDESTAL
	TELECOMMUNICATIONS MANHOLE
	WATER WELL
	SURVEY BENCHMARK
	SURVEY MONUMENT SET ½" I.R.(PD)
PD. ½" I.R.	SURVEY MONUMENTATION FOUND
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
O.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
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OSL & LS & UE	OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
P.O.B.	POINT OF BEGINNING

NOTES

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KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

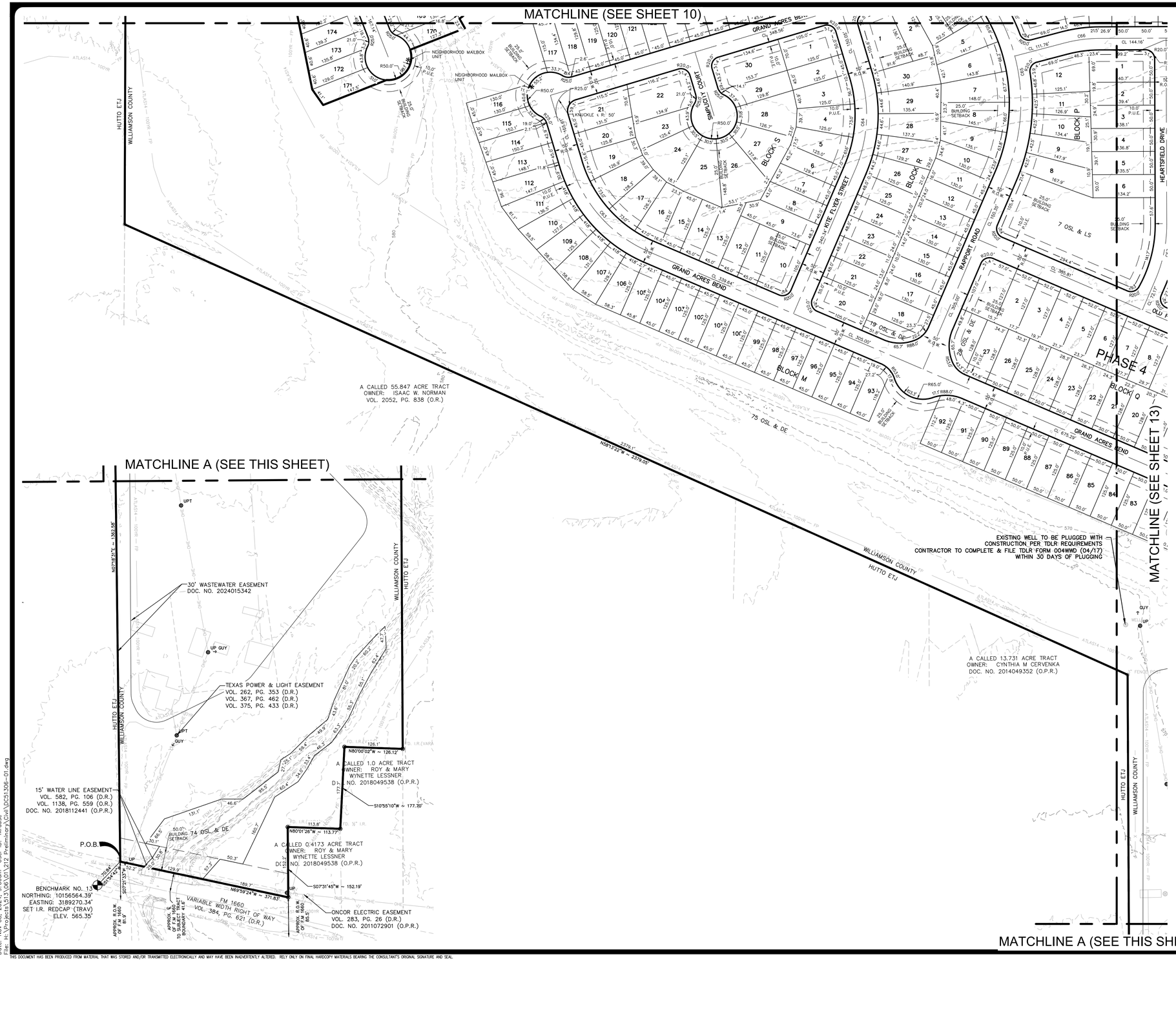
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (5 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 11 OF 23

Date: Nov 08, 2024, 9:05am User ID: Tanuse
File: H:\Projects\5130\06\01\212 Preliminary\Civil\0513061-01.dwg

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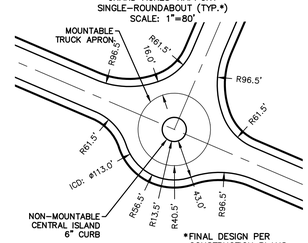
LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
ULT-ATLAS14-100YR-FP	ATLAS 14 100YR FLOODPLAIN
FP-FEMA-100YR	FEMA 100YR FLOODPLAIN ZONE AE
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D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
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P.O.B.	POINT OF BEGINNING

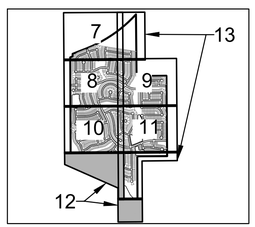
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GRAND ACRES–RAPPORT
SINGLE–ROUNDABOUT (TYP.*)
SCALE: 1"=80'



*FINAL DESIGN PER CONSTRUCTION PLANS.



KEY MAP
SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

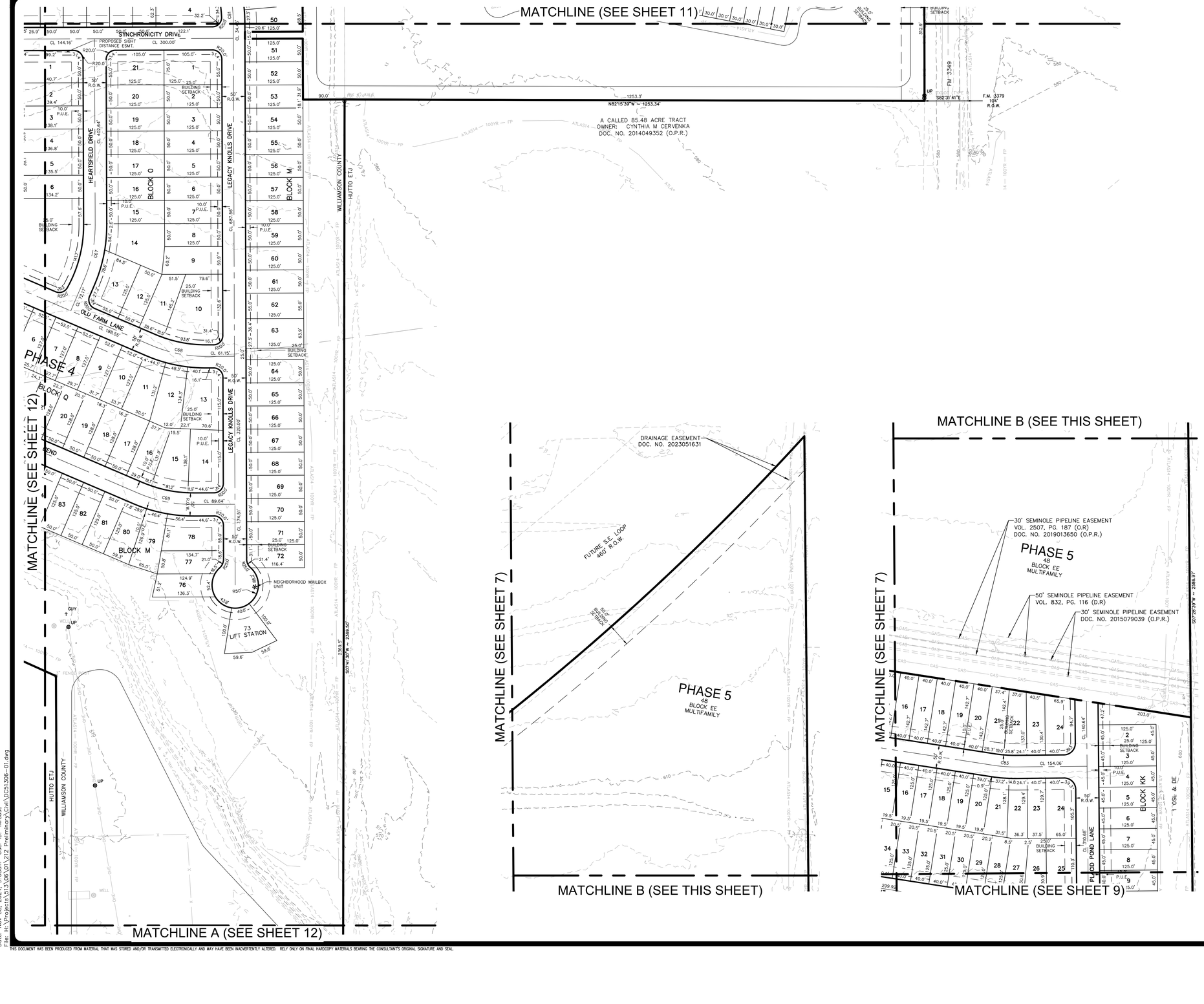
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (6 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 12 OF 23

Date: Nov 08, 2024, 9:06am User ID: Thrusse
File: H:\Projects\51306\06\01\212 Preliminary\Civil\DC51306-01.dwg

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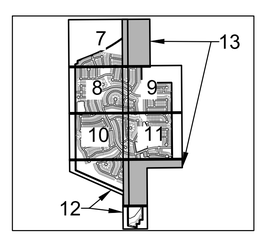


LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
-ULT-ATLAS14-100YR-FP-	ATLAS 14 100YR FLOODPLAIN
-FP-FEMA-100YR-	FEMA 100YR FLOODPLAIN ZONE AE
-GAS-	GAS PIPELINE
-OHE-	OVERHEAD ELECTRIC LINE
	UTILITY POLE & GUY WIRE
	SIGN
	TELECOMMUNICATIONS PEDESTAL
C	TELECOMMUNICATIONS MANHOLE
W	WATER WELL
	SURVEY BENCHMARK
	SURVEY MONUMENT SET ½" I.R.(PD)
PD 1/2" I.R.	SURVEY MONUMENTATION FOUND
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
O.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
OSL & LS	OPEN SPACE LOT & LANDSCAPE LOT
OSL & LS & UE	OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
P.O.B.	POINT OF BEGINNING

NOTES

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2. SEE SHEETS 2-5 SUMMARY & LOT TABLES FOR LAND USE, STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
3. OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

HALCYON PRELIMINARY PLAT

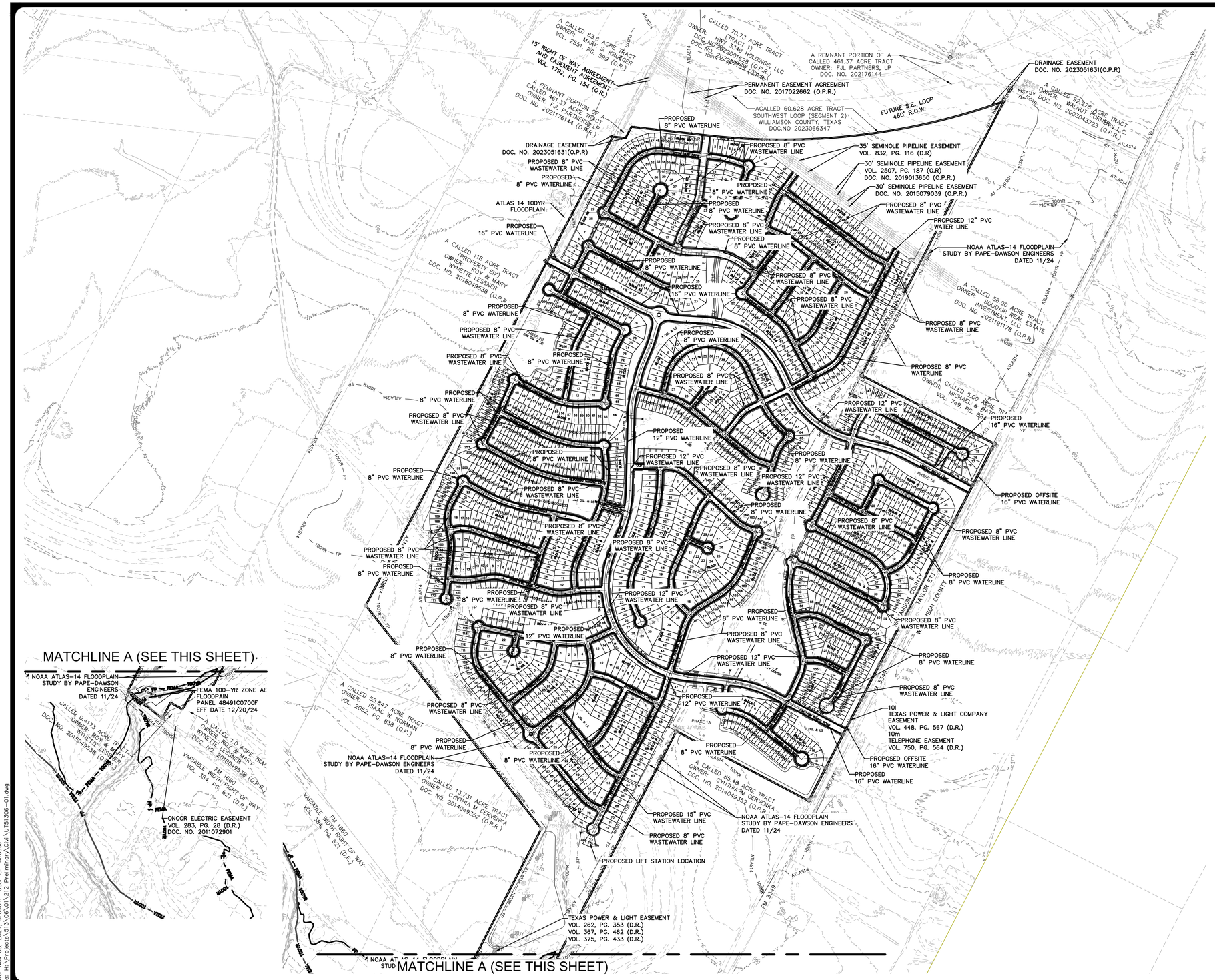
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (7 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 13 OF 23

Date: Nov 08, 2024, 9:08am User ID: Terrace
File: H:\Projects\51306.01\212 Preliminary\Civil\QC51306-01.dwg

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SCALE: 1"= 400'

0' 400' 800' 1,200'

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- FIRE HYDRANT
- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- OVERHEAD ELECTRIC LINE
- STREAM CL
- FEMA 100YR FLOODPLAIN
- NOAA ATLAS-14 FLOODPLAIN
- EXISTING MAJOR CONTOUR

NOTES

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3. PROPOSED UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECTED TO CHANGE WITH THE SITE DEVELOPMENT AND CONSTRUCTION PLANS
4. ALL PUBLIC WATER LINES SHALL BE PVC UNLESS NOTED OTHERWISE.
5. ALL PUBLIC WASTEWATER LINES SHALL BE PVC UNLESS NOTED OTHERWISE,
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7. WASTEWATER SERVICE SHALL BE PROVIDED PER THE EXECUTED WHOLESALE AGREEMENT WITH THE CITY OF HUTTO.

NO.	REVISION	DATE

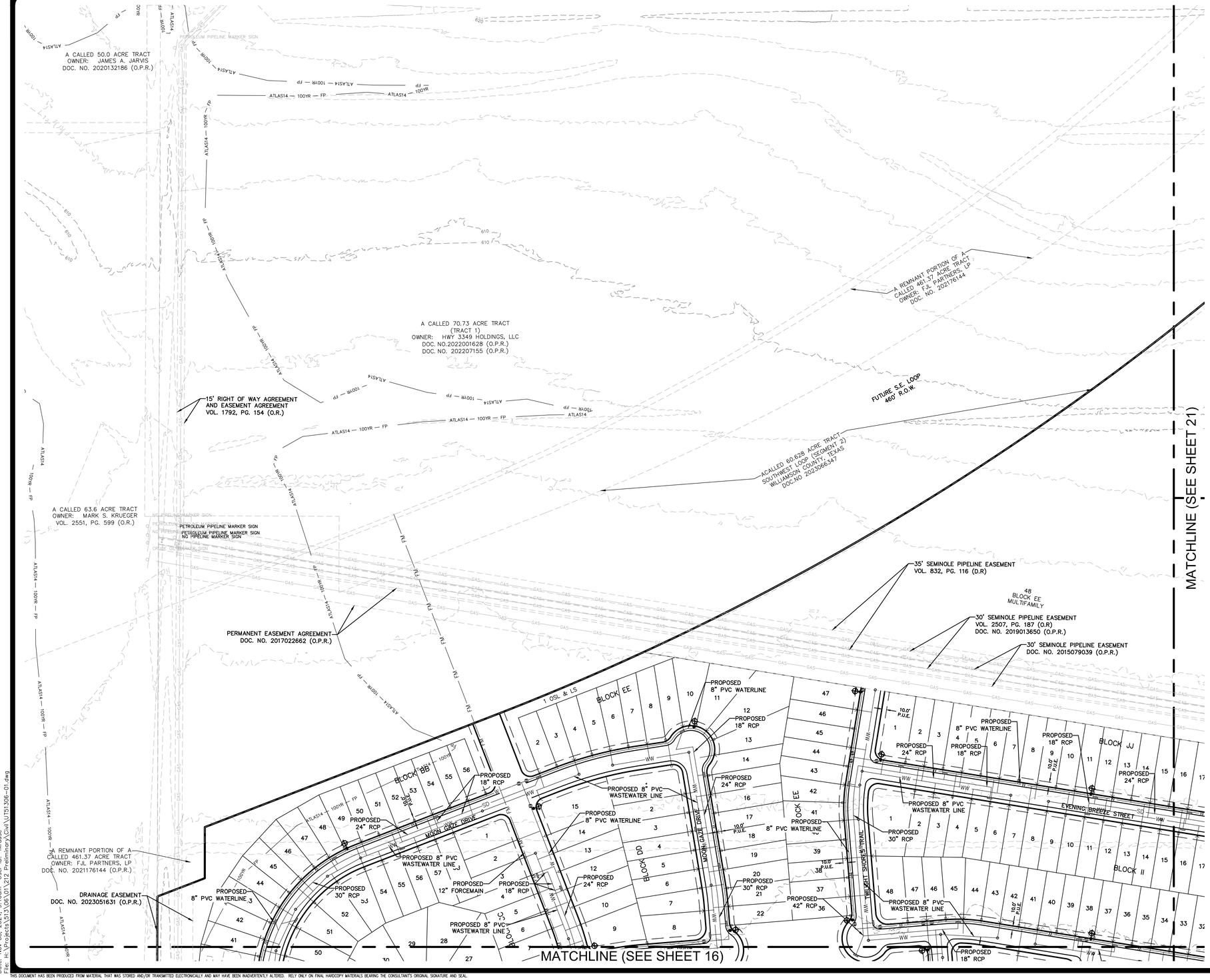
STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS
OVERALL UTILITY LAYOUT

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SYL
CHECKED TCK DRAWN SYL
SHEET 14 OF 23

Date: Nov 08, 2024, 9:09am User ID: Thrope
File: H:\Projects\51\13\06\01\212 Preliminary\Civil\U151306-01.dwg
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SCALE: 1" = 100'

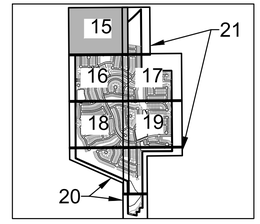
0' 100' 200' 300'

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- FIRE HYDRANT
- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- OVERHEAD ELECTRIC LINE
- STREAM CL
- FEMA 100YR FLOODPLAIN
- NOAA ATLAS-14 FLOODPLAIN
- EXISTING MAJOR CONTOUR

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9. STORM DRAIN SIZES INDICATED ARE SUBJECTED TO CHANGE WITH FINAL DESIGN.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER
11/08/2024

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
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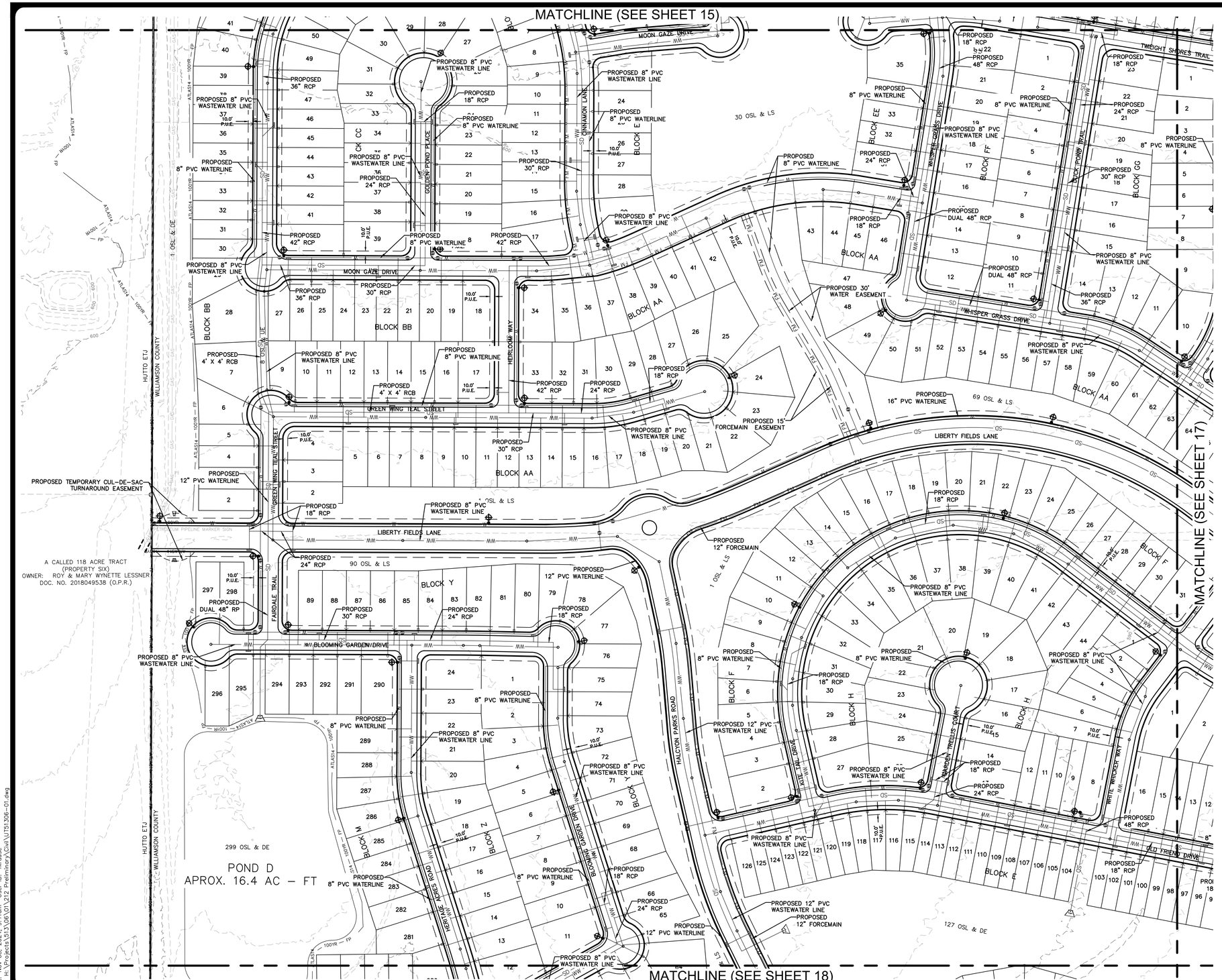
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (1 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SYL
CHECKED TCK DRAWN SYL
SHEET 15 OF 23

Date: Nov 08, 2024, 9:10am User ID: Thrope
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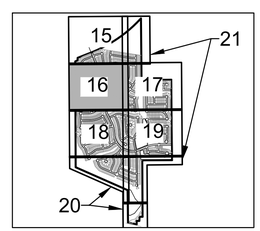


LEGEND

- W — WATER LINE
- WW — WASTEWATER LINE & MH
- SD — STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- FIRE HYDRANT
- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- OHE — OVERHEAD ELECTRIC LINE
- STREAM CL
- FEMA 100YR FLOODPLAIN
- NOAA ATLAS-14 FLOODPLAIN
- 550 — EXISTING MAJOR CONTOUR

NOTES

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KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

HALCYON PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (2 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER XX
CHECKED TCK DRAWN SYL
SHEET 16 OF 23

Date: Nov 08, 2024, 9:11am User ID: Tkrause
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MATCHLINE (SEE SHEET 21)

MATCHLINE (SEE SHEET 16)

MATCHLINE (SEE SHEET 19)

A CALLED 56.00 ACRE TRACT
OWNER: SOLIDAIR REAL ESTATE INVESTMENT, LLC
DOC. NO. 2021191178 (O.P.R.)

A CALLED 56.00 ACRE TRACT
OWNER: SOLIDAIR REAL ESTATE INVESTMENT, LLC
DOC. NO. 2021191178 (O.P.R.)

A CALLED 5.00 ACRE TRACT
OWNER: MICHAEL & PATRICIA DAFFIN
VOL. 749, PG. 884 (D.R.)

HUTTO ETJ

WILLIAMSON COUNTY

HUTTO ETJ

WILLIAMSON COUNTY

TWILIGHT SHORES TRAIL

SUMMERMOOR LANE

PLUMB POND LANE

WHITE TAIL DRIVE

OLD FRIEND DRIVE

WHITE TAIL DRIVE

WHITE BRICKER WAY

SUMMER BREEZE DRIVE

LIBERTY FIELDS LANE

AMBER SKY WAY

SERENITY PARK TRAIL

PAINTED SKY PLACE

VINTAGE GARDEN WAY

VINTAGE GARDEN WAY

FM 3349

HISTORICAL MARKER SIGN

BLOCK GG

BLOCK HH

BLOCK KK

BLOCK LL

BLOCK A

BLOCK B

BLOCK C

BLOCK E

BLOCK G

BLOCK I

PROPOSED OFFSITE 16" PVC WATERLINE

PROPOSED 8" PVC WASTEWATER LINE

PROPOSED 8" PVC WATERLINE

PROPOSED 12" PVC WATER LINE

PROPOSED 12" PVC WASTEWATER LINE

PROPOSED 16" PVC WATERLINE

PROPOSED 18" RCP

PROPOSED 24" RCP

PROPOSED 30" RCP

PROPOSED 36" RCP

PROPOSED 42" RCP

PROPOSED 48" RCP

PROPOSED DUAL 48" RCP

PROPOSED 4' X 4' RCB

DUAL 8' X 4' RCB

10.0' P.U.E.

SCALE: 1"= 100'

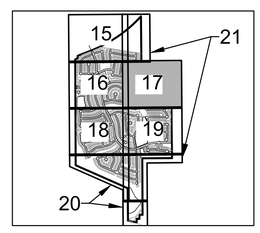
0' 100' 200' 300'

LEGEND

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- WW — WASTEWATER LINE & MH
- SD — STORM DRAIN LINE
- CURB INLET
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- SINGLE WATER SERVICE
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- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- OHE — OHE — OVERHEAD ELECTRIC LINE
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- FEMA 100YR FLOODPLAIN
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- 550 — EXISTING MAJOR CONTOUR

NOTES

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KEY MAP

SCALE: 1" = 3000'

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91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (3 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SYL
CHECKED TCK DRAWN SYL
SHEET 17 OF 23

Date: Nov 08, 2024, 9:11am User ID: Throase
File: I:\Projects\51306\01\212 Preliminary\Civil\U151306-01.dwg

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MATCHLINE (SEE SHEET 16)

MATCHLINE (SEE SHEET 19)

MATCHLINE (SEE SHEET 20)

A CALLED 118 ACRE TRACT
(PROPERTY SIX)
WNER: ROY & MARY WYNETTE LESSNER
DOC. NO. 2018049538 (O.P.R.)

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
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KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (4 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SYL
CHECKED TCK DRAWN SYL
SHEET 18 OF 23

Date: Nov 08, 2024, 9:12am User ID: Thrapple
File: H:\Projects\51\13\06\01\212 Preliminary\Civil\U\751306-01.dwg

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MATCHLINE (SEE SHEET 17)

MATCHLINE (SEE SHEET 19)

MATCHLINE (SEE SHEET 21)

SCALE: 1"= 100'

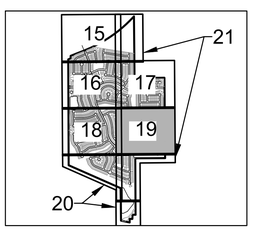
0' 100' 200' 300'

LEGEND

- W — WATER LINE
- WW — WASTEWATER LINE & MH
- SD — STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- FIRE HYDRANT
- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- OHE — OHE — OVERHEAD ELECTRIC LINE
- STREAM CL
- FEMA 100YR FLOODPLAIN
- NOAA ATLAS-14 FLOODPLAIN
- 550 — EXISTING MAJOR CONTOUR

NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING TO WORK, AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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9. STORM DRAIN SIZES INDICATED ARE SUBJECTED TO CHANGE WITH FINAL DESIGN.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

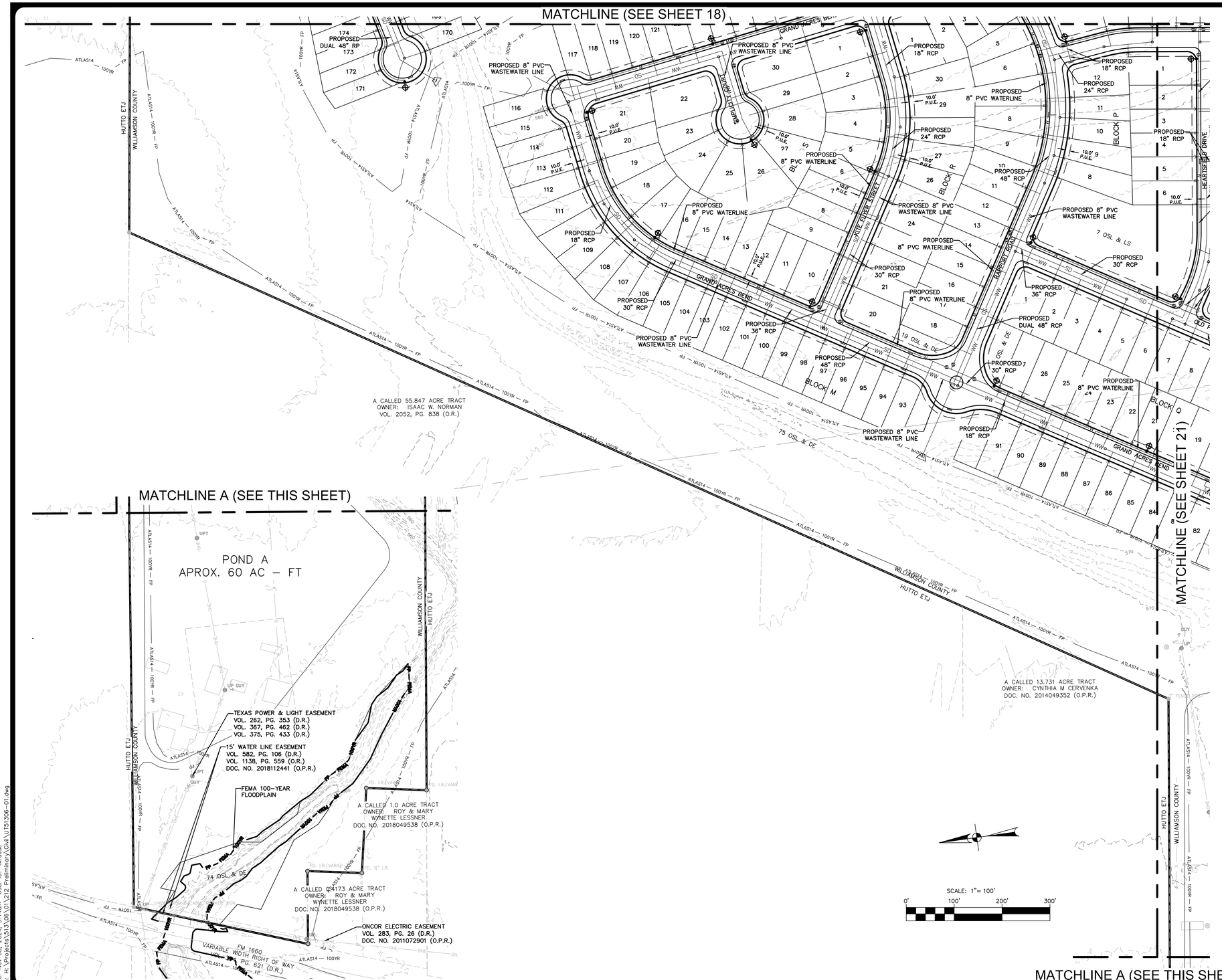
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (5 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SYL
CHECKED TCK DRAWN SYL
SHEET 19 OF 23

Date: Nov 08, 2024, 9:13am User ID: Terrace
File: I:\Projects\51306\06\01\212 Preliminary\Civil\U151306-01.dwg

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SCALE: 1"= 100'

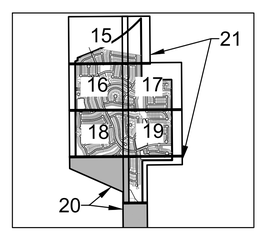
0' 100' 200' 300'

LEGEND

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- WASTEWATER LINE & MH
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- JUNCTION BOX & HEADWALL
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NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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

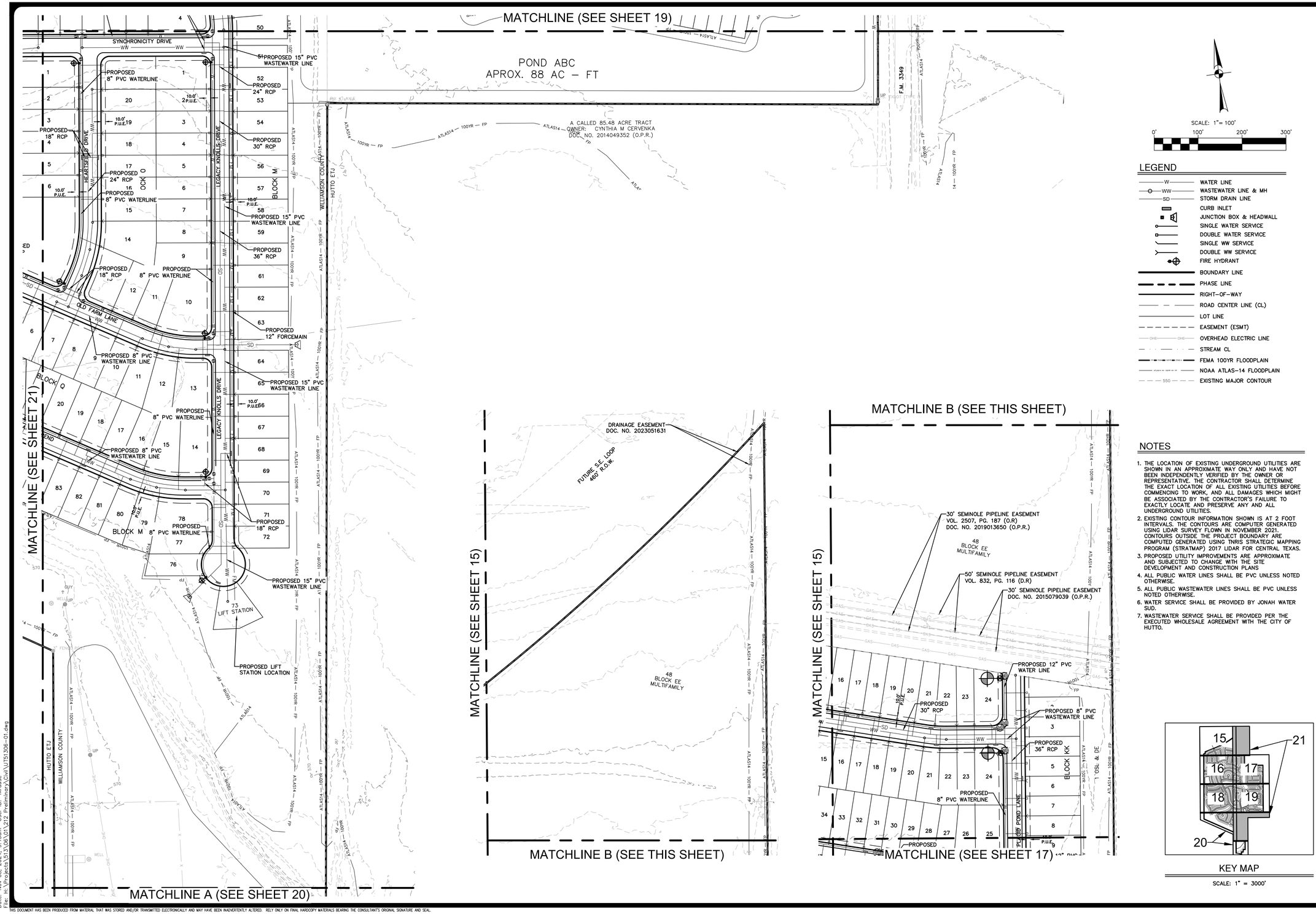
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (6 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER XX
CHECKED TCK DRAWN SYL
SHEET 20 OF 23

Date: Nov 08, 2024, 9:14am User ID: Tanase
File: H:\Projects\51306\011_212 Preliminary\Civil\U\T51306-01.dwg

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LEGEND

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KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER
11/08/2024

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HALCYON PRELIMINARY PLAT

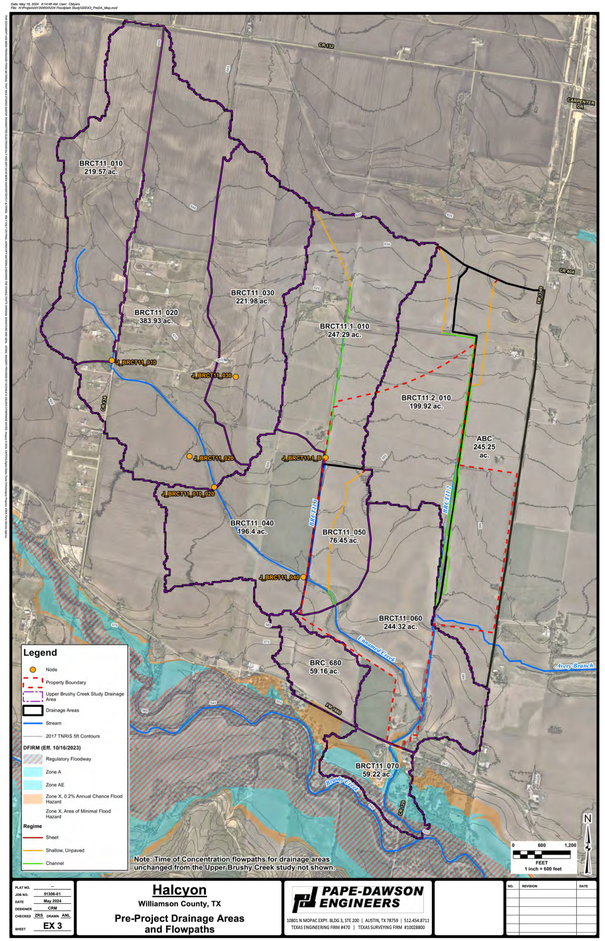
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (7 OF 7)

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SYL
CHECKED TCK DRAWN SYL
SHEET 21 OF 23

Date: Nov 08, 2024, 9:15am User ID: Tanaya
File: H:\Projects\5131\06\01\212 Preliminary\Civil\U7513106-01.dwg

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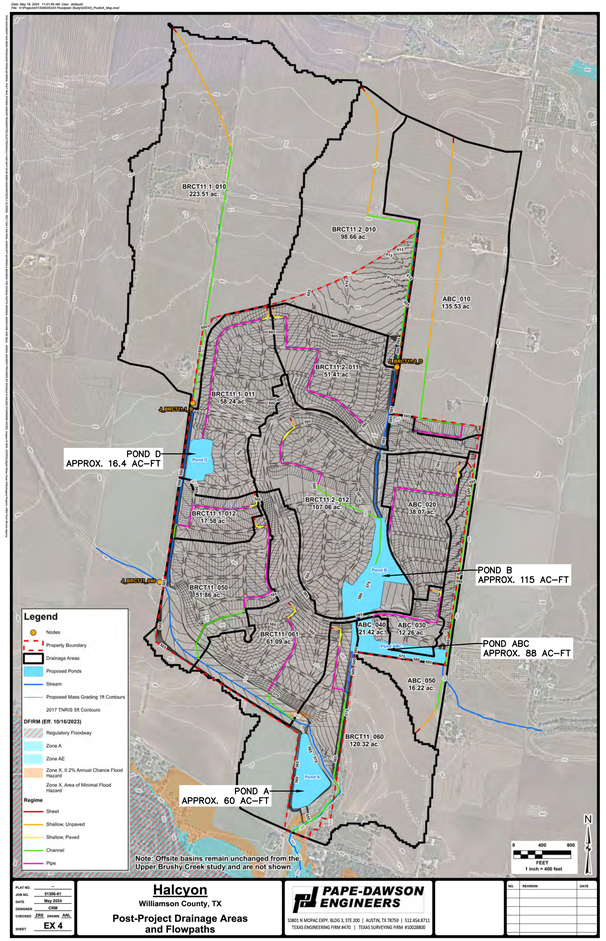
PLAT NO.
JOB NO. 51306-01
DATE May 2024
DESIGNER CRM
CHECKED TCK DRAWN SYL
SHEET EX 3

Halcyon
Williamson County, TX

Pre-Project Drainage Areas and Flowpaths

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

NO.	REVISION	DATE



PLAT NO.
JOB NO. 51306-01
DATE May 2024
DESIGNER CRM
CHECKED TCK DRAWN SYL
SHEET EX 4

Halcyon
Williamson County, TX

Post-Project Drainage Areas and Flowpaths

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

NO.	REVISION	DATE

Table 3
Peak Discharge Comparison
Preliminary Drainage Report - Halcyon

	HEC-HMS Element	PRE-PROJECT CONDITION Area (ac) (1)	2-year (cfs) (2)	10-year (cfs) (3)	25-year (cfs) (4)	100-year (cfs) (5)	POST-PROJECT CONDITION Area (ac) (6)	2-year (cfs) (7)	10-year (cfs) (8)	25-year (cfs) (9)	100-year (cfs) (10)	DIFFERENCE Area (ac)	2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)
Basins	ABC	245.25	296	570	757	1,070	-	-	-	-	-	-	-	-	-	-
	ABC_010	-	-	-	-	-	135.55	163	312	414	583	-	-	-	-	-
	ABC_020	-	-	-	-	-	38.07	135	214	266	353	-	-	-	-	-
	ABC_030	-	-	-	-	-	12.26	47	73	91	120	-	-	-	-	-
	ABC_040	-	-	-	-	-	21.42	53	86	108	144	-	-	-	-	-
	ABC_050	-	-	-	-	-	16.22	28	57	77	109	-	-	-	-	-
	BRCT11_010	219.57	145	341	488	744	219.57	145	341	488	744	0.00	0	0	0	0
	BRCT11_020	383.92	176	406	581	895	383.92	176	406	581	895	0.00	0	0	0	0
	BRCT11_030	221.98	128	306	439	675	221.98	128	306	439	675	0.00	0	0	0	0
	BRCT11_050	76.42	81	164	223	321	51.84	148	250	319	433	-24.58	***67***	***86***	***96***	***112***
	BRCT11_060	244.32	184	393	543	801	120.32	228	444	595	851	-124.00	***44***	***51***	***51***	***50***
	BRCT11_061	-	-	-	-	-	61.12	187	311	394	533	-	-	-	-	-
	BRCT11_1_010	247.30	331	624	824	1,153	223.49	299	564	745	1,042	-23.81	-32	-60	-79	-111
	BRCT11_1_011	-	-	-	-	-	58.24	203	321	400	529	-	-	-	-	-
	BRCT11_1_012	-	-	-	-	-	17.60	63	100	125	167	-	-	-	-	-
	BRCT11_2_010	199.94	243	459	607	853	98.69	156	276	357	491	-101.25	-86	-183	-250	-362
	BRCT11_2_011	-	-	-	-	-	51.39	177	283	352	467	-	-	-	-	-
	BRCT11_2_012	-	-	-	-	-	107.07	340	540	673	892	-	-	-	-	-
Nodes	J_BRCT11_010	219.57	145	341	488	744	219.57	145	341	488	744	0.00	0	0	0	0
	J_BRCT11_010_020	825.47	414	969	1,391	2,142	825.47	414	969	1,391	2,142	0.00	0	0	0	0
	J_BRCT11_020	603.49	290	673	965	1,485	603.49	290	673	965	1,485	0.00	0	0	0	0
	J_BRCT11_030	221.98	128	306	439	675	221.98	128	306	439	675	0.00	0	0	0	0
	J_BRCT11_040	1,021.87	529	1,218	1,743	2,689	1,021.87	529	1,218	1,743	2,689	0.00	0	0	0	0
	J_BRCT11_1_B	247.30	331	624	824	1,153	223.49	299	564	745	1,042	-23.81	-32	-60	-79	-111
	J_BRCT11_2_D	-	-	-	-	-	98.69	156	276	357	491	-	-	-	-	-

Shaded area represent nodes at U/S or D/S edge of property boundary

NODE COMPARISON PRE VS POST PROJECT:
NO INCREASE AT ANY NODE

H:\Projects\S13\D01\D0224 Floodplain Study\Excel\240501_Halcyon.xlsx 5/16/2024

NOTES

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2. THE SUBJECT PROPERTY IS NOT IN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROPERTY IS WITHIN THE FLOOD ZONE "AE", AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, MAP NUMBER 48491C0540F, DATED DECEMBER 20, 2019, MAP NUMBER 48491C0700F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS FOR TRAVIS COUNTY, TEXAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
3. PRELIMINARY DRAINAGE, INCLUDING DETENTION AND FLOODPLAIN ANALYSIS, WAS STUDIED IN A SEPARATE REPORT BY PAPE-DAWSON ENGINEERS IN MAY OF 2024. FOR DETAILED PRELIMINARY DRAINAGE CALCULATIONS AND RESULTS, PLEASE REFERENCE REPORT TITLED "HALCYON – PRELIMINARY DRAINAGE REPORT"..

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
11/08/2024

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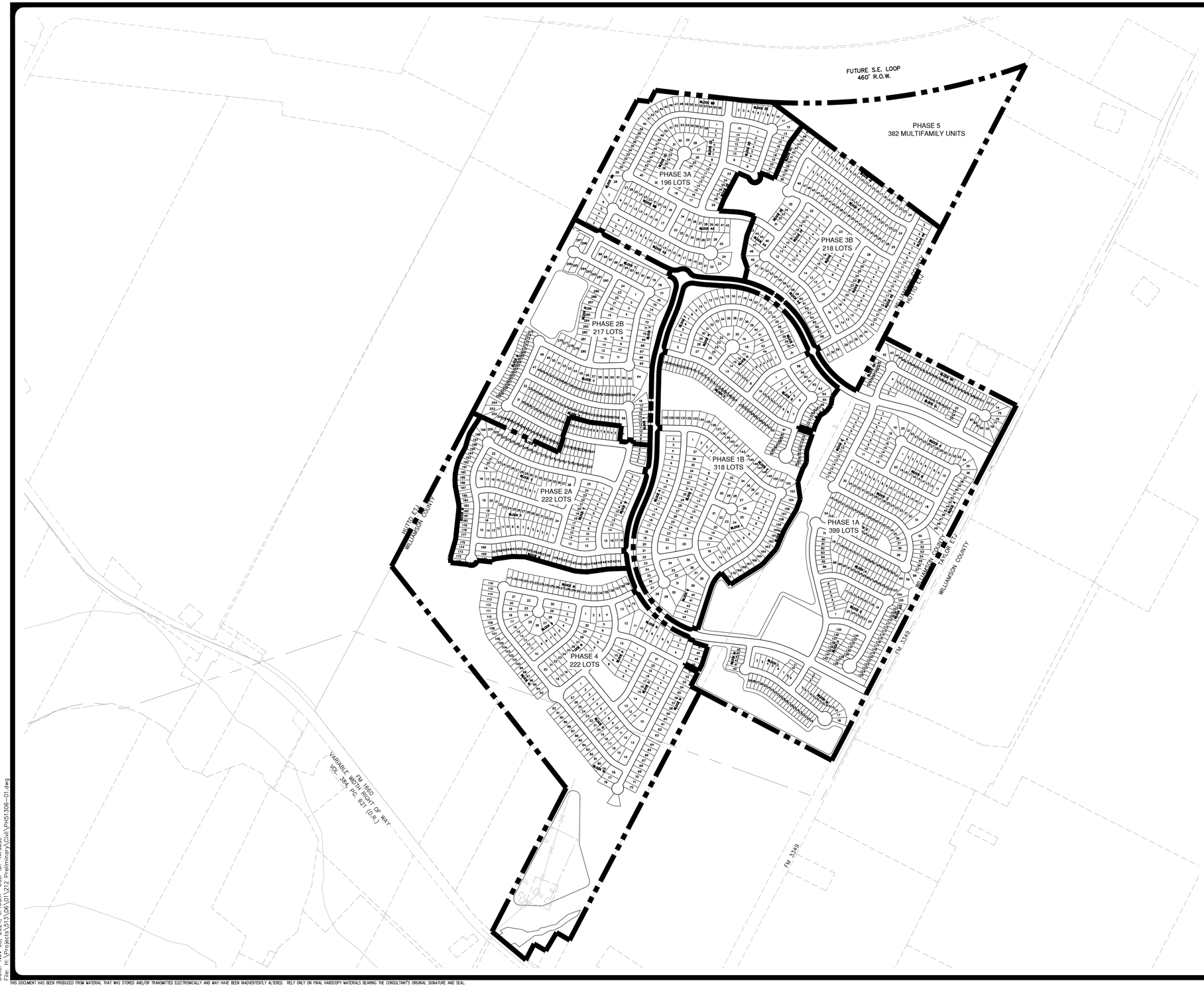
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY DETENTION POND SUMMARY

CITY NO. ----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER CR
CHECKED TCK DRAWN SYL
SHEET 22 OF 23

Date: Nov 08, 2024, 9:16am User ID: Tvrouse
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SCALE: 1"= 400'

0' 400' 800' 1,200'

LEGEND

PHASE BOUNDARY

SUMMARY			
PHASE		ACREAGE	TOTAL LOTS/UNITS
PHASE 1A		112.76	399
PHASE 1B		72.34	318
PHASE 2A		39.00	222
PHASE 2B		45.65	217
PHASE 3A		42.98	196
PHASE 3B		48.11	218
PHASE 4		98.43	222
TOTAL NUMBER OF SINGLE- FAMILY LOTS			1792
PHASE 5	MF	27.68 AC	382
TOTAL NUMBER OF SF & MF/TH UNITS			2174

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER
11/08/2024

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS
PHASING PLAN

CITY NO. ----
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DESIGNER SYL
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Commissioners Court - Regular Session **47.**

Meeting Date: 01/28/2025

Persons recognition

Submitted By: Michael Knipstein, EMS

Department: EMS

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to recognize the retirement of Jim Persons, EMS Outreach and Education Coordinator, from Williamson County.

Background

Jim has served as the EMS Outreach and Education Coordinator for Williamson County EMS for the past 10 years. During this time, he has spearheaded numerous projects that have delivered vital education to the public. In 2017, under Jim's leadership, Williamson County EMS received the Texas Department of State Health Services EMS Public Information/Injury Prevention Award. With a remarkable 50-year history of EMS service in various roles, Jim's dedication to patients, their families, and public education is truly commendable.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/02/2025 11:44 AM
Form Started By: Michael Knipstein		Started On: 01/02/2025 09:06 AM
Final Approval Date: 01/02/2025		

Commissioners Court - Regular Session **48.**

Meeting Date: 01/28/2025

Appointment, Official Bond and Oath of Williamson County Fire Marshal

Submitted For: Ronald Cunningham

Submitted By: Adrienne Seal, 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 approving the appointment, Official Bond and Oath of Mike Lugo as Williamson County Fire Marshal for a two-year term commencing January 28, 2025, subject to the conditions of employment and employment policies of all Williamson County employees, pursuant to Local Government Code Section 352.011 (b).

Background

This is an appointment of Williamson County Fire Marshal Mike Lugo and acceptance of his Official Oath and Bond in the amount of $10,000 pursuant to Local Government Code 352.012, effective January 17, 2025, through January 17, 2027.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Lugo Resume

Lugo Bond

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/24/2025 09:19 AM
Fire Marshal Spec Ops Hazmat (Originator)	Adrienne Seal	01/24/2025 09:30 AM
Form Started By: Adrienne Seal		Started On: 01/23/2025 04:28 PM
Final Approval Date: 01/24/2025		

Michael S. Lugo

League City, TX 77573 ▪ [redacted]

Fire Chief

22+ years' experience in leading high-impacting fire and EMS program initiatives.

Accomplished, dedicated, and goal-oriented Fire and EMS services professional with an extensive background in developing and leading key program initiatives focused on fire/EMS service, emergency management, safety, and budget management. Skilled in analyzing program positions to identify and remediate operational and safety gaps. Talent for providing effective transformational leadership driving enhanced resource management, efficiency, program growth, and effectiveness. Collaborative communicator capable of cultivating key relationships across community agencies to promote best practices and expanded emergency resources.

Areas of Expertise

- Fire & EMS Operational Leadership
- Budgeting
- Project Planning & Management
- Incident Command
- Continuous Improvement
- Hazardous Materials
- Emergency Management
- Strategic Analysis & Planning
- Leadership & Development
- Resource Management
- Change Management
- Relationship Management
- Fire Prevention
- Training & Facilitation

Professional Experience

League City Fire Department, League City, TX
Executive Director
Fire Chief, 2021 – September 27, 2024

Responsible for the Fire Directorate, which includes the following divisions (Fire, EMS, Community Risk Reduction, and Neighborhood Services). As the Fire Chief, I oversee the delivery of fire suppression, rescue operations, hazardous materials responses, inspections, review of construction plans, investigations, emergency management planning, and public education programs that include a total of 145 volunteer firefighters, 62 full-time personnel and a combined budget of $12 million.

Responsibilities include:

- Managing daily operations of the League City Fire Department by interacting with city staff and volunteers, creating policies and procedures, reviewing daily operations, and managing maintenance of fire stations, grounds, and fire and medical equipment.
- Manage and work collaboratively with personnel at emergency scenes.
- Create a long-term staffing plan established with the City Manager to ensure the city maintains emergency services necessary for growth.
- Attend and contribute as necessary to city meetings, including council meetings, volunteer business meetings, and city staff meetings.
- Develop a departmental budget and ensure adherence throughout the fiscal year.
- Create a long-range plan for the department by evaluating the operations, equipment, apparatus, staffing, and facilities, including the departments and city's anticipated future needs.

continued…

Denton County Emergency Services District No. 1 (Formally Argyle Fire District), Argyle, TX
Denton County ESD #1
Assistant Fire Chief, 2013 – August 2021

Responsible for the management of the operations budget and personnel staffing. Attend meetings with Denton County ESD #1. Oversee the performance and development of fire operations, serving as the Operations Chief, Fire Prevention Chief Officer, and Training Chief. Facilitate educational sessions on fire prevention and firefighting. Provide strategic leadership and mentorship to fire department staff. Experience in data analysis for fire/EMS response and strategic plans. Develop and implement incident command strategies ensuring alignment with current practices and personnel safety. Respond to major incidents. Plan and coordinate safety and emergency strategies for special details. Serve as part of the Texas Emergency Management Assistant Team (TEMAT). Deliver instruction in NIMS ICS 300 and 400.

- Instrumental in successfully responding to major incidents, including Hurricane Harvey, as an Ambulance strike team leader and as (M-IST) Medical Incident Support Team Member with EMTF-2.
- Entrusted to plan Safety and Emergency initiatives for Former Secretary of State Rex Tillerson.
- Recipient of the 2012 Officer of the Year Award, 2015 Fire Chief's Citation Award, and various lifesaving awards.
- A key contributor to the successful coordination of one of the largest Active Shooter Drills in North Texas.
- A key contributor to the successful reduction of the fire district ISO rating from a 4 to a 3.
- Obtained the Executive Fire Officer (EFO) designation from the National Fire Academy.
- Deployed to the Town of Quanah and Foard County with EMTF and TFS for two wildfires as a Medical Unit Leader working with a Type 1 Incident Management Team.
- TIFMAS FF Type 1 certified
- Open TIFMAS Engine Boss Task Book
- Open Medical Unit Leader – Wildland Task Book

Argyle Fire District, Argyle, TX
Division Chief/Fire Marshal, 2007 – 2013

- Effectively instructed city council members on the importance and the return on investment of residential fire sprinkler systems.
- Delivered education to citizens on wildfire damage prevention and management.
- Effectively instructed city council members on the importance of adopting a fire code fee schedule.
- Conducted Pre-plans, fire inspections, fire plan reviews, and gas well inspections.

Argyle Fire District, Argyle, TX

continued…

EMS Captain 2006 – 2007

- Selected to serve as the EMS Captain, effectively managing inventory procurement and CQI EMS reports.
- Responded to Fire/EMS incidents

Argyle Fire District, Argyle, TX
Firefighter, 2002 - 2006

- Responded to Fire/EMS incidents

Denton Fire Department, Denton, TX
Driver/Engineer-Paramedic, 2012 - 2016

Conducted rescue operations as a member of the TEEX TTF-1 Swift Water Team. Investigated suspected arson cases. Performed duties associated with EMS response and Fire Suppression. Instructed departmental staff on HazMat management, reporting, and operations, ensuring up-to-date best practices.

- Promoted to Driver/Operator for a Quint company providing HazMat operations.
- Recognized through the receipt of EMS lifesaving awards.

Denton Fire Department, Denton, TX
Firefighter-Paramedic, 2006 - 2012

Tarrant County Community College, Fort Worth, TX
Adjunct Instructor, 2007 - 2013

Provided comprehensive instruction as a subject matter expert (SME) in Vehicle Extrication, Confined Space, and Heavy Machinery, as well as Swift Water Rescue Technician courses, focused on developing and enhancing skill sets of the local departments and response teams. Served within the Special Operations Division and as the Hazmat Technician.

Coppell Fire Department, Coppell, TX
Firefighter/Paramedic, 2005 - 2006

Education

Bachelors in Fire Administration
Associate of Applied Science in Fire Science
Columbia Southern University

Credentials

Emergency Medical Technician - Licensed Paramedic | **EFO, National Fire Academy**| Chief Fire Officer Designation, CPSE Accreditation | Fire Service Chief Executive Officer Graduate, Texas A&M (TEEX) | Fire Service Executive, Texas Fire Chiefs Association | EMS Instructor| TCOLE Peace Officer | Command & Control of Incident Operations National Fire Academy | NIMS ICS 300 and 400 Instructor

Training & Development

Firefighter Master | Driver Operator – Pumper | Hazardous Materials Technician | Hazardous Materials Incident Command | Fire Officer IV | Fire Instructor III-Master | Arson Investigator | Fire Inspector Intermediate | Incident Safety Officer | Wildland Firefighter | Confined Space Rescue Technician | Rope Rescue Technician | Trench Rescue Technician | Swift Water Rescue Technician | Heavy Machinery Technician

PROFESSIONAL SKILLS

Budget Management

As a member of the City of League City administrative team, I work together to forecast and prepare our $12-million Fire Directorate operating budget. I have managed the administrative and operations budget since 2021 and work with the City Administration and elected officials to create new programs, create replacement plans for capital items, and add a second staffed stipend engine and a second Peak-time ambulance.

Strategic Planning

As part of the administrative team, we work together to create a strategic plan for adding more fire stations, hiring and placing new apparatus in service. We have successfully obtained the First Responder EMS designation for our fire department, we are the first and only department in Galveston County to offer whole blood emergency services to our community. We currently have a plan in place for additional fire stations, replacing apparatus, and adding a second Peak-time ambulance to handle the calls. Costs for city services, apparatus, fire stations, and equipment have increased, so it's important for us to have a plan in place to forecast capital expenses and be financially responsible.

Emergency Medical Task Force

I am a current/active member of EMTF as a M-IST. I have experience in state deployments for disasters, operating as an Ambulance Strike Team Leader, M-IST, and as a Med-L for wildland fire deployments.

Incident Management Experience and Training

I have broad experience as an Incident Commander with all types of incidents, from basic EMS calls, to mass casualty MVAs, to multi-alarm structure fires and large-scale incidents. I have received additional training from the National Fire Academy on incident management and have been involved with many EOC activations operating at the City of League City EOC. I am also a member of the Texas Emergency Management Team and a member of the East Texas IMT type 3 team. I have deployed as an IMT member to a tornado in East Texas.

Hazardous Materials Experience/Training

I am an experienced incident commander who has managed fire department hazardous materials teams within a large suburban community. I have experience as the incident commander of hazardous materials incidents. I am trained as a TCFP Hazardous Materials Incident Commander, TCFP Hazardous Materials Technician Level with hazardous materials specialty certifications.

Volunteer, Career and Part-time Firefighters

I have experience with volunteer, part-time, and career firefighters. Being a combination fire department I have supervised volunteer, part-time, and full-time members throughout my career, I understand the challenges with recruiting, training and maintaining a viable program.

continued...

Wildland firefighting

I have experience with wildland firefighting and am a current member with TIFMAS. I have a FF type 1 credential through TIFMAS and have an open Engine Boss and Medical Unit Leader Task Book. I have commanded multiple multi-alarm grass fires and have implemented a Wildland Urban Interface program for our community.

Swift Water Rescue

I am a former Texas Task Force 1 swift water team member and made multiple deployments as a swift water team member.

City and State Officials

I possess extensive experience collaborating with city council members, city managers, and other municipal leaders. I have a proven track record of crafting and delivering professional presentations to city council members. Furthermore, I have demonstrated expertise in providing testimony at the state capitol and engaging with state representatives on behalf of the Emergency Service District.

Training

I have experience developing, implementing, and delivering a wide range of training programs, including firefighter training, EMS, safety, and NIMS 300 and 400. I was an adjunct instructor at Tarrant County College and also served as a training liaison officer with the Denton County Fire Chiefs. I hold a level 3 Master's certification as an instructor. Additionally, I have designed and administered promotional examinations for driver/engineer, lieutenant, and captain positions.

Fire Prevention

I have experience developing an effective fire prevention program and recommending fire code amendments to multiple town councils. I have worked with several town councils to help the emergency services district pass the residential fire sprinkler ordinance, establish a fire plan review fee schedule, and create an ordinance for gas well requirements and inspections. Additionally, I have worked as a fire/arson investigator and have handled multiple arson cases with the district attorney's office. I also have experience conducting fire inspections, pre-plans, and implementing a program to certify our company officers as fire inspectors to conduct inspections while on duty.

Technical Skills

During my career, I've had many opportunities to use various computer software programs common to the fire service, including Microsoft Windows operating systems, Microsoft Office applications, Fire and EMS Incident Records Management, Computer-Aided Dispatch (CAD), and Web EOC. I have experience researching and recommending new fire RMS, staffing, and equipment check programs so our department can operate efficiently.

ORGANIZATIONS

Texas Fire Chiefs Association
Volunteer Director with the Texas Fire Chiefs Association
International Fire Chiefs Association
International Firefighters Association
Center for Public Safety Excellence
Clear Creek Community Church
League City Rotary Club

PROFESSIONAL REFERENCES

Donna Welsh [redacted]	Ret. Town Administrator-Town of Copper Canyon
Brad Lahart [redacted]	Battalion Chief-City of Denton [redacted]
Tommy Cones [redacted]	City of League City Councilman [redacted]
Sean Saunders [redacted]	City of League City Councilman [redacted]
Nicole Smith [redacted]	Assistant Fire Chief - EMS [redacted]

PERSONAL REFERENCES

Shane Rutledge [redacted]	Driver/Engineer-City of Denton [redacted]
Cody Miller [redacted]	Assistant Fire Chief – Denton County ESD No.1 [redacted]
Sam Johnson [redacted]	Captain -Denton County ESD No.1 [redacted]

MERCHANTS BONDING COMPANY™
MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

TEXAS OFFICIAL BOND AND OATH

THE STATE OF TEXAS }
County of Williamson } ss.

Bond No. 101374767

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Michael Lugo, as Principal, and the Merchants Bonding Company (Mutual), a corporation duly licensed to do business in the State of Texas, as Surety, are held and bound unto Williamson County Judge Bill Gravell Jr., his successors in office, in the sum of Ten Thousand Dollars ($10,000.00) DOLLARS, for the payment of which we hereby bind ourselves and our heirs, executors and administrators, jointly and severally, by these presents.

THE CONDITION OF THE ABOVE OBLIGATION is such, that, whereas, the above bounden Principal was on the 17th day of January, 2025 duly Appointed to the office of Fire Marshal in and for Williamson County in the State of Texas, for a term beginning the 17th day of January 2025 and ending the 17th day of January, 2027.

Now, therefore, if the said Principal shall well and faithfully perform and discharge all the duties required of him by law as the aforesaid officer, and shall
"Fathfully perform the duties of Office"

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

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

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

Dated this 17th day of January, 2025.

Michael Lugo
Principal

Michael Lugo
Merchants Bonding Company (Mutual)
By: Lisa Roppolo Attorney-in-Fact

COPY

ACKNOWLEDGEMENT OF PRINCIPAL

THE STATE OF TEXAS }
County of Williamson } ss.

CASEY LYNN SMITH
Notary Public, State of Texas
Comm. Expires 06/06/2028
Notary ID 134936685

Before me, Casey Smith, a notary public on this day personally appeared Michael Lugo known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, at 2402 Williams Dr. Georgetown, TX 78628
this 23 day of January, 2025.

SEAL

Williamson County, Texas.

PO 0123 TX (2/15)

OATH OF OFFICE
(COUNTY COMMISSIONERS and COUNTY JUDGE)

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

Signed _____

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

_____

SEAL

_____ County, Texas

OATH OF OFFICE
(General)

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

Signed _____

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

_____

SEAL

_____ County, Texas

COPY

THE STATE OF TEXAS }
County of _____ } ss

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

ATTEST: Date _____, _____

_____ Clerk _____ County Judge,

County Court _____ County _____ County, Texas

THE STATE OF TEXAS }
County of _____ } ss

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

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

_____ Clerk

By _____ Deputy County Court _____ County

MERCHANTS
BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Lisa Roppolo

their true and lawful Attorney(s)-In-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-In-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-In-Fact includes any and all consents for the release of retained percentages and final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor, its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-In-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 17th day of January , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 17th day of January , 2025 before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 17th day of January , 2025 .

Secretary

POA 0018 (6/24)

MERCHANTS BONDING COMPANY

MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

NOTICE TO BOND HOLDER – RETAIN THIS PAGE FOR YOUR RECORDS

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

To get information or file a complaint with your insurance company or HMO:

Merchants Bonding Company (Mutual)
Call: Compliance Officer at (800) 671-8171
Toll-free: (800) 671-8171
Email: regulatory@merchantsbonding.com
Mail: P.O. Box 14498, Des Moines, Iowa 50306-3498

To get insurance information, you may also contact your agent:

Evans Ewan & Brady Insurance Agency Inc
Call: 512-869-1511
Mail: 2404 Williams Dr Georgetown, TX 786

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3
File a complaint: www.tdi.texas.
Email: ConsumerProtection@td
Mail: Consumer Protection, MC:

COPY

¿Tiene u ja o necesita ayuda?

Si tiene un problema con a reclamación con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resol el problema, posible que el Departamento de Seguros de Texas (Texas Department of Insurance, p u nombre inglés) pueda ayudar.

Aun si usted presenta una queja Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

Para obtener información o para presentar una queja ante su compañía de seguros o HMO:

Merchants Bonding Company (Mutual)
Llame a: Compliance Officer al (800) 671-8171
Teléfono gratuito: (800) 678-8171
Correo electrónico: regulatory@merchantsbonding.com
Dirección postal: P.O. Box 14498 , Des Moines, Iowa, 50306-3498

El Departamento de Seguros de Texas
Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439
Presente una queja en: www.tdi.texas.gov
Correo electrónico: ConsumerProtection@tdi.texas.gov
Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

MERCHANTS BONDING COMPANY

MERCHANTS BONDING COMPANY (MUTUAL) • MERCHANTS NATIONAL BONDING, INC.
P.O. BOX 14498 · DES MOINES, IOWA 50306-3498 · (800) 678-8171 · (515) 243-3854 FAX

TEXAS ENDORSEMENT

The following has been added, and supersedes any provision to the contrary.

The following actions shall be commenced within 2 years and 1 day from the date the cause of action first accrues:

1. Any claim, action, suit or proceeding against the Surety.

COPY

Commissioners Court - Regular Session **49.**

Meeting Date: 01/28/2025

WHO Ladies of Sun City Proclamation

Submitted For: Terry Cook **Submitted By:** Garry Brown, Commissioner Pct. #1

Department: Commissioner Pct. #1

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a proclamation designating Tuesday, January 28, 2025, as WHO Ladies of Sun City Day.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

WHO Ladies of Sun City Day

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/22/2025 11:13 AM
Form Started By: Garry Brown		Started On: 01/22/2025 11:00 AM
Final Approval Date: 01/22/2025		

PROCLAMATION

WHEREAS, the Women Helping Others (WHO) Ladies of Sun City have consistently demonstrated their unwavering commitment to philanthropy, compassion, and community service, having started in 2010 with 12 women and now counting over 300 in their ranks; and

WHEREAS, the WHO Ladies of Sun City have worked tirelessly to make a meaningful difference in the lives of those in need in Georgetown and Williamson County, providing support to local families, individuals, and organizations through their charitable initiatives, having raised $225,797 in 2024 and a total of over $1.2 million since their conception; and

WHEREAS, the members of WHO besides raising funds, volunteer countless hours, and create a profound positive impact through their generosity, with a focus on supporting local programs that promote health, education, and wellbeing for people of all ages and backgrounds, began contributing to 6 nonprofits in 2010 and are now contributing to over 75 nonprofit organizations in 2024; and

WHEREAS, through their efforts, the WHO Ladies of Sun City have fostered a spirit of collaboration, unity, and selflessness that inspires others to follow in their footsteps of service and giving; and

WHEREAS, the organization's contributions reflect the values of compassion, empathy, and care that enrich the community and make Georgetown and Williamson County better places to live and thrive; and

NOW, THEREFORE, the Williamson County Commissioners Court do hereby proclaim this day, Tuesday, January 28, 2025, as **WHO Ladies of Sun City Day** in recognition of their outstanding philanthropic work and dedication to improving the lives of those in Georgetown and Williamson County; and

Further, Let It Be Known, that the WHO Ladies of Sun City exemplify the true spirit of community and service, and their ongoing work is a testament to the power of collective action in bringing about lasting, positive change.

Passed by Commissioners Court and Signed on this date: _____

_____

Bill Gravell, County Judge
On behalf of the Williamson County Commissioners Court Members

Commissioners Court - Regular Session **50.**

Meeting Date: 01/28/2025

WCCHD - EMS MOA

Submitted By: Michael Knipstein, EMS

Department: EMS

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving a Memorandum of Agreement between Williamson County & Cities Health District and Williamson County related to the payment and testing associated with blood-borne pathogen exposure in the event a Williamson County EMS employee has a blood-borne exposure.

Background

The MOA outlines the responsibilities of each party in the event a Williamson County EMS employee has a blood-borne exposure and the patient is not transferred to the emergency department. The agreement has been reviewed and approved by WilCo legal.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

MOA

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	01/22/2025 09:42 AM
County Judge Exec Asst.	Delia Colon	01/22/2025 11:10 AM
Form Started By: Michael Knipstein		Started On: 01/22/2025 09:11 AM
Final Approval Date: 01/22/2025		

Williamson County & Cities Health District

Memorandum of Agreement

This Memorandum of Agreement ("MOA") is made and entered into by and between the Williamson County & Cities Health District (the "District") and Williamson County, Texas (the "County").

Recitals

The District has agreed to pay for the testing associated with blood borne pathogen exposure in the event that an employee of Williamson County Emergency Medical Services ("EMS") or other first responder has a blood-exposure in the community and the patient is NOT transferred to the emergency department of a hospital. This MOA provides for WCCHD to utilize pre-existing contracts and pricing with a laboratory such that "source blood" testing for HIV, Hepatitis B, and Hepatitis C (blood borne pathogens) can be obtained and paid for by WCCHD in an effort to cooperate in protecting the health of first responders who may have been exposed to a blood borne pathogen.

Agreement

In consideration of the mutual promises and benefits of the parties as set forth herein, the District and the County agree to the following:

I.

EMS Sample Handling Procedures, District Payment, and Results

EMS Sample Handling Procedures:

- Allow blood to clot in collection tube for 30 minutes prior to spinning in centrifuge
- Blood must be spun in centrifuge within 2 hours of being drawn
- Use the Centrifuge in the Controlled Substance room at EMS Headquarters.
- Ensure the EMS Infection Control officer is aware the blood is in the refrigerator if blood is needed to be kept cold prior to pick up/drop off.
- All samples should be properly labelled and include the proper requisition request
- Sample can be brought to the District at 355 Texas Ave, Round Rock, Tx 78664 during regular business hours, can be scheduled for pick-up via laboratory courier, or dropped off at the nearest associated laboratory's physical location.
- Currently the District contracts with Clinical Pathology Laboratories (CPL) with a location at 3201 S Austin Ave, Georgetown Tx, 78626

Payment: The District will pay for costs of the tests listed above in the Recitals (HIV, Hep B and Hep C). Additional or repeat testing shall be paid for by the requesting agency.

Results: Results will be provided to the designated persons as authorized by the applicable provisions of the Texas Health and Safety Code.

II.

Term

This MOA will remain in effect until either the District or the County terminates this MOA. Termination of this MOA will be provided in a written notice. Termination will be effective thirty (30) days from the date of receipt of said notice.

III.

Miscellaneous

During the term of the Agreement, if certain areas need further clarification, the County and the District, with the approval of the Executive Director, will mutually agree to same by a memorandum of understanding signed and dated by both parties.

This MOA constitutes the entire agreement between the District and the County in relation to its subject matter, and all negotiations and all understandings between the parties are merged herein. This MOA supersedes and replaces the Memorandum of Agreement for Post-Exposure Testing in effect prior to the effective date hereof.

This MOA shall bind, and the benefits thereof shall inure to, the respective parties hereto, their legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the Williamson County and Cities Health District and Williamson County, Texas execute this MOA to be effective as of latest date of signing shown below.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT

By: _____ 1/10/2025

Caroline Hilbert, MD, MPH — Date
Executive Director

By: _____, DO 1/15/2025

Amanda Norwood, DO, MPH — Date
Local Health Authority/Medical Director

WILLIAMSON COUNTY, TEXAS

By: _____ _____

Bill Gravell, Jr., County Judge — Date

Commissioners Court - Regular Session **51.**

Meeting Date: 01/28/2025

Policy Exception for New Hire

Submitted By: Jalyn Morris, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a policy exception to allow for the salary of the new hire in the Senior Accountant position of the County Auditor's Office to exceed 15% above the minimum.

Background

Discuss, consider and take appropriate action on a policy exception to allow for the salary of the new hire in the Senior Accountant position of the County Auditor's Office to exceed 15% above the minimum.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/22/2025 02:20 PM
Form Started By: Jalyn Morris		Started On: 01/20/2025 11:20 AM
Final Approval Date: 01/22/2025		

Commissioners Court - Regular Session **52.**

Meeting Date: 01/28/2025

Contract Termination for Trifecta Equipment LLC

Submitted For: Rebecca Clemons **Submitted By:** Jacqueline Lentz, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the termination of a contract for Jail Medical Supplies (24IFB45) with Trifecta Equipment LLC, awarded on May 21, 2024, for a termination date of February 27, 2025, and that appropriate officials take necessary actions to provide notice of such termination of contract.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Termination Letter

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:30 PM
Form Started By: Jacqueline Lentz		Started On: 01/13/2025 02:44 PM
Final Approval Date: 01/14/2025		

GENERAL COUNSEL
WILLIAMSON COUNTY COMMISSIONERS COURT

401 W 6TH STREET, GEORGETOWN, TEXAS 78626

HAL C. HAWES
GENERAL COUNSEL

SHANNON C. FRANCIS
Assistant General Counsel

JACQUELINE LENTZ
Assistant General Counsel

January 28, 2025

Via First Class U.S. Certified Mail:
Trifecta Equipment LLC
Attn: Andrea Haire
737 Manor Drive
Argyle, Texas 76226

RE: **NOTICE OF CONTRACT TERMINATION**

Dear Andrea Haire:

As per the terms and conditions outlined in the County's Solicitation Documents (24IFB45, Jail Medical Supplies), the County may terminate this Contract, awarded on May 21, 2024, at any time upon thirty (30) days written notice.

Therefore, the purpose of this letter is to give you official notice that the Williamson County Commissioners Court, as the legislative and governing body for Williamson County, has decided to terminate the Contract. The Contract will terminate as of midnight on Thursday, February 27, 2025.

Williamson County would like to thank you for your assistance, cooperation, and services provided. If you would like to discuss this matter in further detail, please do not hesitate to contact me.

Sincerely,

Jacqueline C. Lentz
Assistant General Counsel
Phone: (512) 943-3824
Email: jacqueline.lentz@wilco.org

cc: Rocky Haire, 737 Manor Drive, Argyle, Texas 76226

Commissioners Court - Regular Session **53.**

Meeting Date: 01/28/2025

Opioid Grant Agreement

Submitted For: Cynthia Long **Submitted By:** Pierce Kathy, Commissioner Pct. #2

Department: Commissioner Pct. #2

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on agreement with Yellow House Foundation for recovery support group services provided through grant funds awarded to Williamson County from the Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) grant award.

Background

The Commissioners Court accepted the COSSUP grant on December 17, 2024. The grant funding will help expand evidence-based substance-use treatment and aftercare service in Williamson County for adults and adolescents experiencing or recovering from a substance-use disorder. Bluebonnet Trails Community Services will oversee the grant and connect individuals in need of substance abuse treatment and services to providers. Funding to YHF will help support 12-step recovery support groups for persons graduating from residential withdrawal management programs, to help them maintain sobriety and prevent relapse. Studies have shown recovery support groups offer support, build coping skills, and foster a sense of community to maintain sobriety. Focus on recognizing signs and potential triggers of relapse before it happens and learning strategies to avoid the use of substances is shown to help individuals maintain sobriety and avoid a relapse. This agreement is a follow-up to the approved grant award and has been reviewed by legal, contract audit, and the auditor's office.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

YHF Signed Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:21 AM
Form Started By: Pierce Kathy		Started On: 01/23/2025 10:47 AM
Final Approval Date: 01/23/2025		

AGREEMENT BETWEEN
WILLIAMSON COUNTY
AND YELLOW HOUSE FOUNDATION
12 STEP RECOVERY GROUPS

WITH FUNDING FROM:
THE BUREAU OF JUSTICE ASSISTANCE (BJA)
COMPREHENSIVE OPIOID, STIMULANT, AND SUBSTANCE USE PROGRAM (COSSUP) GRANT AWARD

This Agreement ("Agreement") is between Williamson County (the "COUNTY"), a political subdivision of the State of Texas, and Yellow House Foundation ("YHF"), a nonprofit 501(c)3 tax-exempt organization operating in the state of Texas, (collectively, the "Parties"), and shall be effective on October 1, 2024 ("Effective Date"). The Parties have reviewed this Agreement and agree to the following:

WHEREAS, the COUNTY has applied for and received a Notice of Funding Award from the federal Bureau of Justice Assistance (BJA) Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) Grant 14198183 to implement Expanding Evidence-Based Substance Use Treatment and Aftercare Services project in Williamson County, Texas; and

WHEREAS, the purpose of the awarded residential withdrawal management treatment project is to reduce overdose fatalities and promote sustained recovery from substance use among Williamson County residents; and

WHEREAS, the primary beneficiaries of the project include adults and adolescents in Williamson County who are experiencing or recovering from a substance use disorder, especially individuals who are uninsured or underinsured; and

WHEREAS, the secondary beneficiaries include their family members, employers, and the community as a whole.

THEREFORE, the Parties agree as follows:

I.
GENERAL OVERVIEW

The COUNTY has in good faith determined that this Agreement serves a public purpose. This public purpose includes, but is not limited to, the YHF's efforts to meet the additional needs and services of the community, specifically providing critical support or public interest benefits to local residents as follows:

YHF will provide access to 12 Step Recovery Groups for Williamson County residents who are uninsured/underinsured and demonstrating need of substance use recovery care.

Additional Scope of Services is set forth in Appendix A, which is attached hereto and incorporated as if copied in full.

The Program or Project Budget is set forth in Appendix B, which is attached hereto and incorporated as if copied in full.

II.
PAYMENT

The COUNTY shall make available an amount of up to **$300,000 (THREE HUNDRED THOUSAND DOLLARS)** for the three-year term of the BJA COSSUP grant award to YHF from the COUNTY's BJA COSSUP FUNDS to reimburse YHF for expenses related to eligible uses of COSSUP FUNDS as outlined in the BJA COSSUP Notice of Funding Award in accordance with the terms and conditions outlined below:

Williamson County approves and pays reimbursement requests within thirty (30) days of receipt of a complete request. Errors in the reimbursement request, including insufficient documentation, may result in payment delays. YHF is responsible for submitting a complete and accurate reimbursement request. Payment is considered made on the date postmarked.

Each reimbursement request must contain the following supporting documentation:

i. Signed Request for Reimbursement (RFR) form
ii. List with non-identifiable information that includes number of clients assisted with substance use withdrawal management
iii. General Ledger (monthly, generated from YHF's accounting system) coinciding with RFR
iv. Timesheets and Payroll Reports (monthly, generated from YHF's payroll system) if budget included personnel
v. Invoices of all other expenditures
vi. Proof of payment of all expenditures

III.
TERM/TERMINATION

This Agreement shall become effective on the Effective Date and shall continue in full force and effect until September 30, 2027 unless terminated earlier in accordance with this Agreement. If at any time YHF contract is suspended or revoked, or if YHF becomes excluded, debarred, or suspended from any federal program, this Agreement automatically terminates effective on the date of the suspension, revocation, or exclusion, and YHF must submit a final, formal statement in the manner set out above and below requesting payment.

The County may immediately terminate this Agreement, without prior notice, if YHF fails to perform any obligation found herein and the failure:

i. Creates a potential threat to health or safety: or
ii. Violated a law, ordinance, or regulation designed to protect health or safety.

Either party may terminate this Agreement without cause giving ninety (90) days written notice to the other party. Upon receipt of notice to terminate, YHF shall discontinue all services in connection with the performance of this Agreement and shall proceed to promptly cancel all existing orders and contracts insofar as such orders to contracts are chargeable to this Agreement. Any and all assets purchased under this Agreement shall transfer to the County for purposes outlined herein.

Within ninety (90) days after receipt of a notice of termination, YHF agrees to submit an invoice showing, in detail, the services performed under this Agreement up to and including the date of termination.

Force Majeure: In the event that either Party is unable to perform any of its obligation under the Agreement or to enjoy any of the benefits because of natural disaster, global pandemic, actions or decrees of governmental bodies or communication line failure not the fault of the affected party (referred to as a "Force Majeure Event"), the party who has been so affected immediately agrees to give notice to the other part and agrees to do everything possible to resume performance. Upon receipt of such notice, the Agreement is immediately suspended. If the period of nonperformance exceeds ten (10) calendar days from the receipt of notice of the Force Majeure Event, the Party whose ability to perform has not been affected may terminate the Agreement immediately by giving written notice to the other Party.

IV.
AMENDMENTS

This Contract may not be amended without a written agreement; however, YHF may move up to 10% of allocated funds within any budget category without written approval of the COUNTY, except for Equipment or Indirect Cost budget line items, if the movement is consistent with the budget in Appendix B. To move any amount over and above a cumulative total of 10% of allocated funds within any budget category, YHF must submit a written request to COUNTY and receive written approval of same.

V.
STANDARDS FOR FINANCIAL MANAGEMENT

In accordance with 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, YHF will develop, implement and maintain financial management and control systems, which include at a minimum accurate payroll, accounting and financial reporting records, cost source documentation, effective internal and budgetary controls, and determination of reasonableness, allowability and allocability of costs, and timely and appropriate audits and resolution findings.

YHF shall maintain an effective accounting system, which will:

i. Identify and record valid transactions
ii. Record transactions to the proper accounting period in which transactions occurred
iii. Describe transactions in sufficient detail to permit proper classification
iv. Maintain records that permit the tracing of funds to a level of detail that establishes that the funds have been used in compliance with contract requirements
v. Adequately identify the source and application of funds of each grant contract
vi. Generate current and accurate financial reports in accordance with contract requirements

VI.
MONITORING

YHF agrees that COUNTY will, until the expiration of the federal retention period as referenced in 2

CFR 200.334, have access to and the right to examine at reasonable times any directly pertinent books, papers, and records (hard copy, as well as computer generated data) of the sub-recipient involving transactions related to this Agreement. This right to audit also extends to any obligations assigned to any subcontracts or agreements formed between YHF and any subcontractors to the extent that those subcontracts or agreements relate to fulfillment of YHF's obligations to COUNTY under this Agreement. The YHF agrees that COUNTY will have access during normal working hours to all necessary facilities, staff, and workspace to conduct audits. The COUNTY will provide the YHF with reasonable advance notice of intended audits. The YHF must provide records within ten (10) business days or a mutually agreed upon timeline. YHF may withhold any information that it is mandated to withhold to comply with state or federal law.

VII.
ALLOWABLE COSTS

COUNTY payment to YHF does not preclude COUNTY from determining that certain costs were ineligible for reimbursement. If the COUNTY determines that a cost the COUNTY has paid is ineligible for reimbursement, the YHF will refund the ineligible amount to the COUNTY. COUNTY will determine whether costs submitted by YHF are allowable and eligible for reimbursement. If COUNTY has paid funds to YHF for unallowable or ineligible costs, COUNTY will notify YHF in writing, and YHF shall return the funds to COUNTY within thirty (30) calendar days of the date of this written notice. COUNTY may withhold all or part of any payments to YHF to offset reimbursement for any unallowable or ineligible expenditure that YHF has not refunded to COUNTY, or if required financial report(s) are not submitted by the due date(s).

VIII.
INDEPENDENT SINGLE OR PROGRAM SPECIFIC AUDIT

If YHF, within YHF's fiscal year, expends a total amount of at least SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($750,000) in federal funds awarded, YHF shall have a single audit or program-specific audit in accordance with the 2 CFR 200. The $750,000 federal threshold amount includes federal funds passed through by way of State and local agency awards.

IX.
EQUIPMENT

Any purchase of equipment must be consistent with the Uniform Guidance at 2 CFR Part 200 Subpart D. Equipment acquired under this Agreement must be used for the originally authorized purpose. Consistent with 2 CFR 200.313, any equipment acquired using federal funds shall vest in the non-Federal entity.

Procedures for managing equipment must meet the following requirements:

i. Property records must be maintained that include a description of the property, a serial number or other identification number, the source of funding for the property, name of title holder, acquisition date, cost of the property, percentage of Federal participation in the project costs for the Federal award under which the property was acquired, the location, use and condition of the property, and any ultimate disposition data including the date of disposal and sale price of the property.

ii. A physical inventory of the property must be taken, and the results reconciled with the property records at least once every two years.

iii. A control system must be developed to ensure adequate safeguards to prevent loss, damage, or theft of the property. Any loss, damage, or theft must be investigated.
iv. Adequate maintenance procedures must be developed to keep the property in good condition.
v. If the non-Federal entity is authorized or required to sell the property, proper sales procedures must be established to ensure the highest possible return.

Disposition. When original or replacement equipment acquired under this Agreement is no longer needed or in use for the project or program outlined herein, YHF must request disposition instructions from the COUNTY.

X.
LEGAL COMPLIANCE, PERFORMANCE MEASUREMENT, AND REQUIRED REPORTING

YHF shall comply with all applicable federal, state and local laws and regulations governing the expenditure of funds under this Agreement, including but not limited to additional requirements, funding award terms and conditions and compliance related to the BJA COSSUP grant award. YHF shall submit to the Williamson County Auditor's office all necessary invoicing and appropriate documentation evidencing expenditures and that said expenditures are Allowable Expenditures. Allowable Expenditures are limited to those expenditures shown in Appendix B. Additional reports and documentation may be required as requested by COUNTY in the approved format.

XI.
DEBARMENT AND SYSTEM FOR AWARD MANAGEMENT

YHF is not entitled to receive payment under this Agreement for services performed by any personnel who have been excluded, debarred, or suspended under a federal program, unless given explicit permission by the COUNTY. YHF agrees to maintain an active registration in the System for Award Management (SAM.gov)

XII.
INDEPENDENT CONTRACTORS

It is understood that any relationship created by this Agreement between the Parties shall be that of independent contractors. Under no circumstances shall either Party be deemed an employee of the other nor shall either Party act as an agent of the other Party. Any and all joint venture, joint enterprise, or partnership status is hereby expressly denied, and the Parties expressly state that they have not formed expressly or impliedly a joint venture, joint enterprise, or partnership.

XIII.
SUBCONTRACTING AUTHORITY

YHF may enter into contracts as necessary for the performance of the scope of services outlined in this Agreement. YHF agrees to act in good faith and shall comply with all applicable purchasing laws in choosing subcontractors and executing any contracts pursuant to this Agreement.

XIV.
DOCUMENTATION

YHF shall keep and maintain, for a period not less than five (5) years after the end date of this Agreement, any and all records relating to use of the BJA COSSUP award funds described herein.

XV.
FORM 1295 COMPLIANCE

YHF acknowledges and agrees that it has fully, accurately, and completely disclosed all interested parties and has acknowledged the completeness of this disclosure by filing Form 1295 "Certificate of Interested Parties" with the Texas Ethics Commission ***if required*** by Texas Government Code Section 2252.908, as amended.

XVI.
NOTICE

Any notice required or permitted to be delivered hereunder shall be deemed to have been given when personally delivered, or if mailed, seventy-two hours after deposit of the same in the United States Mail, postage prepaid, certified, or registered, return receipt requested, properly addressed to the Parties hereto at the respective addresses set forth below, or at such other addresses as they shall specify by written notice delivered to the following addresses:

County:

County Judge
710 Main Street, Suite 101
Georgetown, Texas 78628

and

County Auditor
710 Main Street, Suite 301
Georgetown, Texas 78628

YHF

Yellow House Foundation
804 Leander Drive
Leander, TX 78641

XVII.
SEVERABILITY

In case any one or more of the provisions contained in this Agreement 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 Agreement and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XVIII.
VENUE AND APPLICABLE LAW

Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XIX.
ENTIRE AGREEMENT

This Agreement represents the entire understanding between the Parties and supersedes all prior representations.

WITNESS that this Agreement shall be effective as of the date of the last party's execution below.

COUNTY:	**YHF:**
Williamson County, Texas	**Yellow House Foundation**
_____	_____
Authorized Signature	Authorized Signature
_____	Demariee Anderson
Printed Name	Printed Name
Date: _____ _____, 20___	Date: January 17, 20___
	25

APPENDIX A – Scope of Services
Yellow House Foundation
12 Step Recovery Support Groups
Funded through the BJA COSSUP Grant Award

Major activities of this investment include:

YHF will host 12 Step recovery support groups in Williamson County for persons graduating from residential withdrawal management programs, as well as others who wish to maintain their sobriety, share their experience, and ultimately offer hope to others.

- YHF will ensure recovery support groups remain available at either its temporary or future permanent location, offering a minimum of 125 meetings/month and serving an average of 3,300 people/month as evidenced by monthly reports.
- YHF will submit monthly outcome reports to the Bluebonnet Trails Community Services Project Coordinator no later than the 7th day of the month following service delivery.
- YHF will ensure recovery support groups remain available at either its temporary or future permanent location.
- YHF will submit monthly invoices to COUNTY no later than the 10th day of the month following service delivery; whereby COUNTY contributes an annual amount not to exceed $100,000 toward YHF operating expenses: rent (or future mortgage), telephone, internet, water, wastewater, electricity, trash and contracted building maintenance.

APPENDIX B – Program or Project Budget/Allowable Expenses
Yellow House Foundation
12 Step Recovery Support Groups
Funded through the BJA COSSUP Grant Award

YELLOW HOUSE FOUNDATION 12 STEP RECOVERY SUPPORT GROUPS BUDGET:

The BJA COSSUP grant funding through COUNTY supports the activities described within Appendix A, Scope of Work.

Total 3 Year Period: $300,000

Annual Award to YHF:
Year 1: $100,000
Year 2: $100,000
Year 3: $100,000

COUNTY contracts with YHF, for the following:

Description of Funded Activities	**Total Year 1**	**Total Year 2**	**Total Year 3**
12 Step Recovery Support Groups	$100,000	$100,000	$100,000
Total Funding through BJA COSSUP Award	**$100,000**	**$100,000**	**$100,000**

Commissioners Court - Regular Session **54.**

Meeting Date: 01/28/2025

LESO State Plan of Operation Agreement for County Sheriff

Submitted For: Matthew Lindemann **Submitted By:** Starla Hall, Sheriff

Department: Sheriff

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an updated State Plan of Operation (SPO) Agreement between the State of Texas and the Williamson County Sheriff's Office with respect to excess Department of Defense (DOD) personal property transferred pursuant to 10 U.S.C. 2576a.

Background

The Williamson County Sheriff's Office has been participating in this program with the Federal Government for a number of years and must provide a signed agreement to show Sheriff Matt Lindemann as the current Chief Law Enforcement Official (CLEO). The agreement promotes the efficient and expeditious transfer of property and to ensure accountability of the same. The Governor of the State of Texas has appointed the Texas Department of Public Safety to conduct management and oversight of this program. All funding and staffing will be provided by the Texas Department of Public Safety. Requested property will be used in the counter-drug, counter-terrorism, disaster-related emergency preparedness or border security activities.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

LESO Application

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:27 PM
Form Started By: Starla Hall		Started On: 01/11/2025 03:02 PM
Final Approval Date: 01/14/2025		

DEFENSE LOGISTICS AGENCY
DISPOSITION SERVICES
74 WASHINGTON AVENUE NORTH
BATTLE CREEK, MICHIGAN 49037-3092

CLEAR FORM

Law Enforcement Support Office (LESO)
Application for Participation / Authorized Screeners Letter

(This form is for State/Local Law Enforcement Agencies (LEA) only)

***Indicates Required Fields*

SECTION 1:

*Agency Name: Williamson County Sheriff's Office Originating Agency Identifier (ORI) #:(if applicable) TX2460000

*Agency Physical Address: 508 S. Rock Street *City: Georgetown

*State: TX *Zip Code: 78626 *NCIC P.O. Box or Address (if different than above i.e., terminal location)

*Phone #: (512) 943-1300 *Email: srogers@wilco.org Note: Email is needed for automated system notifications.

Agency MUST have at least 1 full-time officer to participate in the program. Indicate the number of compensated officers with arrest and apprehension authority. Part-time field MUST be filled in: N/A, 0 or - is acceptable. *Full-time: 253 *Part-time: 0

*RTD Screener - RTD Screeners MUST be employed by the aforementioned LEA. Individuals identified below may request access to act as an authorized "RTD Screener" on behalf of this Law Enforcement Agency. **Agency MUST have at least 1 RTD Screener.** Enter "XXXXX" or "N/A" into all screener fields not used.*

	*Official Title / Rank	*First Name	*Last Name	*Email	*Phone Number	POC (Aircraft/Small Arms/Vehicle)
*#1	Detective	Steven	Rogers	srogers@wilco.org	(512) 943-1932	NA
#2	Deputy	Daniel	Herold	dherold@wilco.org	(512) 943-1300	NA
#3	na	na	na			
#4						
#5						
#6						
#7						

SECTION 2:

RESERVED FOR LAW ENFORCEMENT AGENCY USE ONLY

Law Enforcement Agency/Activity - The LESO Program defines this as a Governmental agency/activity whose primary function is the enforcement of applicable Federal, State and Local laws and whose compensated Law Enforcement officers have the powers of arrest and apprehension.

* ☑ I certify that my agency meets the definition of a "Law Enforcement Agency/Activity" as described above. I certify that all information contained in this application is valid and accurate. I understand that I must provide my State Coordinator an application to update my agency participant information if the following information changes: a) Chief Law Enforcement Official (CLEO) changes, b) Agency physical address changes, c) RTD Screener additions/deletions, d) that my agency is abiding by the current version of the LESO approved State Plan of Operation (SPO) and any SPO Addendum(s) and e) that my agency has a signed copy of the SPO and any SPO Addendum(s) on file.

*(Check only one):

☑ I am signing this document as the CLEO of this law enforcement agency.

☐ In my official position or as Acting/Interim, I am authorized to sign documents on behalf of the CLEO for this agency. If checked, please provide appropriate documentation (i.e., current department policy, agency memorandum or other suitable documentation that provides such signature authority to the individual holding that official position).

By signing this application, I certify that my Agency will comply with U.S. Code 2576a for all controlled property, which states; With the authorization of the relevant local governing body or authority, that my agency has adopted publically available protocols for the appropriate use of controlled property, the supervision of such use, and the evaluation of the effectiveness of such use, including auditing and accountability policies; and that it provides annual training to relevant personnel on the maintenance, sustainment, and appropriate use of controlled property. I certify under penalty of perjury that the foregoing is true and correct. Making a false statement may result in judicial actions or prosecution under 18 USC § 1001.

Sheriff	Matt	Lindemann
*TITLE	*PRINTED FIRST NAME:	*PRINTED LAST NAME:
matt.lindemann@wilco.org	Matthew Lindemann	1-10-2025
*EMAIL	*SIGNATURE	*DATE

SECTION 3:

RESERVED FOR STATE COORDINATORS OFFICE USE ONLY

By signing this application, I certify that as the State Coordinator/State Point of Contact, I have determined that: a) the agency meets the definition of a "Law Enforcement Agency/Activity" as described in Section 2, b) that all information contained in this application is valid and accurate, c) that the LEA is abiding by the current version of the LESO approved State Plan of Operation (SPO) and any SPO Addendum(s)and d) that the LEA has a signed copy of the SPO and any SPO Addendum(s) on file.

*PRINTED NAME FIRST & LAST	*SIGNATURE	*DATE

SECTION 4:

RESERVED FOR LESO USE ONLY

NOTICE FOR DLA DISPOSITION SERVICES PERSONNEL: Regulatory guidance outlining Screener Identification and Authorization must be accomplished in accordance with DOD 4160.21-M, Volume 3, Enclosure 5, Section 3 (k). In accordance with the aforementioned reference, the LESO Program authorizes the individuals identified in Section 1 of this form to screen excess property at your facilities as authorized participants in the LESO Program. This authorized screener letter supersedes all previously issued screener letters for this Law Enforcement Agency/Activity and is valid only on or after the date signed by authorized LESO signatory. Only two individuals authorized to screen per visit; however, additional personnel may assist receiving material previously screened and approved for transfer.

*This agency is authorized to screen items via the LESO Program under authorized Agency DODAAC:

LESO Notes:

*Screener letter is valid one year from this date. Note: After one year from the LESO signatory date, the screener letter is no longer valid. LEAs may request a new screener letter through their SC/SPOC.	*SIGNATURE

Commissioners Court - Regular Session **55.**

Meeting Date: 01/28/2025

Discuss, consider, and take appropriate action on the approval of a Memorandum of Understanding between the Heroes Night Out Veterans Resource Center and Williamson County, Texas

Submitted For: Michael Hernandez **Submitted By:** Michael Hernandez, Veteran Services

Department: Veteran Services

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on the approval of a Memorandum of Understanding between the Heroes Night Out Veterans Resource Center and Williamson County, Texas.

Background

Williamson County Veteran Services Dept has an outstanding MOU seeking acceptance to establish a satellite location at the Heroes Night Out Veteran Resource Center. This would allow our department to better serve the veteran community on the west side of Williamson County that have difficulty traveling to our main location on Wilco Way.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2025 Heroes Night out MOU

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/15/2025 04:42 PM
Form Started By: Michael Hernandez		Started On: 01/15/2025 02:43 PM
Final Approval Date: 01/15/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

OFFICE SPACE LEASE AGREEMENT FOR WILLIAMSON COUNTY VETERANS SERVICE OFFICE (Heroes Night Out Veterans Resource Center)

This Office Space Lease Agreement (hereinafter "Lease") is made and entered into by and between **Heroes Night Out, Inc.** (hereinafter "Lessor"), a non-profit corporation from Cedar Park, Texas that performs civic public interest services, and **Williamson County, Texas** (hereinafter "County" or "Lessee"), a political subdivision of the State of Texas, acting herein by and through its governing body.

I.

Lease: In consideration of the mutual covenants and agreements of this lease, Lessor leases to County and Lessee leases from Lessor the exclusive right to use and occupy the following described property, referred to in this lease as the "leased property:"

That certain designated office space, consisting of a separate room and common areas comprising approximately 135 square feet of floor space, situated in Lessor's corporate office located at 1150 S. Bell Blvd, Cedar Park, Texas 78613, exclusively for office purposes and conducting the work of the Williamson County Veterans Service Office.

II.

Term: The initial term of this lease will begin on the date of the last party's execution below, and end on December 31, 2025, unless terminated sooner or extended as provided in this lease. The lease will automatically renew for a one (1) year term on January 1, 2026, and will continue to automatically renew each subsequent term unless either party desires to renegotiate the terms or to terminate the lease.

III.

Consideration: In exchange for the use of the premises, County agrees to provide certain public services benefits to assist with accomplishing the mission of Lessor, to wit: to provide outreach to the veterans that live in the Cedar Park, Leander, Liberty Hill, North Williamson County area.

The County shall have no additional costs under this program and retains its discretion on hours and times that veterans services will be provided on the premises at this location.

IV.

Permitted Use: The Lessee will use the premises only for office purposes and to provide only those services, related to the fulfillment of the stated purpose.

V.

Insurance Hazards: The Lessee may not use the premises in any manner that will endanger the premises or improvements in any way, or cause a cancellation of the fire, liability, or other insurance polices insuring the premises or improvements hereon, or cause an increase in costs or liabilities to Lessor by reason of or in connection with Lessor's ownership of the premises.

VI.

Compliance with All Laws: The Lessee agrees, in connection with this lease or any related items to the subject matter of this Lease, to comply with any and all local, state or federal requirements, including but not limited to compliance with hazardous materials regulations or laws.

VII.

Duty to Report Problems: The Lessee agrees to advise Lessor and its representative(s) of errors, mistakes, potential problems or any other problematic issue(s) coming under observation during the Lessee's occupancy of the premises in a timely and reasonable manner. Lessor agrees to address such problems in a timely manner and in good faith.

VIII.

Maintenance and Upkeep: The Lessor shall keep the premises and surrounding area free from accumulation of rubbish caused by operations. Restrooms, hallways, lobbies, parking lots, walkways, and all other common areas are for joint use of all tenants. The Lessee and its agents and/or employees and invitees shall use the common areas in a reasonable manner and shall cooperate with all other tenants and/or Lessor in keeping the building cleans and safe.

IX.

No Agency Relationship & Indemnification: It is understood and agreed that Lessee shall not in any sense be considered a partner or joint venturer with Lessor, nor shall Lessor in any manner hold itself out as an agent or official representative of Williamson County. Lessor shall be considered an independent entity for the purpose of this Lease and shall in no manner incur any expense or liability on behalf of County. 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 Lessor or failure to act. Lessor agrees to indemnify, hold harmless, and defend County against any claim, demand, loss, injury, damages, action, or liability of any kind against County resulting from any services Lessee performs related to its occupancy under this lease.

X.

Utility Services by Landlord: Lessor will furnish the premises with customary and necessaiy utilities, including electric and water services.

XI.

No Alterations: The Lessee shall not make any alterations, additions, or improvements without express written consent.

XII.

Inspections: Lessor reserves the right to inspect the premises at its sole discretion.

XIII.

Venue and Applicable Law: Venue of this Lease shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XIV.

No Assignment: Lessee may not assign this Lease.

XV.

Severability: In case any one or more of the provisions contained in this Lease 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 Lease and this Lease shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XVI.

Confidentiality: The Parties expressly agree that they will not use any incidental confidential information they may obtain while being in an office building utilized by a governmental entity for their own benefit, and agree that they will not enter unauthorized areas or access confidential information and they will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVII.

Termination: This agreement 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 to the nonterminating party.

XVIII.

Signature for The County: The presiding officer of Williamson County's governing body who is authorized to execute this instrument by order duly recorded may execute this Lease on behalf of County.

IN WITNESS WHEREOF, the parties have duly executed and delivered this Lease to be effective as of the date of the last party's execution hereinbelow.

WILLIAMSON COUNTY, TEXAS:

By: _____

Capacity: As presiding officer of the Williamson County Commissioners Court

Date: _____ _____, 20___

HEROES NIGHT OUT, INC.:

By: _____

Capacity: Executive Director - HNO

Date: December 19, 2024

Commissioners Court - Regular Session **56.**

Meeting Date: 01/28/2025

Accept donation by Veteran Services

Submitted For: Michael Hernandez **Submitted By:** Misty Cordero-Pierce, Veteran Services

Department: Veteran Services

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenue for Veteran Services Donations.

Background

Donation by Commissioner Cook to help prepare for Veteran Services' fundraiser.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.367400	Donations	1000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:14 PM
Form Started By: Misty Cordero-Pierce		Started On: 01/14/2025 01:44 PM
Final Approval Date: 01/14/2025		

Commissioners Court - Regular Session **57.**

Meeting Date: 01/28/2025

Accept donations by Veteran Services

Submitted For: Michael Hernandez **Submitted By:** Misty Cordero-Pierce, Veteran Services

Department: Veteran Services

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for Veteran Services donations.

Background

Donation received by Commissioner Cook for Veteran Services' funderaiser.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0405.003670	Donations	1000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:14 PM
Vereran Services (Originator)	Misty Cordero-Pierce	01/14/2025 02:24 PM
Form Started By: Misty Cordero-Pierce		Started On: 01/14/2025 01:51 PM
Final Approval Date: 01/14/2025		

Commissioners Court - Regular Session **58.**

Meeting Date: 01/28/2025

Park Donations BA Rev 01-28-25

Submitted For: Ganae Hempe **Submitted By:** Ganae Hempe, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional revenues to the General Fund for Park Donations.

Background

This is for donation collections for October 01, 2024 through December 30, 2024, in the amount of $169.15. Fiscal Year 2025 donations include $169.15 in general donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.367403	Park Donations	169.15

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/15/2025 04:36 PM
Form Started By: Ganae Hempe		Started On: 01/14/2025 06:13 PM
Final Approval Date: 01/15/2025		

Commissioners Court - Regular Session **59.**

Meeting Date: 01/28/2025

Park Donations BA Exp 01-28-25

Submitted For: Ganae Hempe **Submitted By:** Ganae Hempe, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to acknowledge additional expenditures for Park Donations.

Background

This is for donation collections for October 01, 2024 through December 30, 2024. Fiscal year 2025 donations include $169.15 in general donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0510.003670	Use of Donations	169.15

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/15/2025 04:39 PM
Form Started By: Ganae Hempe		Started On: 01/14/2025 06:18 PM
Final Approval Date: 01/15/2025		

Commissioners Court - Regular Session **60.**

Meeting Date: 01/28/2025

Budget Amendment General Fund Revenue

Submitted For: Julie Kiley **Submitted By:** Julie Kiley, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment to the General Fund Revenue.

Background

This budget amendment is to recognize Insurance Reimbursement from a contractor for the roof at the Justice Center. The funds are being allocated to the appropriate expenditure line items to cover the repairs and other damages along with the agreed settlement.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.364100	Insurance Reimbursements	$551,943.87

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/22/2025 10:49 AM
Form Started By: Julie Kiley		Started On: 01/21/2025 07:38 AM
Final Approval Date: 01/22/2025		

Commissioners Court - Regular Session **61.**

Meeting Date: 01/28/2025

Budget Amendment to Non Departmental and Facilities

Submitted For: Julie Kiley **Submitted By:** Julie Kiley, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an order declaring an emergency and a grave necessity due to unforeseeable circumstances and approve a budget amendment for Non-Departmental and Facilities Department in the General Fund.

Background

This budget amendment is to recognize Insurance Reimbursement from a contractor for the roof at the Justice Center. The funds are being allocated to the appropriate expenditure line items to cover the repairs and other damages along with the agreed settlement.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0409.000777	Transfer to Capital Projects	$500,527.66
	0100.0409.004998	Contingencies	$35,913.21
	0100.0509.004510	Facility Repairs	$15,503.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/22/2025 10:50 AM
Form Started By: Julie Kiley		Started On: 01/21/2025 07:43 AM
Final Approval Date: 01/22/2025		

Commissioners Court - Regular Session **62.**

Meeting Date: 01/28/2025

CDBG Jarrell Waterline FY21 Substantial Amendment

Submitted By: Sally Bardwell, HUD Grants

Department: HUD Grants

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss and take appropriate action on the proposed amendment to the FY21 Community Development Block Grant (CDBG) Action Plan project allocation.

Background

Jarrell has requested a partial reallocation of FY21 Jarrell Waterline Project funds in the amount of $196,631.90. The original project was completed under budget. The funds would be reallocated to the next phase of the waterline project in Jarrell. Original and updated project descriptions are included in the attachment.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Jarrell FY21 Substantial Amendment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:24 AM
Form Started By: Sally Bardwell		Started On: 01/23/2025 11:04 AM
Final Approval Date: 01/23/2025		

Jarrell FY21 Action Plan Substantial Amendment

Proposed changes are outlined below:

Original Allocation and Project Description FY2021:

Jarrell Waterline Project FY21 $467,000
Installation of 3,000 linear feet of 16" water line including valves, fittings and fire hydrants. Work to be completed on 1st Street, between Avenue A and CR 305 in Jarrell TX.

Project is complete. Remaining funds in the amount of $196,631.90, to be reallocated to Jarrell Waterline FY22.

Updated Allocation and Project Description:

Jarrell Waterline Project FY22 $196,631.90
Constructing a new, 2,700 foot long water line along County Road 305. The new 12-inch waterline will include gate valves, fittings, fire hydrants, and asphalt/concrete replacement as needed in Jarrell TX.

Meeting Date: 01/28/2025

Approval of Service and Purchase Contract for Installation and Equipment for Wi-Fi Modules with Dell Technologies fo Information Services

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service and Purchase Contract #2025115 between Williamson County and Dell Technologies for hardware, installation, and Wi-Fi maintenance in the amount of $438,265.00 and authorizing the execution of the service contract pursuant to DIR-TSO-3763.

Background

This Service and Purchase Contract includes hardware, installation, and maintenance services for Wi-Fi in and outside the Expo Center and the City of Taylor ball fields. The vendor will manage the connections and provide customer service as outlined in the attached document. The project is planned and budgeted from ARPA interest, FY25. Funding source is Grant 501P Broadband project (Public Wi-Fi). Origination #1905. The department point of contract is Richard Semple. The vendor is publicly traded. Therefore, a 1295 form is not needed.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Contract

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 08:54 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 09:02 AM
Form Started By: Barbi Hageman		Started On: 01/22/2025 12:45 PM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
Dell Marketing L.P.
(Quote No. 3000183943039.1)

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 **Dell Marketing L.P.** (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 **Quote No. 3000183943039.1** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote 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 Quote 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 or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before 90 days after the date of the last party's execution of this Contract. This date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

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 Four Hundred Thirty-Eight Thousand, Two Hundred Sixty-Five Dollars ($438,265.00). 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.

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.

XIII.

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 Quote and Statement of Work 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. The cooperative purchasing contract (DIR-TSO-3763);
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.

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:

Dell Marketing L.P.
Name of Service Provider

Katherine Castillo
Authorized Signature

Katherine Castillo- Paralegal Advisor
Printed Name

Date: January 17, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 17 2025 Time: 2:50 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 17 2025 Time: 12:43 pm

EXHIBIT A

Your Quote is ready.

Your personalized Quote is now available for purchase.

Complete your order through our secure online checkout before your Quote expires.

Order Now

Quote Name:	**Public Wi-Fi Expo Center**	Sales Rep	Ben Bernfeld
Quote No.	[redacted]	Phone	1(800) 4563355, 6180359
Total	**$438,265.00**	Email	Ben_Bernfeld@Dell.com
Customer #	[redacted]	**Billing To**	TAMMY MCCULLEY
Quoted On	Dec. 05, 2024		WILLIAMSON COUNTY ITS
Expires by	Jan. 04, 2025		301 SE INNER LOOP STE 105
Contract Code	[redacted]		GEORGETOWN, TX 78626-8207
Customer Agreement #	TX DIR-TSO-3763		
Deal ID	26555373		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Ben Bernfeld

Shipping Group

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

Product	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	**$12,820.50**	**34**	**$435,897.00**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	**$1,282.05**	**1**	**$1,282.05**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	**$128.20**	**8**	**$1,025.60**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	**$12.82**	**4**	**$51.28**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	$1.28	6	$7.68
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	$0.12	9	$1.08
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	$0.01	9	$0.09
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	$0.22	1	$0.22

Subtotal:	$438,265.00
Shipping:	$0.00
Non-Taxable Amount:	$438,265.00
Taxable Amount:	$0.00
Estimated Tax:	$0.00
Total:	$438,265.00



Shipping Group Details

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	**$12,820.50**	**34**	**$435,897.00**

Estimated delivery if purchased today:
Dec. 12, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	882-7138	-	34	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	**$1,282.05**	**1**	**$1,282.05**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	882-7137	-	1	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	**$128.20**	**8**	**$1,025.60**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	882-7136	-	8	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	**$12.82**	**4**	**$51.28**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	882-7135	-	4	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	**$1.28**	**6**	**$7.68**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	882-7134	-	6	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	**$0.12**	**9**	**$1.08**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	882-7133	-	9	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	**$0.01**	**9**	**$0.09**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	882-7131	-	9	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	**$0.22**	**1**	**$0.22**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	882-7132	-	1	-

Subtotal:	**$438,265.00**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$438,265.00**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

STATEMENT OF WORK (SOW)

Expo Center Indoor WIFI Services

Prepared For:
WILLIAMSON COUNTY, TEXAS ("Customer")
WILLIAMSON COUNTY, TEXAS

Prepared By:
Dell Marketing L.P. ("DT Services")
One Dell Way, Round Rock TX 78682, United States

SR # 001006367
MyDeal ID: 820196
SFDC Deal ID: 26555373

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1 INTRODUCTION

"DT Services"	**Dell Marketing L.P.**
"**DT Services Address**"	One Dell Way, Round Rock TX 78682, United States
"**Customer**"	WILLIAMSON COUNTY, TEXAS
"**Customer Address**"	710 Main Street, Georgetown, TX 78626
"**SOW**"	**This Statement of Work.**
"**Services**"	**The services as described in this SOW.**
"**Agreement**"	The Services provided under this SOW are governed by and subject to the terms and conditions in the Agreement (including Appendix D for Services) that exists between Dell Marketing, L.P. (Dell) and the Texas Department of Information Resources (the "DIR Agreement", DIR-TSO-3763 -- Dell Contract Code 75AHH -- effective January 10, 2018), under such DIR Agreement Customer has elected to participate as an eligible public entity. The DIR Agreement is publicly available at the following DIR webpage: https://dir.texas.gov/contracts/dir-tso-3763 The parties acknowledge having read and agreeing to be bound by the DIR Agreement.
"**Effective Date**"	The date of the last signature below.
"**Term**"	The term of this SOW will begin on the date of the last signature to the SOW ("Effective Date") and, unless terminated in accordance with this SOW or the Agreement, expires on the date that DT Services completes the provision of Services in accordance with this SOW.
"**Deliverables**"	Any reports, time sheets, analyses, scripts, code or other work results which have been delivered by DT Services to Customer within the framework of fulfilling obligations under the SOW. All Deliverables provided under this SOW will be written in English and in the DT Services standard document format, unless otherwise mutually agreed.
"Primary Work Site"	5350 Bill Pickett Trail Taylor TX 76574
"**Reference Number(s)**"	SR # 001006367 MyDeal ID: 820196

The terms "**DT Services**", "**DT Services Address**", "**Customer**", "**Customer Address**", "**SOW**", "**Services**", "**Agreement**", "**Effective Date**", "**Term**" and "**Deliverables**" have the meanings indicated above. Capitalized terms used herein but not otherwise defined will have the meanings ascribed to such terms in the Agreement. To the extent that this SOW conflicts with the Agreement, the terms and conditions of this SOW shall control. Prevailing terms will be construed as narrowly as possible to resolve the conflict while preserving as much of the non-conflicting terms as possible, including preserving non-conflicting provisions within the same paragraph, section or sub-section.

The following appendices are attached hereto and incorporated by reference:

- Appendix A – Supported Sites
- Appendix B – Legal Terms and Conditions
- Appendix C – Service Level Objectives - Provided By Smart WAVE

Version Control

Date	Version	Description	Completed By
11-27-2024	1.0	Original SOW	Hector Moreno

2 SUMMARY OF SERVICE

- Expo Center Indoor/Outdoor WIFI Services

The objective of the Services is to provide two (2) onsite/remote resource(s) to assist customer with deployment and configuration of indoor / outdoor wireless devices for the Customer's Expo Center.

3 ENGAGEMENT DETAILS

In connection with this SOW, DT Services will perform the Services as specifically described herein.

3.1 Scope of Services

DT Services will perform the following Services under this SOW:

3.1.1 Details and Provider Responsibilities

3.1.1.1 Project Kick-off: (Remote)

- Conference call with Williamson County/Georgetown. to obtain site-specific information, set expectations, etc.
- Customer will provide configuration information for any existing infrastructure as needed to prepare for services, prior to engineer onsite arrival.
- Review scope of work, discuss project objectives and expectations.
- Customer will provide configuration information for any existing infrastructure as needed to prepare for services, prior to engineer onsite configuration.
- Customer to inventory all pre-configured equipment and confirm receipt at least one week prior to engineer onsite arrival.

3.1.1.2 Project Execution: (Onsite)

a. Provider will install 3 PTMP links, and a combination of 35 AP indoor/outdoor Radios - Preconfigured), and 11 POE switches (2 in MDF, one per closet in 4 in Expo Arena)
b. Price assumes free and clear access to radio install locations
c. Price assumes no additional materials are required
d. Price includes travel time and expenses
e. Provider will retain ownership of the equipment until payment is made in full
f. Price assumes clear line of sight
g. Price includes configuration, installation, and post installation testing
h. Price assumes POE for power to radios and Cat6 cable lengths are less than 300ft
i. Price includes installation of 39 indoor/outdoor grade Cat6 shielded cables with shielded RJ45 connectors and 4 fiber circuits to feed Arena Switching. Conduit will be used where applicable.
j. Price includes grounding to existing ground source and installation of surge protection
k. Price includes installation of 3 non-penetrating sled mounts or wall mast mounts
l. Price includes a $20,000 electrical remediation budget for circuits needed in Arena Area for 4 switches. Placement is TBD.

m. Price includes 5 Year post installation support. Exceptions - Mimosa carries a 2-year hardware warranty and Inscape LPS switching carries a 3-year hardware warranty. Ruckus switching includes a 3-year replacement and Limited Lifetime warranty
n. Maintenance and Support Services (5 Year Support) Refer to Appendix C for Additional Details
    i. Cloud Hosting and Management: Provisioning and management of Ruckus licensing, trouble ticketing system, Analytics, and associated reporting tools within a cloud environment.
    ii. Continuous Network Monitoring: Continuous monitoring of network infrastructure, including Access Points, PTP Links, and Ruckus switching, ensuring 24/7 surveillance and timely alerting of any anomalies or potential issues.
    iii. Network Optimization: Proactive optimization of the network infrastructure as required to enhance performance, reliability, and efficiency.
    iv. Automated Reporting: Automated generation and distribution of reports detailing outages, ticket resolutions, and other key performance metrics to stakeholders, ensuring transparency and accountability.
    v. Remote Equipment Upgrades: Remote execution of firmware and software upgrades on covered equipment and radios to maintain security, performance, and feature enhancements.
    vi. Onsite Technician Dispatch: Coordination and dispatch of onsite technicians as necessary for troubleshooting, maintenance, or hardware replacement to address critical issues promptly and effectively.
    vii. This Statement of Work outlines the comprehensive suite of NOC services to be provided, ensuring the optimal performance, reliability, and security of the network infrastructure.

3.1.1.3 Knowledge Transfer: (Onsite)

- Provider will perform up to four (4 contiguous hours of knowledge transfer for the Customer.
- Knowledge transfer to include the following:
    a. Remediation of Maintenance Issues
    b. Device Management

3.1.1.4 Project Handoff/Closure: (Remote)

- Project closeout call
- Customer signs project Customer Acceptance Form (CAF)

3.1.2 Project Management

The DT Services' Global Project Management Methodology (DTPM2) will be used as the project management approach and framework for this project. DT Services will assign a Single Point of Contact ("**SPOC**") to manage the delivery of this engagement.

The responsibilities of the SPOC will include:

- A delivery schedule/plan plus determine the engagement process and schedule.
- Appropriate project management, control and governance activities for the project (e.g. progress reporting, governance meetings and communications management).

3.2 Project Timeline

DT Services anticipates the Services will be limited to 60 contiguous business days. The actual schedule will be developed and agreed upon following project initialization. The actual schedule may change as the project progresses. Any changes will be managed in accordance with the Change Management Process described below.

3.3 Services Out of Scope

For the avoidance of doubt, the parties acknowledge that the following activities are not included in the scope of this SOW.

1. Any services, tasks or activities other than those specifically noted in this SOW.
2. The development of any intellectual property created solely and specifically for the Customer under this SOW.
3. Any post-delivery support to the Deliverables produced.
4. Provider is not responsible for conflicts with existing software or network permissions conflicts, as configured by customer network and active directory.
5. Any post-delivery support to the Deliverables produced. (the 5 year post delivery support will be a direct contract between Williamson County and Smartwave. See Appendix C for more details
6. Configuration or changes to the customer's existing network or infrastructure.
7. Construction or other structural changes to the customer's existing infrastructure or buildings.
8. Electrical and Conduit Work: Electrical work, conduit installation, and related permitting are not included in this project.
9. Structural Analysis: The project does not involve structural analysis or modifications.

The terms of this SOW do not confer on the Customer any warranties which are in addition to the warranties provided under the terms of the Agreement. The Customer may be able to purchase out of scope services at an additional charge and, upon request by Customer, DT Services will provide a proposal for such out of scope services, pursuant to the Change Management Process described below.

3.4 Assumptions

DT Services has made the following specific assumptions while specifying the Services detailed in this SOW:

1. Provider agrees not to commence delivery of these Services with the Customer until such time that the SOW and Dell PO are fully executed with Services coordinated by the DT Services Contact.
2. Upon completion of fully executed SOW and PO, a DT Services Project Administrator / Resource Coordinator will contact you to begin Services scheduling. Any additional and/or conflicting terms and conditions stated on the PO shall be void and have no effect on this SOW.
3. Provider will communicate any time off requests to the DT Services Project Administrator / Resource Coordinator and is subject to approval by DT Services and Customer
4. In the event of a customer escalation resulting from the Partner's failure to complete the project deliverables, except where DT Services has failed to fulfill their service delivery responsibilities, Partner agrees to own all mitigation activities and costs associated with completion of the in-scope deliverables.
5. Upon completion of a SOW (Statement of work) Provider and Customer will agree on firm and fixed dates for the work to begin, all work scheduled will require a minimum of two (2) week lead time. Both parties will use best reasonable efforts to inform the other party at least two (2) weeks before requesting changes to dates for onsite/remote work.
6. For this project, Provider will perform all of the work remotely. Remote access to Infrastructure will be needed.
7. It is assumed that travel is not part of this statement of work, if travel is required, it will require a change order according to section 6 of this SOW.
8. Provider assumes that the Customer environment is free from viruses, worms or other malicious software and is working properly according to generally accepted industry standards in all respects.

9. Delays caused by the Customer that prevent Provider from performing Services as scheduled may result in additional charges. Provider will notify DT Services of delays that prevent the service from being performed. Customer shall provide a purchase order (with a purchase order number) for the price or charges for Services either upfront or as agreed to as specified in this Agreement.
10. Both parties acknowledge that unforeseen events may occasionally occur in the normal course of business, potentially leading to delays in the Customer's timely participation in the services engagement described herein.
11. If the Customer experiences project delays exceeding a cumulative total of ten (10) business days or more than five (5) business days in a single instance, the Provider reserves the right to temporarily suspend the provision of Services and reassign Provider personnel.
12. The Customer is required to provide a written Notice of Re-Engagement certifying their renewed availability to participate in the project within the required timeframe.
13. During the suspension period, the Provider retains the right to invoice the Customer for weekly Project Management hours to compensate for incurred costs resulting from the delay. Billing will include Consulting/Engineering hours consumed up until the project suspension.
14. Once the Customer provides the Notice of Re-Engagement, the Provider will resume the provision of Services and allocate resources accordingly.
15. The Provider's right to charge for Project Management hours during the suspension period is intended to mitigate the impact of the delay and ensure that necessary project oversight and coordination can continue.
16. Any exceptions or modifications to these assumptions must be agreed upon in writing by both parties and documented in an addendum to the Agreement.
17. If the Customer makes any changes to the scope of work during or after the work begins under the SOW, additional charges and/or schedule changes may apply.
18. The Parties agree it is important to ensure the health and well-being of each Party’s employees, customers, and vendors, as well as continuous service delivery in connection with this SOW, and the Parties acknowledge it is important to take precautions against the outbreak and spread of the Coronavirus (COVID-19). The Parties acknowledge and agree that no Party (including any of a Party’s employees, subcontractors, representatives, or agents) will be required to undertake any travel in connection with this SOW, if such travel conflicts with the travel advice of local or national authorities, the Centers for Disease Control and Prevention, or the World Health Organization, as determined in DT Services sole discretion.
19. Due to outdoor services, assume that weather conditions will be conducive to onsite work and that adverse weather will not significantly impact the project schedule. Severe weather conditions can lead to delays in outdoor installations.
20. Provider team will have uninterrupted access to the installation sites as needed. Delays due to restricted access may affect the project timeline and may require coordination with site management.
21. Locations selected for radio installations have a clear line of sight, as specified. Obstructions or physical limitations that hinder the line of sight may require adjustments to the project plan.
22. Existing network infrastructure, where applicable, is in good working order and can support the new installations. Any issues with the existing network may require additional troubleshooting or configuration adjustments.

3.5 Customer Responsibilities

Customer will provide reasonable and timely cooperation to DT Services in its performance of the Services. If the Customer fails to fulfill one or more of the following responsibilities, DT Services will be relieved of any schedule, milestone, or financial commitments associated with the Services. Customer agrees to the following specific responsibilities:

1. Promptly notifying DT Services in writing of: a) any changes Customer makes to its information technology environment that may impact DT Services' delivery of the Services; or b) business, organizational, security and technical issues that may have an impact on the performance and delivery of the Services. The Change Management Process will control any changes to the SOW following the notice.
2. Provide DT Services with any required consents necessary to perform the Services.
3. Maintain a current version of an anti-virus application continuously running on any system to which DT Services is given access and will scan all Deliverables and the media on which they are delivered. Customer will take reasonable back-up measures and, in particular, will provide for a daily back-up process and back-up the relevant data, software and programs before DT Services performs any works on Customers production systems.
4. Developing or providing documentation, material and assistance to DT Services.
5. Unless this SOW specifically requires DT Services to provide a software license, Customer is responsible for any and all software licensing requirements. Unless otherwise directed by Customer in writing during the installation process, DT Services will "accept" on Customer's behalf any and all electronic agreements provided with the installed hardware and/or software, including without limitation licenses, terms of sale, and other terms and conditions. Customer agrees that its purchase, license, and/or use of any hardware or software installed by DT Services under this SOW shall be subject to and governed by such electronic agreements to the same degree as if Customer had itself accepted the electronic agreements.
6. Ensuring the DT Services personnel have: reasonable and timely access to the project site, software, hardware, and the internet; a safe working environment that is compliant with all local legal safety requirements; adequate office space; parking; and remote access as required. Facilities and power must meet DT Services' requirements for the products and Services purchased.
7. Prior to the start of this SOW, indicating to DT Services in writing a person to be the single point of contact to ensure that all tasks can be completed within the specified time period (the "**Customer Contact**"). All Services communications will be addressed to the Customer Contact.
8. Customer Contact will have the authority to act for Customer in all aspects of the Services including bringing issues to the attention of the appropriate persons within Customer's organisation and resolving conflicting requirements. Customer Contact will ensure attendance by key Customer personnel at Customer meetings and Deliverable presentations. Customer Contact will ensure that any communication between Customer and DT Services are made through the SPOC. Customer Contact will obtain and provide project requirements, information, data, decisions and approvals within one working day of the request, unless both parties agree to a different response time.
9. Providing technical points-of-contact, who have a working knowledge of the information technology components to be considered during the Services and have the authority to make business decisions ("**Technical Contacts**"). DT Services may request that meetings be scheduled with Technical Contacts.
10. Making appropriate service outage windows available for DT Services as needed.
11. The physical and network security of Customer environment.
12. Providing all documentation on DT Services standard templates unless both parties agree otherwise
13. Customer has purchased licensing for software being installed and maintains applicable support agreements.
14. The Customer will provide all licenses, hardware, operating systems, and software required to complete the project and ensure that all hardware that is part of the engagement (to include any hardware and software being replaced) is covered by maintenance and warranty agreements.
15. Customer will provide all applicable usernames and passwords.
16. Customer will designate primary point(s) of contact to ensure that communications between Provider and the customer are timely and effective.

17. The Customer will provide timely response to information requests to ensure all projects maintain an acceptable completion timetable.
18. The Customer will provide a primary contact that will be responsible for all formal and informal communications regarding the content and format of the proposed system.
19. The Customer will provide effective access to the systems support staff and process/system subject matter experts to ensure that data required to complete the project is readily available.
20. The Customer will make the required personnel available for the meetings and reviews required to maintain an acceptable completion timetable.
21. The Customer is responsible for providing all relevant company policies prior to implementation.
22. The Customer will be responsible for the accuracy of the information provided to the Provider consultants.
23. The Customer will provide the appropriate access to offices, systems, and information required by the Provider consultants to complete the project.
24. The customer is responsible for providing all necessary network configuration information for existing infrastructure as requested by the service provider to prepare for project services.
25. The customer is responsible for providing free and clear access to radio installation locations, ensuring that the project team can reach these locations without hindrance.
26. The customer is responsible for providing Power over Ethernet (POE) for power to radios, as well as ensuring that Cat6 cable lengths are less than 300ft and meet the project's requirements.
27. The customer is responsible for obtaining any necessary permits and ensuring that the project complies with all local regulations and standards related to equipment installation and wireless communication.
28. The customer is responsible to provide a clear line of sight between device locations selected for radio installations.

3.6 Service Hours

DT Services will perform the Services during a time mutually agreed upon by DT Services and Customer in writing as part of the operational documentation related to the Services.

3.7 Deliverables

The following is a list of tangible material provided as part of the Services performed by DT Services for Customer under this SOW. All Deliverables provided under this SOW will be written in English. If none are listed below, no deliverables will be provided as part of the Services. The following is a list of tangible material provided as part of the Services performed by Provider for Customer under this SOW.

1. As-Built Documents

4 COMPLETION AND ACCEPTANCE

Upon completion of a Deliverable, DT Services will submit the Deliverable to Customer accompanied by an acceptance form provided by DT Services. The completion and acceptance process for this engagement consists of the following:

- Customer will review each Deliverable within five (5) business days (the "**Acceptance Period**") to determine whether each Deliverable satisfies the acceptance criteria in all material respects.
- If the Deliverable satisfies its acceptance criteria in all material respects, Customer will furnish a written acceptance confirmation to DT Services via the acceptance form prior to the end of the Acceptance Period.

- For a Deliverable that is not accepted due to a non-conformity or defect, Customer will indicate the detailed reasons for such rejection on the acceptance form and return the acceptance form together with the associated rejected Deliverable to DT Services (a "**Rejection Notice**") within the Acceptance Period.
    a. Upon receipt of a Rejection Notice, DT Services will promptly correct any defects or non-conformities to the extent required so that each Deliverable satisfies the requirements of this SOW and its acceptance criteria in all material respects.
    b. Thereafter, DT Services will resubmit a modified Deliverable to Customer, accompanied by the acceptance form and the process set forth above will be repeated. However, Customer will limit its review of each resubmitted Deliverable to determining whether DT Services has corrected the defects or non-conformities identified in the Rejection Notice.
    c. If Customer fails to provide DT Services with the above described Rejection Notice prior to the end of the applicable Acceptance Period, then the corresponding Deliverable is deemed accepted.
    d. If Customer provides a Rejection Notice after the first resubmission of the Deliverable, DT Services may terminate this SOW.

Acceptance of the Services and any materials provided hereunder will occur upon the completion of the applicable portion of the Services.

5 PRICING

This section describes the methodology for calculating the charges for the Services provided under this SOW. Customer hereby agrees to pay such charges in accordance with the invoicing and payment terms of the Agreement and as further supplemented within this SOW. Except as otherwise mutually agreed to by Customer and DT Services, the total amount to be noted on the purchase order provided to DT Services for this SOW is: **$438,265.00**. If this SOW includes estimates, invoices will be based on actual usage or expenses incurred. Charges shall be as follows:

DT Services will invoice Customer upon Customer signature of the SOW the following one-time charge:

One-Time Charge: **$438,265.00**

5.1 Pricing Breakdown by Category

Pricing Breakdown	
Materials/Equipment	$125,690.92
Professional Svcs	$109,978.10
Support - 5 years	$99,444.78
Cable Installation	$94,651.20
Project Manager	$ 8,500.00
Grand Total	**$438,265.00**

5.2 Estimate Revisions

Should DT Services' price estimate change because of a deviation in any assumption, engagement dependency, scope specification, or other provision of this SOW for which a change order as described in the Change Management Process section of this SOW does not already apply, DT Services will notify Customer and discuss any next steps. This may necessitate invoking the Change Management Process.

5.3 Expenses

Expenses are included in the charges under this SOW. Unless the scope or the list of supported sites change, pursuant to the Change Management Process, DT Services will not charge any additional expenses in connection with delivering the Services without the express written consent of Customer. Additional expenses could include Service-related expenses such as actual, reasonable, and necessary travel and living expenses.

5.4 Additional Pricing Terms

1. DT Services will exclusively use the Primary Work Site address listed in this SOW for any required taxation purposes.
2. The terms of this SOW shall be valid for thirty (30) calendar days following submission of the final version of this SOW to Customer. In the event this SOW is executed by Customer and returned to DT Services after such thirty (30) day period, DT Services may: (i) accept the SOW on the stated terms; or (ii) reject the SOW and provide Customer with a revised SOW setting forth any necessary updates to the terms of the previous SOW.
3. The price for the Services is based on Customer's environment as disclosed to DT Services and on the basis that the information supplied is accurate and complete. If the assumptions and parameters used to develop the SOW are found to be incorrect or have changed, the Customer will notify DT Services in writing within five (5) business days. The parties agree to pursue resolution through the Change Management Process. If the parties fail to reach an agreement with respect to such incorrect assumptions or parameters, DT Services may terminate this SOW with notice to Customer.
4. Any timescales or plans presented in this document assume that Customer provides any required information and fulfils its other obligations as described in this SOW in a timely manner. If Customer fails to meet its obligations as set forth in this SOW, DT Services may adjust the timeline or costs with notice to Customer to address such delays or failure to meet obligations.
5. If any of the volumetric assumptions used in this SOW, including, time on task, locations, service consumption, and/or configuration factors, relied upon by DT Services vary by +/- five (5%) percent, DT Services has the right to adjust the pricing to reflect such changes.
6. All prices are in USD and are exclusive of all applicable taxes.
7. During the delivery of the Services, if Customer requires changes to a scheduled DT Services activity, as defined by prior agreement or as documented in the agreed DT Services delivery schedule/plan, with less than <five (5)> business days' notice to DT Services in writing, additional charges will apply where DT Services are unable to re-assign people associated with that activity. The Change Management Process will be used to determine the impact, if any, and any related price adjustments. If the parties don't reach an agreement on a new schedule within <three (3) months>, Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the cancellation.
8. Both parties will mutually agree upon a service commencement date. If Customer requires changes to the service commencement date with less than ten (10) business days' notice to DT Services, additional charges may apply.
9. In the event the Term of this SOW extends beyond one (1) year, DT Services reserves the right to revisit the pricing on each anniversary of the Effective Date. Any changes to the pricing will be managed in accordance with the Change Management Process.
10. Schedule delays outside of DT Services' control, shall be billed at the current time and material rates plus travel and living expenses as described above. Any additional costs incurred by Customer as a result of delays shall be the sole responsibility of the Customer.

6 CHANGE MANAGEMENT PROCESS

To ensure the success of this engagement, it is critical that Customer and DT Services have a clear understanding of engagement expectations. The parties will utilize the approach outlined below (the "**Change Management Process**") for managing changes to the SOW. Customer or DT Services may propose changes to the Services under this SOW, including Deliverables, scope or any other aspect of the engagement. The Change Management Process for this engagement consists of the following:

- **Change Initiation** – All proposed changes will be forwarded to, or originated by, the SPOC and documented. A copy of the proposed change request will be forwarded to the Customer Contact. Change requests will be documented using the Change Request Form
- **Change Validation** – DT Services will examine the proposed change and may discuss the change request with the Customer Contact to clarify the details of the request.
- **Change Analysis and Impact Analysis** – DT Services will analyze the change request and make modifications to the Change Request Form as necessary.
- **Change Implementation** – If the change request is approved, the change will be noted as "Approved" and will be incorporated into the SOW and managed for progress. If the change is not approved, the change will be noted as "Rejected" and DT Services will continue to perform without regard to the proposed change to the extent practically possible.

The receiving party will review the proposed Change Request Form and will: (i) approve it, (ii) agree to further investigation, or (iii) reject it. Neither Customer nor DT Services will unreasonably withhold or delay its agreement to any proposed change. DT Services will define the change in scope, effort, timeline, and additional cost impact **within ten (10) business days** and provide this to Customer Contact for review and sign off. If more than 10 business days are needed, the estimated time to provide the change request will be communicated by the SPOC to the Customer Contact. Changes agreed upon pursuant to the Change Management Process will not be effective until mutually executed by a duly authorized representative of both parties. In addition, DT Services shall be relieved of any performance, schedule, milestone, or financial commitments associated with Services affected by Customer's non-compliance with Customer responsibilities or other obligations under this SOW or in the event of any deviation from any assumption, constraint, dependency or engagement scope specification contained in this SOW until an appropriate written change order or other amendment to this SOW addressing the foregoing is approved and signed by the Customer and DT Services.

7 OTHER PROVISIONS

The Services, including any Deliverables, are subject to the following:

1. DT Services may use affiliates and subcontractors to perform the Services.
2. DT Services may perform all or part of the Services off-site at a DT Services location or other location.
3. The Services may be performed outside the country in which Customer and/or DT Services is located. From time to time, DT Services may change the location where Services are performed and/or the party performing the Services; provided however, DT Services shall remain responsible to Customer for the delivery of Services.
4. Customer acknowledges that DT Services will request Customer's participation in a Customer feedback survey. Additionally, DT Services may approach Customer to serve as reference regarding DT Services' performance of the Services. If Customer agrees to be a reference, Customer and DT Services will agree in writing to the terms of such reference. A reference program has been developed to facilitate confidential conversations between DT Services' customers and potential customers.
    - Customers are invited to join the program at the conclusion of their project for a period of one year.

- DT Services will only share Customer contact information to a potential customer who is interested in contacting Customer for a discussion on Customer's previous experiences.
- We limit usage of Customer reference to no more than once per month.
- We will not publish Customer name, organization, or any Customer identifiable details based on participation in this program.

5. DT Services shall not be responsible for any delay or failure to provide the Services to the extent caused by: (a) failures by Customer to perform its responsibilities under this SOW; (b) materially inaccurate assumptions; (c) a defect, deficiency or failure with respect to Customer's network, systems, software, data or other equipment; or (d) modifications to Customer's network, systems, or other equipment made by a party other than DT Services or its representatives. In the event that either party becomes aware of the occurrence of one or more of the foregoing events, they shall notify the other party accordingly. Notwithstanding such occurrence, DT Services may, following discussion with Customer regarding the impact of such incident, continue to provide the Services and shall use commercially reasonable efforts to perform the Services under this SOW. Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the items defined above.
6. Customer, not DT Services, is responsible for the performance of Customer's employees and agents, including any contribution, alteration, or other modification they make to the Services, including Deliverables, and for the accuracy and completeness of all data, information, and materials provided to DT Services. DT Services is not providing any warranty regarding, and is not liable for, Customer hardware, software, documentation, tools, equipment, or other products, assets, materials, or services. DT Services' performance is dependent upon timely decisions and approvals of Customer in connection with the Services, and DT Services is entitled to rely on all decisions and approvals of Customer.
7. The Services and resulting Deliverables may include advice and recommendations, but Customer agrees that all decisions in connection with the implementation of such advice and recommendations will be the responsibility of, and made by, Customer. DT Services is not providing legal or regulatory advice.
8. Unless this SOW specifically requires otherwise, DT Services is not providing any third party hardware, software, documentation, tools, equipment, or other products, materials or services, including, without limitation, Dell Technologies Select Products and Brokerage Products (collectively, "**Third Party Products**") to Customer. Customer is solely responsible for the negotiation of an applicable agreement with the applicable third party from whom Customer wishes to license or acquire Third Party Products, the terms of which, including without limitation, the license, warranty, indemnity, maintenance, and support terms, shall govern such license or acquisition. DT Services is not providing any warranty regarding, and is not liable for, any Third Party Products. Third Party Products are not supported or maintained by DT Services and Customer must contact the applicable third party manufacturer or supplier directly for support and maintenance services. Any configuration or modification made by DT Services to any Third Party Products provided by Customer or work product incorporating such items will be subject to the ownership and other rights agreed to by Customer with the applicable third party
9. DT Services will not be responsible for non-performance due to software failure or software errors including any software failures or functionality limitations of Third Party Products.
10. DT Services may rely upon any standard operating procedures or practices of Customer and any direction, regulatory guidance, or other guidance provided by Customer.
11. Customer is responsible for the identification and interpretation of, and ensuring compliance with, any laws, statutes, rules, regulations, and standards applicable to it or its affiliates' business or operations.
12. No Dell Technologies product is or can be licensed or purchased under this document. Any purchase or licensing of Dell Technologies products is governed by the terms of a separate license or purchase agreement between the parties. DT Services' fees set forth herein do not include the cost of the purchase or licensing of any Dell Technologies product.
13. The parties agree that scope of this SOW may be reassessed, if deemed necessary by either party, on each anniversary of the effective date of this SOW.

14. In the event the Customer has not engaged DT Services to perform the Services and two (2) months have passed since the later of the Effective Date and DT Services' completion of the last Service-related Deliverable, without further engagement from Customer, DT Services may terminate this SOW by providing thirty (30) calendar days prior written notice.
15. The functional overview, if applicable, demonstrates basic functionality to familiarize Customer with the implemented in-scope products, demonstrating the product operations as installed in Customer's environment. Knowledge transfer, if applicable, demonstrates best practices to address Customer's skills and resource gaps to ensure successful implementation of Customer's new technologies. Functional overviews and knowledge transfers are not a substitute for formal Dell EMC product Customer education.

8 SIGNATURES

Please review this SOW for accuracy. If the terms are acceptable, please sign and return via email to DT Services. This SOW may be executed in any number of counterpart copies, each of which will be deemed an original, but which taken together will constitute a single instrument. The parties agree to cooperate in good faith to provide each other with a fully executed original of this SOW within five (5) calendar days of any counterpart execution. This SOW together with the Agreement (i) is the complete and exclusive agreement between DT Services and Customer with regard to its subject matter, and supersedes all prior oral or written proposals, agreements, representations and other communications between the parties with respect to the Services described in this SOW; and (ii) will apply in lieu of any different, conflicting or additional terms and conditions which may appear on any order or other document submitted by either party.

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their duly authorized representatives as of the Effective Date.

WILLIAMSON COUNTY, TEXAS	Dell Marketing, L.P., or EMC Corporation, as applicable
Signature:	**Signature:** Deirdre Elvin Digitally signed by Deirdre Elvin Date: 2025.01.17 11:12:50 -06'00'
Printed Name:	**Printed Name:**
Title:	**Title:**
Date:	**Date:**

Services may not be scheduled or commenced until DT Services receives a purchase order ("PO") from Customer that references this SOW. To the extent that Customer is unable to deliver the PO(s) required under this SOW directly to the DT Services legal entity identified in the signature block above for any reason, DT Services agrees that Customer may instead deliver such PO(s) to DT Services' affiliate Dell Marketing L.P. ("DMLP") or EMC Corporation ("EMC Corp."). When applicable, Customer agrees that DMLP or EMC Corp.: (i) may invoice and receive payments for all fees due hereunder; and (ii) is an intended third-party beneficiary to this SOW and the Agreement with the right to enforce the terms of the SOW and the Agreement directly against Customer for the purpose of collecting such payments. Upon receipt of this fully executed SOW and Customer's PO, the SPOC will contact Customer to begin scheduling Services.

9 Appendix A: Supported Sites

The Services will be provided for the following supported sites during the term of this SOW. Additional supported sites may be included as mutually agreed between the parties using the Change Management Process.

Supported Site	Address	City	State	Zip	Qty
Williamson County of Texas	5350 Bill Pickett Trail	Taylor	TX	78626	1

10 Appendix B: Bill of Materials

MATERIAL / EQUIPMENT DESCRIPTION	MANF. PART #	QUANTITY	
PTP/PTMP Materials			
Mimosa A5c PTMP Connectorized Access Point, 4.9 - 6.2GHz	100-00037-01	1	ea
RF ELEMENTS HG3-CC-S40 5GHZ SYMMETRICAL HORN CARRIER CLASS 40°	RFE-HG3-CC-S40	2	ea
N Male to N Male 3' coax cable	CA400-NM-NM-3	4	ea
Mimosa C5x IP67 4.9-6.4GHz Client Radio	100-00101	3	ea
Mimosa Fleximount With Flexible Pole And Surface Mount	100-00092	3	ea
Mimosa N5-X20 4.9 - 6.4GHz Modular Twist-On Antenna 2-Pack	100-00088	2	ea
Mimosa NID Surge Protection	100-00039	4	ea
WiFi Materials			
Ruckus T750 802.11ax Outdoor WiFi AP, 4x4:4 Stream, Omni Beamflex+ coverage, 2.4GHz and 5GHz concurrent dual band, (1x) 2.5G Ethernet port, (1x) 10/100/1000 Ethernet port, 100-240 Vac, POE in and PSE out, Fiber SFP/SFP+, GPS, IP-67 Outdoor enclosure, -40 to 65C	901-T750-US01	15	ea
Ruckus T750SE 802.11ax Outdoor WiFi AP, 4x4:4 Stream, 120-Degree Sector antenna, 2.4GHz and 5GHz concurrent dual band, (1x) 2.5G Ethernet port, (1x) 10/100/1000 Ethernet port, 100-240 Vac, POE in and PSE out, Fiber SFP/SFP+, GPS, IP-67 Outdoor enclosure, -40 to 65C	901-T750-US51	12	ea
Ruckus R750 dual-band 802.11abgn/ac/ax (WiFi6) Wireless Access Point with Multi-Gigabit Ethernet backhaul and onboard BLE/Zlgbee,, 4x4:4 streams (5GHz) 4x4:4 streams (2.4GHz), OFDMA, MU-MIMO, BeamFlex+, dual ports, 802.3at PoE	901-R750-US00	8	ea
Mounting Kit for Ruckus T750	902-0125-0000	27	ea
Switches and Other Installation Materials			
RUCKUS ICX 8200 Switch, 24×10/100/1000 Mbps PoE+ ports, 4×25 GbE SFP28 stacking/uplink-ports, 370W PoE budget, three-year remote TAC support	ICX8200-24P	7	ea
POWER CORD, USA, NEMA5-15/C13, 13A, 125V	PCUSA2	7	ea
FRU,RACK MOUNT KIT,2 POST,ICX7750/7450/7250	ICX7000-RMK	7	ea
10GBASE-SR,SFPP MMF LC CONNECTOR (No TAA)	10G-SFPP-SR-S	24	ea
LinkPower™ LPS3400ATMP 6-Port Gigabit Managed High Power 802.3bt Industrial Din-Rail PoE Switch with 4 PoE Ports and 2 SFP Fiber Gigabit Ports, 95W Per PoE Port	LPS3400ATMP	4	ea
Outdoor Pole Mounting Kit for Outdoor Switch	MMK0001-L	4	ea
Version 2 Injector Converts 802.at to 48VC Passive PoE, Output 48W 0.5A	APC1048V2	4	ea
Power over Ethernet (PoE) Injector - PoE-56V	100-00080	1	ea
AC Power Cord - WC-N000900L007A	PWR	1	ea
Power over Ethernet (PoE) Injector (1.0/2.5/5.0/10.0 Gbps) quantity of 1 unit	902-1180-US00	2	ea
Ridgemount is a non-penetrating mount	SWSSRM-288x8-R	3	ea
Non-penetrating SLED Mount, 10ft Mast, 4'x4' Base, Protective Mat, Blocks, etc	SWB4-4x4 DRB	2	ea
Radio Mounting Hardware - Pole/Wall Mount	SWMNT	5	ea
POE Surge Protection 100/1000Mbps	SWCMJPOE8a	11	ea
Shipping, grounding, weatherproofing, misc and consumable items	SWMISC	1	ea
Manufacturer Support, Network Monitoring/Optimization and Reporting			
vSCG License supporting 1 Ruckus Access Points	L09-0001-SG00	35	ea
Switch management license for SZ-100/vSZ	L09-0001-SGCX	7	ea
RUCKUS AI five-year subscription for one Cloud- or SmartZone-managed AP or ICX switch	CLD-ANAP-5001	42	ea
Partner WatchDog Support for VSCG OR SZ100 License supporting 1 Ruckus Access Points, 5 Year	S02-0001-5LSG	35	ea
SmartWave Technical Support - Network Monitoring, Optimization, Reporting, Revision Level Upgrades and Technician Dispatch - Indoor AP - 5 Year	SWSPPT-5	8	ea
SmartWave Technical Support - Network Monitoring, Optimization, Reporting, Revision Level Upgrades and Technician Dispatch - Outdoor Radio - 5 Year	SWSPPT-5	31	ea

12 Appendix C: Service Level Objectives - Provided By Smart WAVE

Ownership of the 5-year maintenance and support shall remain with Smartwave, with no responsibility assigned to Dell for post-delivery support management

A. Provide alert responses and technical support in accordance with the Service Levels noted below:

	Definition	Maximum Response Time	Target Resolution Time
1	Emergency Operations networks/services Department Operations networks/services Emergency operations are unable to connect No work around is available	30 minutes	2 hours
2	Private corporate network access County employees are unable to access the corporate network Locations providing emergency or disaster related services No workaround or reliable redundancy available	2 hours	8 hours
3	Redundant links/equipment require repair Persistent service degradation (e.g., unacceptable slow throughput performance)	4 hours	8 hours
4	Non-Emergency Public Access only Redundancy only requires service Partial, non-critical loss of functionality Temporary workaround is available	8 hours	Next Business Day

B. Provide monitoring, alerting, and reporting for all WiFi equipment and assets.

C. Provide 24x7x365 standby support and dispatch with response time that meet County requirements identified in the table above.

D. Provide all resources (e.g., staff, equipment, and vehicles) to ensure the above specified service requirements are met.

E. Provide technical support 24/7/365 by phone, email, and online portal.

F. Provide an online trouble reporting system that tracks open trouble tickets and includes automatic escalation and notification based on service level requirements and issue progress.

G. Provide WiFi equipment firmware and security updates and server management software updates as part of yearly maintenance and support.

H. Notify the County at least 10 days in advance of deploying any potentially service impacting modifications or any major improvements, system enhancements, or necessary security updates.

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Commissioners Court - Regular Session **64.**

Meeting Date: 01/28/2025

Approval of Service and Purchase Contract for Installation and Maintenance Services for Wi-Fi Modules with Dell Technologies for Information Services

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service and Purchase Contract #2025116 between Williamson County and Dell Technologies for hardware, installation, and Wi-Fi maintenance in the amount of $149,010.00 and authorizing the execution of the service contract pursuant to DIR-TSO-3763.

Background

This Service and Purchase Contract includes hardware, installation, and maintenance services for Wi-Fi in the downtown Georgetown area. The vendor will manage the connections and provide customer service as outlined in the attached. The project is planned and budgeted by ARPA interests. FY25. Funding source is Grant 501P Broadband project (Public Wi-Fi). The department point of contract is Richard Semple. Origination #1904. The vendor is publicly traded. Therefore, a 1295 form is not needed.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Contract

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 08:50 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 08:58 AM
Form Started By: Barbi Hageman		Started On: 01/22/2025 01:26 PM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
Dell Marketing L.P.
(Quote No. 3000183942988.1)

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 **Dell Marketing L.P.** (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 **(Quote No. 3000183942988.1)** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote 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 Quote 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 or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before 90 days after the date of the last party's execution of this Contract. This date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

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 One Hundred Forty-Nine Thousand and Ten Dollars ($149,010.00). 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.

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.

XIII.

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 Quote and Statement of Work 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. The cooperative purchasing contract (DIR-TSO-3763);
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.

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:

Dell Marketing L.P.
Name of Service Provider

Katherine Castillo
Authorized Signature

Katherine Castillo- Paralegal Advisor
Printed Name

Date: January 17, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 17 2025 Time: 2:12 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 17 2025 Time: 12:40 pm

EXHIBIT A

Your Quote is ready.

Your personalized Quote is now available for purchase.

Complete your order through our secure online checkout before your Quote expires.

Order Now

Quote Name:	**Public Wi-Fi Downtown Georgetown Courthouse**	Sales Rep	Ben Bernfeld
Quote No.	[redacted]	Phone	1(800) 4563355, 6180359
Total	**$149,010.00**	Email	Ben_Bernfeld@Dell.com
Customer #	[redacted]	**Billing To**	TAMMY MCCULLEY WILLIAMSON COUNTY ITS 301 SE INNER LOOP STE 105 GEORGETOWN, TX 78626-8207
Quoted On	Dec. 05, 2024		
Expires by	Jan. 04, 2025		
Contract Name	Texas Department of Information Resources (TX DIR)		
Contract Code	[redacted]		
Customer Agreement #	TX DIR-TSO-3763		
Deal ID	27188749		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Ben Bernfeld

Shipping Group

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

Product	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	**$12,820.49**	**11**	**$141,025.39**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	**$1,282.04**	**6**	**$7,692.24**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	**$128.20**	**2**	**$256.40**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	**$12.82**	**2**	**$25.64**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	**$1.28**	**7**	**$8.96**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	**$0.12**	**9**	**$1.08**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	**$0.01**	**9**	**$0.09**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	**$0.20**	**1**	**$0.20**

Subtotal:	**$149,010.00**
Shipping:	**$0.00**
Non-Taxable Amount:	**$149,010.00**
Taxable Amount:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$149,010.00**

Special pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.



 Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Shipping Group Details

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	**$12,820.49**	**11**	**$141,025.39**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	882-7138	-	11	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	**$1,282.04**	**6**	**$7,692.24**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	882-7137	-	6	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	**$128.20**	**2**	**$256.40**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	882-7136	-	2	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	**$12.82**	**2**	**$25.64**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	882-7135	-	2	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	**$1.28**	**7**	**$8.96**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	882-7134	-	7	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	**$0.12**	**9**	**$1.08**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	882-7133	-	9	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	**$0.01**	**9**	**$0.09**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	882-7131	-	9	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	**$0.20**	**1**	**$0.20**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	882-7132	-	1	-

Subtotal:	**$149,010.00**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$149,010.00**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

STATEMENT OF WORK (SOW)

Downtown Georgetown Outdoor WIFI Services

Prepared For:
WILLIAMSON COUNTY, TEXAS ("Customer")
WILLIAMSON COUNTY, TEXAS

Prepared By:
Dell Marketing L.P. ("DT Services")
One Dell Way, Round Rock TX 78682, United States

SR # 001006364
MyDeal ID: 820195
SFDC Deal ID: 27188749

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1 INTRODUCTION

"DT Services"	**Dell Marketing L.P.**
"**DT Services Address**"	One Dell Way, Round Rock TX 78682, United States
"**Customer**"	WILLIAMSON COUNTY, TEXAS
"**Customer Address**"	710 Main Street, Georgetown, TX 78626
"**SOW**"	**This Statement of Work.**
"**Services**"	**The services as described in this SOW.**
"**Agreement**"	The Services provided under this SOW are governed by and subject to the terms and conditions in the Agreement (including Appendix D for Services) that exists between Dell Marketing, L.P. (Dell) and the Texas Department of Information Resources (the "DIR Agreement", DIR-TSO-3763 -- Dell Contract Code 75AHH -- effective January 10, 2018), under such DIR Agreement Customer has elected to participate as an eligible public entity. The DIR Agreement is publicly available at the following DIR webpage: https://dir.texas.gov/contracts/dir-tso-3763 The parties acknowledge having read and agreeing to be bound by the DIR Agreement.
"**Effective Date**"	The date of the last signature below.
"**Term**"	The term of this SOW will begin on the date of the last signature to the SOW ("Effective Date") and, unless terminated in accordance with this SOW or the Agreement, expires on the date that DT Services completes the provision of Services in accordance with this SOW.
"**Deliverables**"	Any reports, time sheets, analyses, scripts, code or other work results which have been delivered by DT Services to Customer within the framework of fulfilling obligations under the SOW. All Deliverables provided under this SOW will be written in English and in the DT Services standard document format, unless otherwise mutually agreed.
"Primary Work Site"	5350 Bill Pickett Trail Taylor TX 76574
"**Reference Number(s)**"	SR # 001006364 MyDeal ID: 820195

The terms "**DT Services**", "**DT Services Address**", "**Customer**", "**Customer Address**", "**SOW**", "**Services**", "**Agreement**", "**Effective Date**", "**Term**" and "**Deliverables**" have the meanings indicated above. Capitalized terms used herein but not otherwise defined will have the meanings ascribed to such terms in the Agreement. To the extent that this SOW conflicts with the Agreement, the terms and conditions of this SOW shall control. Prevailing terms will be construed as narrowly as possible to resolve the conflict while preserving as much of the non-conflicting terms as possible, including preserving non-conflicting provisions within the same paragraph, section or sub-section.

The following appendices are attached hereto and incorporated by reference:

- Appendix A – Supported Sites
- Appendix B – Legal Terms and Conditions
- Appendix C – Service Level Objectives - Provided By Smart WAVE

Version Control

Date	Version	Description	Completed By
11-01-2023	1.0	Original SOW	Hector Moreno
11-09-2023	1.2	Added DIR Contract	Hector Moreno
11-30-2023	2.0	Updated from 1 year to 5 years	Hector Moreno
03-25-2024	3.0	Included additional work for indoor Wi-Fi solution	Hector Moreno
03-28-2024	4.0	Added Appencix C	Hector Moreno
04-18-2024	5.0	Updated and added pricing breakdown categories	Hector Moreno
04-19-2024	5.1	Review by PDM	Hector Moreno
11-11-2024	6.1	Updated Scope	Hector Moreno

2 SUMMARY OF SERVICE

- Downtown Georgetown Outdoor WIFI Services

The objective of the Services is to provide two (2) onsite/remote resource(s) to assist customer with deployment and configuration of indoor / outdoor wireless devices for the Customer's Expo Center.

3 ENGAGEMENT DETAILS

In connection with this SOW, DT Services will perform the Services as specifically described herein.

3.1 Scope of Services

DT Services will perform the following Services under this SOW:

3.1.1 Details and Provider Responsibilities

3.1.1.1 Project Kick-off: (Remote)

- Conference call with Williamson County/Georgetown. to obtain site-specific information, set expectations, etc.
- Customer will provide configuration information for any existing infrastructure as needed to prepare for services, prior to engineer onsite arrival.
- Review scope of work, discuss project objectives and expectations.
- Customer will provide configuration information for any existing infrastructure as needed to prepare for services, prior to engineer onsite configuration.
- Customer to inventory all pre-configured equipment and confirm receipt at least one week prior to engineer onsite arrival.

3.1.1.2 Installation and Support Services for Ruckus Outdoor Radios: (Remote/Onsite)

- Provider will install 13 Ruckus Outdoor Radios on camera pedestals, Traffic Signals, and Library/Planning Building/Tax Office walls, and a fiber Switch will be installed in the Courthouse MDF to support this project. Three PoE switches will be installed in the Library, Tax Office and Planning Office.
- Price assumes free and clear access to radio install locations and 24/7 power available

- Price includes 4 SM Fiber/Power cables from 4 camera pedestals back to Courthouse MDF and Cat 6 cabling at all other locations.
- Price assumes no additional materials are required
- Price includes travel time and expenses
- Provider will retain ownership of the equipment until payment is made in full
- Price assumes use of City Network for Internet Access at Library, Planning Office, and Tax Office
- Price includes configuration, installation, and post installation testing
- Price assumes POE for power to radios and Cat6 cable lengths are less than 300ft
- Price includes grounding to existing ground source and installation of surge protection
- Price does not include electrical or conduit work or structural analysis
- Price includes 2 days of traffic control and a bucket truck for installation on the 2 traffic signals closest to the Courthouse.
- Price includes 5 Year post installation support. Exceptions - Ruckus switching includes a 3-year replacement and Limited Lifetime warranty.
- Maintenance and Support Services (5 Year Support) Refer Appendix B for Additional Details
    a. Cloud Hosting and Management: Provisioning and management of Ruckus licensing, trouble ticketing system, Analytics, and associated reporting tools within a cloud environment.
    b. Continuous Network Monitoring: Continuous monitoring of network infrastructure, including Access Points, PTP Links, and Ruckus switching, ensuring 24/7 surveillance and timely alerting of any anomalies or potential issues.
    c. Network Optimization: Proactive optimization of the network infrastructure as required to enhance performance, reliability, and efficiency.
    d. Automated Reporting: Automated generation and distribution of reports detailing outages, ticket resolutions, and other key performance metrics to stakeholders, ensuring transparency and accountability.
    e. Remote Equipment Upgrades: Remote execution of firmware and software upgrades on covered equipment and radios to maintain security, performance, and feature enhancements.
    f. Onsite Technician Dispatch: Coordination and dispatch of onsite technicians as necessary for troubleshooting, maintenance, or hardware replacement to address critical issues promptly and effectively.
    g. This Statement of Work outlines the comprehensive suite of NOC services to be provided, ensuring the optimal performance, reliability, and security of the network infrastructure.

3.1.1.3 Knowledge Transfer: (Onsite)

- Provider will perform up to four (4 contiguous hours of knowledge transfer for the Customer.
- Knowledge transfer to include the following:
    a. Remediation of Maintenance Issues
    b. Device Management

3.1.1.4 Project Handoff/Closure: (Remote)

- Project closeout call
- Project closure meeting at time of Knowledge Transfer
- Project deliverables review (within 2 weeks of installation)
- Customer signs project Customer Acceptance Form (CAF)

3.1.2 Project Management

The DT Services' Global Project Management Methodology (DTPM2) will be used as the project management approach and framework for this project. DT Services will assign a Single Point of Contact ("**SPOC**") to manage the delivery of this engagement.

The responsibilities of the SPOC will include:

- A delivery schedule/plan plus determine the engagement process and schedule.

- Appropriate project management, control and governance activities for the project (e.g. progress reporting, governance meetings and communications management).

3.2 Project Timeline

DT Services anticipates the Services will be limited to 60 contiguous business days. The actual schedule will be developed and agreed upon following project initialization. The actual schedule may change as the project progresses. Any changes will be managed in accordance with the Change Management Process described below.

3.3 Services Out of Scope

For the avoidance of doubt, the parties acknowledge that the following activities are not included in the scope of this SOW.

1. Any services, tasks or activities other than those specifically noted in this SOW.
2. The development of any intellectual property created solely and specifically for the Customer under this SOW.
3. Any post-delivery support to the Deliverables produced.
4. Provider is not responsible for conflicts with existing software or network permissions conflicts, as configured by customer network and active directory.
5. **Any post-delivery support to the Deliverables produced. (the 5 year post delivery support will be a direct contract between Williamson County and Smartwave. See Appendix C for more details.**

The terms of this SOW do not confer on the Customer any warranties which are in addition to the warranties provided under the terms of the Agreement. The Customer may be able to purchase out of scope services at an additional charge and, upon request by Customer, DT Services will provide a proposal for such out of scope services, pursuant to the Change Management Process described below.

3.4 Assumptions

DT Services has made the following specific assumptions while specifying the Services detailed in this SOW:

1. Provider agrees not to commence delivery of these Services with the Customer until such time that the SOW and Dell PO are fully executed with Services coordinated by the DT Services Contact.
2. Upon completion of fully executed SOW and PO, a DT Services Project Administrator / Resource Coordinator will contact you to begin Services scheduling. Any additional and/or conflicting terms and conditions stated on the PO shall be void and have no effect on this SOW.
3. Provider will communicate any time off requests to the DT Services Project Administrator / Resource Coordinator and is subject to approval by DT Services and Customer
4. In the event of a customer escalation resulting from the Partner's failure to complete the project deliverables, except where DT Services has failed to fulfill their service delivery responsibilities, Partner agrees to own all mitigation activities and costs associated with completion of the in-scope deliverables.
5. Upon completion of a SOW (Statement of work) Provider and Customer will agree on firm and fixed dates for the work to begin, all work scheduled will require a minimum of two (2) week lead time. Both parties will use best reasonable efforts to inform the other party at least two (2) weeks before requesting changes to dates for onsite/remote work.
6. For this project, Provider will perform all of the work remotely. Remote access to Infrastructure will be needed.
7. It is assumed that travel is not part of this statement of work, if travel is required, it will require a change order according to section 6 of this SOW.

8. Provider assumes that the Customer environment is free from viruses, worms or other malicious software and is working properly according to generally accepted industry standards in all respects.
9. Delays caused by the Customer that prevent Provider from performing Services as scheduled may result in additional charges. Provider will notify DT Services of delays that prevent the service from being performed. Customer shall provide a purchase order (with a purchase order number) for the price or charges for Services either upfront or as agreed to as specified in this Agreement.
10. Both parties acknowledge that unforeseen events may occasionally occur in the normal course of business, potentially leading to delays in the Customer's timely participation in the services engagement described herein.
11. If the Customer experiences project delays exceeding a cumulative total of ten (10) business days or more than five (5) business days in a single instance, the Provider reserves the right to temporarily suspend the provision of Services and reassign Provider personnel.
12. The Customer is required to provide a written Notice of Re-Engagement certifying their renewed availability to participate in the project within the required timeframe.
13. During the suspension period, the Provider retains the right to invoice the Customer for weekly Project Management hours to compensate for incurred costs resulting from the delay. Billing will include Consulting/Engineering hours consumed up until the project suspension.
14. Once the Customer provides the Notice of Re-Engagement, the Provider will resume the provision of Services and allocate resources accordingly.
15. The Provider's right to charge for Project Management hours during the suspension period is intended to mitigate the impact of the delay and ensure that necessary project oversight and coordination can continue.
16. Any exceptions or modifications to these assumptions must be agreed upon in writing by both parties and documented in an addendum to the Agreement.
17. If the Customer makes any changes to the scope of work during or after the work begins under the SOW, additional charges and/or schedule changes may apply.
18. The Parties agree it is important to ensure the health and well-being of each Party’s employees, customers, and vendors, as well as continuous service delivery in connection with this SOW, and the Parties acknowledge it is important to take precautions against the outbreak and spread of the Coronavirus (COVID-19). The Parties acknowledge and agree that no Party (including any of a Party’s employees, subcontractors, representatives, or agents) will be required to undertake any travel in connection with this SOW, if such travel conflicts with the travel advice of local or national authorities, the Centers for Disease Control and Prevention, or the World Health Organization, as determined in DT Services sole discretion.
19. All holidays and non-working days are identified prior to scheduling the start of the services and will not impact the agreed upon schedule once services are started
20. It is assumed that the Customer’s environment meets all prerequisites defined in the Prerequisites Appendices
21. It is assumed that the Customer’s IT personnel have the background and skill set to perform operations and maintenance functions for in-scope technologies once knowledge transfer and handoff are complete.
22. Knowledge transfer to be completed within five (5) business days from the completion of implementation/configuration services.

3.5 Customer Responsibilities

Customer will provide reasonable and timely cooperation to DT Services in its performance of the Services. If the Customer fails to fulfill one or more of the following responsibilities, DT Services will be relieved of any schedule, milestone, or financial commitments associated with the Services. Customer agrees to the following specific responsibilities:

1. Promptly notifying DT Services in writing of: a) any changes Customer makes to its information technology environment that may impact DT Services' delivery of the Services; or b) business, organizational, security and technical issues that may have an impact on the performance and delivery of the Services. The Change Management Process will control any changes to the SOW following the notice.
2. Provide DT Services with any required consents necessary to perform the Services.
3. Maintain a current version of an anti-virus application continuously running on any system to which DT Services is given access and will scan all Deliverables and the media on which they are delivered. Customer will take reasonable back-up measures and, in particular, will provide for a daily back-up process and back-up the relevant data, software and programs before DT Services performs any works on Customers production systems.
4. Developing or providing documentation, material and assistance to DT Services.
5. Unless this SOW specifically requires DT Services to provide a software license, Customer is responsible for any and all software licensing requirements. Unless otherwise directed by Customer in writing during the installation process, DT Services will "accept" on Customer's behalf any and all electronic agreements provided with the installed hardware and/or software, including without limitation licenses, terms of sale, and other terms and conditions. Customer agrees that its purchase, license, and/or use of any hardware or software installed by DT Services under this SOW shall be subject to and governed by such electronic agreements to the same degree as if Customer had itself accepted the electronic agreements.
6. Ensuring the DT Services personnel have: reasonable and timely access to the project site, software, hardware, and the internet; a safe working environment that is compliant with all local legal safety requirements; adequate office space; parking; and remote access as required. Facilities and power must meet DT Services' requirements for the products and Services purchased.
7. Prior to the start of this SOW, indicating to DT Services in writing a person to be the single point of contact to ensure that all tasks can be completed within the specified time period (the "**Customer Contact**"). All Services communications will be addressed to the Customer Contact.
8. Customer Contact will have the authority to act for Customer in all aspects of the Services including bringing issues to the attention of the appropriate persons within Customer's organisation and resolving conflicting requirements. Customer Contact will ensure attendance by key Customer personnel at Customer meetings and Deliverable presentations. Customer Contact will ensure that any communication between Customer and DT Services are made through the SPOC. Customer Contact will obtain and provide project requirements, information, data, decisions and approvals within one working day of the request, unless both parties agree to a different response time.
9. Providing technical points-of-contact, who have a working knowledge of the information technology components to be considered during the Services and have the authority to make business decisions ("**Technical Contacts**"). DT Services may request that meetings be scheduled with Technical Contacts.
10. Making appropriate service outage windows available for DT Services as needed.
11. The physical and network security of Customer environment.
12. Providing all documentation on DT Services standard templates unless both parties agree otherwise
13. Customer has purchased licensing for software being installed and maintains applicable support agreements.
14. The Customer will provide all licenses, hardware, operating systems, and software required to complete the project and ensure that all hardware that is part of the engagement (to include any hardware and software being replaced) is covered by maintenance and warranty agreements.
15. Customer will provide all applicable usernames and passwords.
16. Customer will designate primary point(s) of contact to ensure that communications between Provider and the customer are timely and effective.

17. The Customer will provide timely response to information requests to ensure all projects maintain an acceptable completion timetable.
18. The Customer will provide a primary contact that will be responsible for all formal and informal communications regarding the content and format of the proposed system.
19. Customer will provide the Provider Consultant with reasonable remote access to local network through VPN.
20. The Customer will provide effective access to the systems support staff and process/system subject matter experts to ensure that data required to complete the project is readily available.
21. The Customer will make the required personnel available for the meetings and reviews required to maintain an acceptable completion timetable.
22. The Customer is responsible for providing all relevant company policies prior to implementation.
23. The Customer will be responsible for the accuracy of the information provided to the Provider consultants.
24. The Customer will provide the appropriate access to offices, systems, and information required by the Provider consultants to complete the project.
25. Maintain a backup of all data and programs on affected systems prior to Sterling performing the Services and during the term of the SOW.
26. Ensuring all systems and software impacted by this service are under current support agreement
27. Procurement and provisioning of all software licenses (including portal credentials where necessary)
28. Configuration and troubleshooting infrastructure services including (but not limited to) AD/DNS/OU/GPO, IP Subnet availability, NTP, Network and Firewall settings, as it relates to Horizon infrastructure requirements.
29. Scheduling and coordination for customer IT resources.
30. Provision access to customer systems necessary to perform services including service accounts, usernames, and passwords.
31. Coordinate and lead all Customer 3rd party vendors as required to facilitate services and accept responsibility for delays caused by other vendors.
32. Provide documentation of existing environment consistent with best practices. Examples include Network Topology map of the existing network. This Topology map should include IP addresses, Gateways, VLAN's, and VPNs on local area network.
33. Ensure all required power distribution units ("PDUs"), power outlets, and racks or equipment are installed and functional, unless described in section 3.
34. Coordinate scheduling of internal resources such that knowledge transfer is conducted in one contiguous session (unless otherwise stated herein).
35. Identify location for disposal of packaging within the immediate installation location; if disposal of packaging is outside of immediate installation location, Customer is responsible for removal.
36. For engagements delivered remotely:
37. Physical install, power up and configuration required for remote access to all necessary devices.
38. VPN credentials and access to all affected devices on the network.
39. Physical tasks associated with troubleshooting as needed.

3.6 Service Hours

DT Services will perform the Services during a time mutually agreed upon by DT Services and Customer in writing as part of the operational documentation related to the Services.

3.7 Deliverables

The following is a list of tangible material provided as part of the Services performed by DT Services for Customer under this SOW. All Deliverables provided under this SOW will be written in English. If none are listed below, no deliverables will be provided as part of the Services. The following is a list of tangible material provided as part of the Services performed by Provider for Customer under this SOW.

1. As-Built Documents

4 COMPLETION AND ACCEPTANCE

Upon completion of a Deliverable, DT Services will submit the Deliverable to Customer accompanied by an acceptance form provided by DT Services. The completion and acceptance process for this engagement consists of the following:

- Customer will review each Deliverable within five (5) business days (the "**Acceptance Period**") to determine whether each Deliverable satisfies the acceptance criteria in all material respects.
- If the Deliverable satisfies its acceptance criteria in all material respects, Customer will furnish a written acceptance confirmation to DT Services via the acceptance form prior to the end of the Acceptance Period.
- For a Deliverable that is not accepted due to a non-conformity or defect, Customer will indicate the detailed reasons for such rejection on the acceptance form and return the acceptance form together with the associated rejected Deliverable to DT Services (a "**Rejection Notice**") within the Acceptance Period.
    a. Upon receipt of a Rejection Notice, DT Services will promptly correct any defects or non-conformities to the extent required so that each Deliverable satisfies the requirements of this SOW and its acceptance criteria in all material respects.
    b. Thereafter, DT Services will resubmit a modified Deliverable to Customer, accompanied by the acceptance form and the process set forth above will be repeated. However, Customer will limit its review of each resubmitted Deliverable to determining whether DT Services has corrected the defects or non-conformities identified in the Rejection Notice.
    c. If Customer fails to provide DT Services with the above described Rejection Notice prior to the end of the applicable Acceptance Period, then the corresponding Deliverable is deemed accepted.
    d. If Customer provides a Rejection Notice after the first resubmission of the Deliverable, DT Services may terminate this SOW.

Acceptance of the Services and any materials provided hereunder will occur upon the completion of the applicable portion of the Services.

5 PRICING

This section describes the methodology for calculating the charges for the Services provided under this SOW. Customer hereby agrees to pay such charges in accordance with the invoicing and payment terms of the Agreement and as further supplemented within this SOW. Except as otherwise mutually agreed to by Customer and DT Services, the total amount to be noted on the purchase order provided to DT Services for this SOW is: **$149,010.00**. If this SOW includes estimates, invoices will be based on actual usage or expenses incurred. Charges shall be as follows:

DT Services will invoice Customer upon Customer signature of the SOW the following one-time charge:

One-Time Charge: **$149,010.00**

5.1 Pricing Breakdown by Category

Pricing Breakdown	
Materials/Equipment	$52,490.94
Professional Svcs	$52,161.45
Support - 5 years	$38,788.39
Project Manager	$ 5,569.23
Grand Total	**$ 149,010.00**

5.2 Estimate Revisions

Should DT Services' price estimate change because of a deviation in any assumption, engagement dependency, scope specification, or other provision of this SOW for which a change order as described in the Change Management Process section of this SOW does not already apply, DT Services will notify Customer and discuss any next steps. This may necessitate invoking the Change Management Process.

5.3 Expenses

Expenses are included in the charges under this SOW. Unless the scope or the list of supported sites change, pursuant to the Change Management Process, DT Services will not charge any additional expenses in connection with delivering the Services without the express written consent of Customer. Additional expenses could include Service-related expenses such as actual, reasonable, and necessary travel and living expenses.

5.4 Additional Pricing Terms

1. DT Services will exclusively use the Primary Work Site address listed in this SOW for any required taxation purposes.
2. The terms of this SOW shall be valid for thirty (30) calendar days following submission of the final version of this SOW to Customer. In the event this SOW is executed by Customer and returned to DT Services after such thirty (30) day period, DT Services may: (i) accept the SOW on the stated terms; or (ii) reject the SOW and provide Customer with a revised SOW setting forth any necessary updates to the terms of the previous SOW.
3. The price for the Services is based on Customer's environment as disclosed to DT Services and on the basis that the information supplied is accurate and complete. If the assumptions and parameters used to develop the SOW are found to be incorrect or have changed, the Customer will notify DT Services in writing within five (5) business days. The parties agree to pursue resolution through the Change Management Process. If the parties fail to reach an agreement with respect to such incorrect assumptions or parameters, DT Services may terminate this SOW with notice to Customer.
4. Any timescales or plans presented in this document assume that Customer provides any required information and fulfils its other obligations as described in this SOW in a timely manner. If Customer fails to meet its obligations as set forth in this SOW, DT Services may adjust the timeline or costs with notice to Customer to address such delays or failure to meet obligations.
5. If any of the volumetric assumptions used in this SOW, including, time on task, locations, service consumption, and/or configuration factors, relied upon by DT Services vary by +/- five (5%) percent, DT Services has the right to adjust the pricing to reflect such changes.
6. All prices are in USD and are exclusive of all applicable taxes.

7. During the delivery of the Services, if Customer requires changes to a scheduled DT Services activity, as defined by prior agreement or as documented in the agreed DT Services delivery schedule/plan, with less than <five (5)> business days' notice to DT Services in writing, additional charges will apply where DT Services are unable to re-assign people associated with that activity. The Change Management Process will be used to determine the impact, if any, and any related price adjustments. If the parties don't reach an agreement on a new schedule within <three (3) months>, Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the cancellation.
8. Both parties will mutually agree upon a service commencement date. If Customer requires changes to the service commencement date with less than ten (10) business days' notice to DT Services, additional charges may apply.
9. In the event the Term of this SOW extends beyond one (1) year, DT Services reserves the right to revisit the pricing on each anniversary of the Effective Date. Any changes to the pricing will be managed in accordance with the Change Management Process.
10. Schedule delays outside of DT Services' control, shall be billed at the current time and material rates plus travel and living expenses as described above. Any additional costs incurred by Customer as a result of delays shall be the sole responsibility of the Customer.

6 CHANGE MANAGEMENT PROCESS

To ensure the success of this engagement, it is critical that Customer and DT Services have a clear understanding of engagement expectations. The parties will utilize the approach outlined below (the "**Change Management Process**") for managing changes to the SOW. Customer or DT Services may propose changes to the Services under this SOW, including Deliverables, scope or any other aspect of the engagement. The Change Management Process for this engagement consists of the following:

- **Change Initiation** – All proposed changes will be forwarded to, or originated by, the SPOC and documented. A copy of the proposed change request will be forwarded to the Customer Contact. Change requests will be documented using the Change Request Form
- **Change Validation** – DT Services will examine the proposed change and may discuss the change request with the Customer Contact to clarify the details of the request.
- **Change Analysis and Impact Analysis** – DT Services will analyze the change request and make modifications to the Change Request Form as necessary.
- **Change Implementation** – If the change request is approved, the change will be noted as "Approved" and will be incorporated into the SOW and managed for progress. If the change is not approved, the change will be noted as "Rejected" and DT Services will continue to perform without regard to the proposed change to the extent practically possible.

The receiving party will review the proposed Change Request Form and will: (i) approve it, (ii) agree to further investigation, or (iii) reject it. Neither Customer nor DT Services will unreasonably withhold or delay its agreement to any proposed change. DT Services will define the change in scope, effort, timeline, and additional cost impact **within ten (10) business days** and provide this to Customer Contact for review and sign off. If more than 10 business days are needed, the estimated time to provide the change request will be communicated by the SPOC to the Customer Contact. Changes agreed upon pursuant to the Change Management Process will not be effective until mutually executed by a duly authorized representative of both parties. In addition, DT Services shall be relieved of any performance, schedule, milestone, or financial commitments associated with Services affected by Customer's non-compliance with Customer responsibilities or other obligations under this SOW or in the event of any deviation from any assumption, constraint, dependency or engagement scope specification contained in this SOW until an appropriate written change order or other amendment to this SOW addressing the foregoing is approved and signed by the Customer and DT Services.

7 OTHER PROVISIONS

The Services, including any Deliverables, are subject to the following:

1. DT Services may use affiliates and subcontractors to perform the Services.
2. DT Services may perform all or part of the Services off-site at a DT Services location or other location.
3. The Services may be performed outside the country in which Customer and/or DT Services is located. From time to time, DT Services may change the location where Services are performed and/or the party performing the Services; provided however, DT Services shall remain responsible to Customer for the delivery of Services.
4. Customer acknowledges that DT Services will request Customer's participation in a Customer feedback survey. Additionally, DT Services may approach Customer to serve as reference regarding DT Services' performance of the Services. If Customer agrees to be a reference, Customer and DT Services will agree in writing to the terms of such reference. A reference program has been developed to facilitate confidential conversations between DT Services' customers and potential customers.
    - Customers are invited to join the program at the conclusion of their project for a period of one year.
    - DT Services will only share Customer contact information to a potential customer who is interested in contacting Customer for a discussion on Customer's previous experiences.
    - We limit usage of Customer reference to no more than once per month.
    - We will not publish Customer name, organization, or any Customer identifiable details based on participation in this program.
5. DT Services shall not be responsible for any delay or failure to provide the Services to the extent caused by: (a) failures by Customer to perform its responsibilities under this SOW; (b) materially inaccurate assumptions; (c) a defect, deficiency or failure with respect to Customer's network, systems, software, data or other equipment; or (d) modifications to Customer's network, systems, or other equipment made by a party other than DT Services or its representatives. In the event that either party becomes aware of the occurrence of one or more of the foregoing events, they shall notify the other party accordingly. Notwithstanding such occurrence, DT Services may, following discussion with Customer regarding the impact of such incident, continue to provide the Services and shall use commercially reasonable efforts to perform the Services under this SOW. Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the items defined above.
6. Customer, not DT Services, is responsible for the performance of Customer's employees and agents, including any contribution, alteration, or other modification they make to the Services, including Deliverables, and for the accuracy and completeness of all data, information, and materials provided to DT Services. DT Services is not providing any warranty regarding, and is not liable for, Customer hardware, software, documentation, tools, equipment, or other products, assets, materials, or services. DT Services' performance is dependent upon timely decisions and approvals of Customer in connection with the Services, and DT Services is entitled to rely on all decisions and approvals of Customer.
7. The Services and resulting Deliverables may include advice and recommendations, but Customer agrees that all decisions in connection with the implementation of such advice and recommendations will be the responsibility of, and made by, Customer. DT Services is not providing legal or regulatory advice.
8. Unless this SOW specifically requires otherwise, DT Services is not providing any third party hardware, software, documentation, tools, equipment, or other products, materials or services, including, without limitation, Dell Technologies Select Products and Brokerage Products (collectively, "**Third Party Products**") to Customer. Customer is solely responsible for the negotiation of an applicable agreement with the applicable third party from whom Customer

wishes to license or acquire Third Party Products, the terms of which, including without limitation, the license, warranty, indemnity, maintenance, and support terms, shall govern such license or acquisition. DT Services is not providing any warranty regarding, and is not liable for, any Third Party Products. Third Party Products are not supported or maintained by DT Services and Customer must contact the applicable third party manufacturer or supplier directly for support and maintenance services. Any configuration or modification made by DT Services to any Third Party Products provided by Customer or work product incorporating such items will be subject to the ownership and other rights agreed to by Customer with the applicable third party

9. DT Services will not be responsible for non-performance due to software failure or software errors including any software failures or functionality limitations of Third Party Products.
10. DT Services may rely upon any standard operating procedures or practices of Customer and any direction, regulatory guidance, or other guidance provided by Customer.
11. Customer is responsible for the identification and interpretation of, and ensuring compliance with, any laws, statutes, rules, regulations, and standards applicable to it or its affiliates' business or operations.
12. No Dell Technologies product is or can be licensed or purchased under this document. Any purchase or licensing of Dell Technologies products is governed by the terms of a separate license or purchase agreement between the parties. DT Services' fees set forth herein do not include the cost of the purchase or licensing of any Dell Technologies product.
13. The parties agree that scope of this SOW may be reassessed, if deemed necessary by either party, on each anniversary of the effective date of this SOW.
14. In the event the Customer has not engaged DT Services to perform the Services and two (2) months have passed since the later of the Effective Date and DT Services' completion of the last Service-related Deliverable, without further engagement from Customer, DT Services may terminate this SOW by providing thirty (30) calendar days prior written notice.
15. The functional overview, if applicable, demonstrates basic functionality to familiarize Customer with the implemented in-scope products, demonstrating the product operations as installed in Customer's environment. Knowledge transfer, if applicable, demonstrates best practices to address Customer's skills and resource gaps to ensure successful implementation of Customer's new technologies. Functional overviews and knowledge transfers are not a substitute for formal Dell EMC product Customer education.

8 SIGNATURES

Please review this SOW for accuracy. If the terms are acceptable, please sign and return via email to DT Services. This SOW may be executed in any number of counterpart copies, each of which will be deemed an original, but which taken together will constitute a single instrument. The parties agree to cooperate in good faith to provide each other with a fully executed original of this SOW within five (5) calendar days of any counterpart execution. This SOW together with the Agreement (i) is the complete and exclusive agreement between DT Services and Customer with regard to its subject matter, and supersedes all prior oral or written proposals, agreements, representations and other communications between the parties with respect to the Services described in this SOW; and (ii) will apply in lieu of any different, conflicting or additional terms and conditions which may appear on any order or other document submitted by either party.

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their duly authorized representatives as of the Effective Date.

WILLIAMSON COUNTY, TEXAS	Dell Marketing, L.P., or EMC Corporation, as applicable
Signature:	**Signature:** Deirdre Elvin Digitally signed by Deirdre Elvin Date: 2025.01.17 11:15:18 -06'00'
Printed Name:	**Printed Name:**
Title:	**Title:**
Date:	**Date:**

Services may not be scheduled or commenced until DT Services receives a purchase order ("PO") from Customer that references this SOW. To the extent that Customer is unable to deliver the PO(s) required under this SOW directly to the DT Services legal entity identified in the signature block above for any reason, DT Services agrees that Customer may instead deliver such PO(s) to DT Services' affiliate Dell Marketing L.P. ("DMLP") or EMC Corporation ("EMC Corp."). When applicable, Customer agrees that DMLP or EMC Corp.: (i) may invoice and receive payments for all fees due hereunder; and (ii) is an intended third-party beneficiary to this SOW and the Agreement with the right to enforce the terms of the SOW and the Agreement directly against Customer for the purpose of collecting such payments. Upon receipt of this fully executed SOW and Customer's PO, the SPOC will contact Customer to begin scheduling Services.

9 Appendix A: Supported Sites

The Services will be provided for the following supported sites during the term of this SOW. Additional supported sites may be included as mutually agreed between the parties using the Change Management Process.

Supported Site	Address	City	State	Zip	Qty
Williamson County/Georgetown	710 Main Street	Georgetown	TX	78626	1

10 Appendix B: Bill of Materials

MATERIAL / EQUIPMENT DESCRIPTION	MANF. PART #	QUANTITY	
WiFi Materials			
Ruckus T750 802.11ax Outdoor WiFi AP, 4x4:4 Stream, Omni Beamflex+ coverage, 2.4GHz and 5GHz concurrent dual band, (1x) 2.5G Ethernet port, (1x) 10/100/1000 Ethernet port, 100-240 Vac, POE in and PSE out, Fiber SFP/SFP+, GPS, IP-67 Outdoor enclosure, -40 to 65C	901-T750-US01	4	ea
Ruckus T350d, omni, outdoor access point, 802.11ax 2x2:2 internal BeamFlex+, dual band concurrent. One Ethernet port, PoE input, DC input, USB. -40°C to 65°C	901-T350-US40	7	ea
Ruckus T350se, sectorized 120 degree internal antenna, external antenna ports, outdoor access point, 802.11ax 2x2:2 internal BeamFlex+, dual band concurrent. One Ethernet port, PoE input, DC input, USB. -40°C to 65°C	901-T350-US51	2	ea
TYCON POWER SYSTEMS TP-POE-48G 48V 24W GIGABIT PASSIVE POE INJECTOR	TCN-TP-POE-48G	3	ea
Mounting Kit for Ruckus T350	902-0125-0000	9	ea
Switches and Other Installation Materials			
RUCKUS ICX 8200 Switch, 24×10/100/1000 Mbps PoE+ ports, 4×25 GbE SFP28 stacking/uplink-ports, 370W PoE budget, three-year remote TAC support	ICX8200-24P	3	ea
RUCKUS ICX 8200 Switch, 16×1/10GbE SFP+ ports, 8×25 GbE SFP28 stacking/uplink-ports, three-year remote TAC support. Power cord not included. TAA	ICX8200-24FX	1	ea
POWER CORD, USA, NEMA5-15/C13, 13A, 125V	PCUSA2	4	ea
FRU,RACK MOUNT KIT,2 POST,ICX7750/7450/7250	ICX7000-RMK	4	ea
10GBASE-LR, SFPP SMF (LC), for up to 10km over SMF, standard temperature (0°C to 70°C)	10G-SFPP-LR-S	16	ea
10GBASE-SR,SFPP MMF LC CONNECTOR (No TAA)	10G-SFPP-SR-S	8	ea
Cat6 shielded cable, shielded RJ45 connectors	SWCAT60D	9	ea
POE Surge Protection 100/1000Mbps	SWCMJPOE8a	18	ea
Shipping, grounding, weatherproofing, misc and consumable items	SWMISC	1	ea
Manufacturer Support, Network Monitoring/Optimization and Reporting			
vSCG License supporting 1 Ruckus Access Points	L09-0001-SG00	13	ea
Switch management license for SZ-100/vSZ	L09-0001-SGCX	4	ea
Ruckus Analytics subscription for 1 Cloud or SZ managed AP or ICX switch - 5 year	CLD-ANAP-5001	17	ea
Partner WatchDog Support for VSCG OR SZ100 License supporting 1 Ruckus Access Points, 5 Year	S02-0001-5LSG	13	ea
SmartWave Technical Support - Network Monitoring, Optimization, Reporting, Revision Level Upgrades and Technician Dispatch - Outdoor Radio - 5 Year	SWSPPT-5	13	ea

12 Appendix C: Service Level Objectives - Provided By Smart WAVE

Ownership of the 5-year maintenance and support shall remain with Smartwave, with no responsibility assigned to Dell for post-delivery support management

A. Provide alert responses and technical support in accordance with the Service Levels noted below:

	Definition	Maximum Response Time	Target Resolution Time
1	Emergency Operations networks/services Department Operations networks/services Emergency operations are unable to connect No work around is available	30 minutes	2 hours
2	Private corporate network access County employees are unable to access the corporate network Locations providing emergency or disaster related services No workaround or reliable redundancy available	2 hours	8 hours
3	Redundant links/equipment require repair Persistent service degradation (e.g., unacceptable slow throughput performance)	4 hours	8 hours
4	Non-Emergency Public Access only Redundancy only requires service Partial, non-critical loss of functionality Temporary workaround is available	8 hours	Next Business Day

B. Provide monitoring, alerting, and reporting for all WiFi equipment and assets.

C. Provide 24x7x365 standby support and dispatch with response time that meet County requirements identified in the table above.

D. Provide all resources (e.g., staff, equipment, and vehicles) to ensure the above specified service requirements are met.

E. Provide technical support 24/7/365 by phone, email, and online portal.

F. Provide an online trouble reporting system that tracks open trouble tickets and includes automatic escalation and notification based on service level requirements and issue progress.

G. Provide WiFi equipment firmware and security updates and server management software updates as part of yearly maintenance and support.

H. Notify the County at least 10 days in advance of deploying any potentially service impacting modifications or any major improvements, system enhancements, or necessary security updates.

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Commissioners Court - Regular Session **65.**

Meeting Date: 01/28/2025

Approval of Purchase for Portable Radio Equipment with Motorola Solutions for Corrections

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on approving the purchase #2025114 with Motorola Solutions for two-way portable radios in the amount of $141,674.70 pursuant to cooperative contract DIR-CPO-5433.

Background

This purchase of Motorola Solutions will replace a total of twenty-five (25) two-way Radios. Sixteen (16) APX 4000 two-way Radios for Support Services and nine (9) two-way radios for Special Services, all of which support Williamson County Corrections. Funding source is 001.0100.0570.005730 FY25. Contract Audit and General Council have approved. Origination 1928. Point of Contact is Thomas Piche. No 1295 is required as Motorola is a publicly traded company.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Quote

Documentation

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 10:10 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 10:26 AM
Form Started By: Barbi Hageman		Started On: 01/22/2025 11:33 AM
Final Approval Date: 01/23/2025		

R

MOTOROLA SOLUTIONS

[redacted]

Billing Address:
WILLIAMSON COUNTY
3171 SE INNER LOOP

GEORGETOWN TX, 78626

Shipping Address:
WILLIAMSON COUNTY
3171 SE INNER LOOP

GEORGETOWN TX, 78626

Quote Name: WilCo N50 Rick A Qty 25 Jail
Quote Date: 2024-12-27
Expiration Date: 2025-03-27

Contract Name: DIR-CPO-5433

Currency: USD

Quote Created By:
Martin Saucedo

Marty.Saucedo@motorolasolutions.com

Customer: WILLIAMSON COUNTY
Contact Name: Thomas Piche
Contact Email: thomas.piche@wilco.org
Contact Phone: 512 943 3695

Terms and Conditions: DIR-CPO-5433

Line #	Item Number	Description	Quantity	Term	Unit List Price	Ext. List Price	Discount %	Discount $	Unit Sale Price	Ext. Sale Price	APC
	APX™ N50										
1	H25UCF9PW6AN	APX N50 7/800 MODEL 2 PORTABLE.	25		$3,267.00	$81,675.00	32.00%	$1,045.44	$2,221.56	$55,539.00	0287
1a	QA08853AA	ADD: CPS ENABLEMENT.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1b	QA02756AB	ENH: 3600 OR 9600 TRUNKING BAUD SINGLE SYSTEM.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1c	QA00580BA	ADD: TDMA OPERATION.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1d	QA09113AA	ADD: BASELINE RELEASE SW.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1e	Q387CB	ADD: MULTICAST VOTING SCAN.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1f	QA07682AC	ADD: SMARTCONNECT N30/N50.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1g	QA00982AH	ADD: SITE SELECTABLE ALERT FOR P25 TRUNKING.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1h	QA03399AK	ADD: ENHANCED DATA.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1i	QA08715AA	ADD:BASIC VOICE CONTROL.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1j	QA01767BL	ADD: P25 LINK LAYER AUTHENTICATION.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1k	G996AU	ADD: PROGRAMMING OVER P25 (OTAP).	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1l	QA09001AM	ADD: WIFI CAPABILITY.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1m	QA09007AD	ADD: OUT OF THE BOX WIFI PROVISIONING.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1n	BD00032AA	ADD: ESSENTIAL CORE BUNDLE.	25		$2,244.00	$56,100.00	32.00%	$718.08	$1,525.92	$38,148.00	0287
1o	BD00033AA	ADD: ESSENTIAL SECURITY BUNDLE.	25		$623.00	$15,575.00	32.00%	$199.36	$423.64	$10,591.00	0287
1p	Q629BD	ENH: AES ENCRYPTION AND ADP.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
1q	H869DB	ENH: MULTIKEY.	25		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0287
2	PSV01S03059A	APX NEXT PROVISIONING WITH CPS.	1		$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0700
3	LSV01S03085A	APX N50/30 DMS ESSENTIAL W ACC DMG.	25	7 YEARS	$645.62	$16,140.50	0.00%	$0.00	$645.62	$16,140.50	0723
4	SSV01S01663A	APX SMART CONNECT.	25	5 YEARS	$480.00	$12,000.00	0.00%	$0.00	$480.00	$12,000.00	0712
	Standalone Items										
5	PMMN4140A	RM760 IMPRES WINDPORTING REMOTE SPEAKER MICROPHONE, LARGE (IP68).	25		$131.00	$3,275.00	25.00%	$32.75	$98.25	$2,456.25	0372
6	PMLN8507A	CARRY ACCESSORY-BELT CLIP,APX N70 2.5" BELT CLIP.	25		$12.90	$322.50	24.96%	$3.22	$9.68	$242.00	0271
7	PMPN4820A	CHGR DESKTOP SINGLE UNIT IMPRES 2 EXT PS US.	25		$85.71	$2,142.75	25.00%	$21.43	$64.28	$1,607.00	0785
8	PMNN4813A	BATT LIION IMPRES 2 IP68 2850T.	25		$178.50	$4,462.50	25.00%	$44.62	$133.88	$3,347.00	0453
	Standalone Items										
9	PMPN4594A	CHGR DESKTOP MULTI UNIT IMPRES 2 1 DISPLAY EXT PS NA/LA/CA.	3		$712.86	$2,138.58	25.00%	$178.21	$534.65	$1,603.95	0785

Net Total	**$141,674.70**
Estimated Tax	**$0.00**
Estimated Freight	**$0.00**
Grand Total	**$141,674.70**

Recurring Services & Subscriptions

Item Number	Description	Quantity	Unit Recurring Sale Price	Recurring Sale Price	Term	Ext. Sale Price
LSV01S03085A	APX N50/30 DMS ESSENTIAL W ACC DMG	25	$92.23	$2,305.79	7 YEARS	$16,140.50
SSV01S01663A	APX SMART CONNECT	25	$96.00	$2,400.00	5 YEARS	$12,000.00

Speciality	Item Description	Qty	Justification
Support Services	APX 4000 Two-way Radio	16	On loan to the Transportation Dept from Wireless Communications
Special Services	APX 4000 Two-way Radio	9	1 Radio - Never issued to Compliance Lt. position from FY23 Decision Package Budget 4 Radios - Non-Repairable per Wireless Communications 4 Radios - Lost during COVID period / Prior Administration

Commissioners Court - Regular Session **66.**

Meeting Date: 01/28/2025

Award of RFSQ #24RFSQ53 for Design and Engineering Services Agreement for the Jail South Air Handler Unit (AHU) Replacement with Cleary Zimmermann Engineers, LLC for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Johnny Grimaldo, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding RFSQ #24RFSQ53 to Cleary Zimmermann Engineers, LLC, for Jail South AHU Replacement, in the amount of Ninety-Four Thousand Five Hundred Dollars ($94,500.00) and authorize execution of the agreement.

Background

Cleary Zimmermann Engineers, LLC is recommended for award through RFSQ #24RFSQ53 which established a pre-qualified consultant pool to be contracted on an as-needed basis, on 06.18.24 agenda item no.16. Cleary Zimmermann Engineers, LLC, is being recommended for this project following a project specific evaluation of the firms from the 24RFSQ53 pool where Cleary Zimmermann Engineers, LLC received the highest score for this project. This Agreement for Design Services between Williamson County and Cleary Zimmermann Engineers, LLC, is for the Jail South AHU Replacement, 306 W. 4th St, Georgetown, TX. Contract Audit and General Counsel reviewed. A detailed Scope of Work is attached. Funding Source is 01.0100.1008.004100 and the point of contact is Gretchen Glenn.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

PSA Cleary Zimmermann Jail S AHU Replacement

Form 1295 Cleary Zimmerman Engineers complete

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/22/2025 04:37 PM
County Judge Exec Asst.	Delia Colon	01/22/2025 04:41 PM
Form Started By: Johnny Grimaldo		Started On: 12/26/2024 12:35 PM
Final Approval Date: 01/22/2025		

AGREEMENT FOR DESIGN & ENGINEERING SERVICES

PROJECT:	**Jail South AHU Replacement**	(“Project”)
ARCHITECT/ ENGINEER:	**Cleary Zimmermann Engineers, LLC.** Aaron Lovelock, PE, Principal 3218 Manor Road, Ste 200 Austin, TX 78723	(“A/E”)
COUNTY’S DESIGNATED REPRESENTATIVE:	**Williamson County Facilities Department** Director of Facilities 3101 SE Inner Loop Georgetown, Texas 78626	

THIS AGREEMENT FOR PLANNING, DESIGN AND ENGINEERING SERVICES (“Agreement”) is made and entered into effective as of the latest date of the signatories indicated at the conclusion of this document (the "Effective Date"), by and between **Williamson County**, a body corporate and politic under the laws of the State of Texas (“County”) and A/E.

R E C I T A L S

WHEREAS, **V.T.C.A., Government Code §2254.002(2)(A)(vii) under Subchapter A** entitled “Professional Services Procurement Act” provides for the procurement by counties of services of professional architects and engineers; and

WHEREAS, County intends to engage A/E to provide design services for air handling units (AHU) for the Jail South AHU Replacement Project (“Project”); and

WHEREAS, County desires that A/E perform certain professional services in connection with the Project; and

WHEREAS, A/E represents that it is qualified and desires to perform such services;

NOW, THEREFORE, County and A/E, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

ARTICLE 1
SCOPE OF AGREEMENT

A/E agrees to perform professional services in connection with the Project as stated herein, and for having rendered such services, County agrees to pay to A/E compensation as stated in the articles to follow.

ARTICLE 2
CONTRACT DOCUMENTS AND APPLICABLE PROJECT DOCUMENTS

2.1 Contract Documents.
Contract Documents consist of this Agreement, any exhibits attached hereto (which exhibits are hereby incorporated into and made a part of this Agreement), and all fully executed Supplemental Agreements which are subsequently issued. These form the entire Agreement, and all are as fully a part of this Agreement as if attached to this Agreement or repeated herein.

2.2 Existing Information.
County shall provide A/E with all existing plans, maps, studies, reports, field notes, statistics, computations, and other data in its possession relative to existing facilities and to this particular Project at no cost to A/E; however, any and all such information shall remain the property of County and shall be returned, if County so instructs A/E.

2.3 Project Documents.
In addition to any other pertinent and necessary Project documents, the following documents shall be used in the development of the Project:

2.3.1
2012 Edition of the Texas Accessibility Standards (TAS) regarding the Elimination of Architectural Barriers Program, including latest revisions (*see* 16 Tex. Admin. Code § 68.100; *see also* Tex. Gov't Code, Ch. 469).

2.3.2
Americans with Disabilities Act (ADA)

2.3.3
Williamson County Facilities Building Code Adoption List, 2020 edition as updated

2.3.4
Williamson County Consultant Design Submittal Guidelines, 2020 edition as updated

ARTICLE 3
NON-COLLUSION; DEBARMENT; AND FINANCIAL INTEREST PROHIBITED

3.1 Non-collusion.
A/E warrants that it has not employed or retained any company or persons, other than a bona fide employee working solely for A/E, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or subconsultant any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this

Agreement. For breach or violation of this warranty, County reserves and shall have the right to annul this Agreement without liability or, in its discretion and at its sole election, to deduct from the Agreement price or compensation, or to otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

3.2 Debarment Certification.
A/E must sign the Debarment Certification enclosed herewith as **Exhibit E**.

3.3 Financial Interest Prohibited.
A/E covenants and represents that A/E, its officers, employees, agents, consultants, and subcontractors will have no financial interest, direct or indirect, in the purchase or sale of any product, materials, or equipment that will be recommended or required for the construction of the Project.

ARTICLE 4
CHARACTER AND SCOPE OF SERVICES

4.1
In consideration of the compensation herein provided, A/E shall perform professional design and engineering services for the Project, which are acceptable to County, based on standard architectural and engineering practices and the scope of work described on the Exhibits attached to this Agreement. A/E shall also serve as County's professional architect and engineer in those phases of the Project to which this Agreement applies and will consult with and give advice to County during the performance of A/E's services.

4.2
A/E shall perform the following Basic Scope of Services (sometimes referred to herein as the “Basic Scope of Services”, “Basic Services” or the “Scope of Services”):

4.2.1
The Basic Scope of Services shall generally consist of all elements of work, meetings, materials, and equipment required for the development of the Project in accordance with the requirements, policies, and general practices of Williamson County.

4.2.2
As part of the Basic Services, A/E shall submit its work products to County for review as requested by County.

4.2.3
The detailed Basic Services for the Project is set forth herein as **Exhibit A** to this Agreement, which is expressly incorporated and made a part hereof.

ARTICLE 5
TIME FOR PERFORMANCE

5.1 Commencement.
A/E shall not commence work until A/E has been thoroughly briefed on the scope of the Project and has been notified in writing to proceed, as evidenced by a Notice to Proceed.

5.2 Duration.
A/E agrees to complete the Basic Services within the time period set forth in **Exhibit C**. The time limits set out therein may, for good cause, be extended, in writing, by County as the Project proceeds.

ARTICLE 6
COMPENSATION AND EXPENSES

6.1 Basic Fee.
For and in consideration of the Basic Services rendered by A/E, County shall pay to A/E up to **Ninety-Four Thousand, Five Hundred Dollars ($ 94,500.00)** hereinafter called the "Basic Fee".

The Basic Fee is based upon all estimated labor costs required in the performance of all items and phases of the Basic Services set forth in **Exhibit A**. Compensation for Basic Services will be paid by County by monthly invoices of percentage completion of fees by phase of the Basic Fee as set forth in **Exhibit B**. County will only be obligated to pay A/E for the performance of items and phases of the Basic Services actually rendered and incurred, which may be less than the above stated Basic Fee.

6.2 Expenses.
A/E shall be reimbursed for actual non-labor and subcontract expenses incurred in the performance of the services under this Agreement in accordance with the Williamson County Vendor Reimbursement Policy set forth under **Exhibit D**. Invoices requesting reimbursement for costs and expenditures related to the Project (reimbursables) must be accompanied by copies of the provider's invoice and **must strictly comply with the Williamson County Vendor Reimbursement Policy**. The copies of the provider's invoice must evidence the actual costs billed to A/E without markup. Reimbursable Expenses are in addition to compensation for Basic and Additional Services and must not exceed **Nine Hundred Forty-Five Dollars ($ 945)**.

ARTICLE 7
ADDITIONAL SERVICES AND CHARGES

For the performance of services not specifically described as Basic Services under **Article 4** above (sometimes referred to herein as "Additional Services"), County shall pay and A/E shall receive, under a negotiated, written Supplemental Agreement, Additional Services compensation based upon invoices of percentage completion.

A/E shall not, however, be compensated for work made necessary by A/E's negligent errors or omissions. In the event of any dispute over the classification of A/E's services as Basic or Additional Services under this Agreement, the decision of County shall be final and binding on A/E.

It is expressly understood and agreed that A/E shall not furnish any Additional Services without the prior written authorization of County by a negotiated Supplemental Agreement. County shall

have no obligation to pay for such Additional Services which have been rendered without prior written authorization of County as hereinabove required.

ARTICLE 8
TIME OF PAYMENT; PAYMENT AND INTEREST; AND RIGHT TO AUDIT

8.1 Time of Payment.

During the performance of the services provided for in this Agreement, monthly payments shall be made based upon that portion of the services which has been completed.

On or about the last day of each calendar month during the performance of the Basic Services to be provided under this Agreement, A/E shall submit to County working documents in any stage of completion to demonstrate incremental progress of Basic Services and the compensation which is due for percentage completion of Basic Services.

On or about the last day of each calendar month during the performance of the Additional Services to be provided under **Article 7**, A/E shall submit to County working documents in any stage of completion to demonstrate incremental progress of Additional Services under an applicable Supplemental Agreement related thereto, and the compensation which is due for percentage completion of particular Additional Services.

County shall review the documentation and shall pay each statement as set forth in this **Article 8**, however, the approval or payment of any statement shall not be considered evidence of performance by A/E to the point indicated by such statement or of receipt or acceptance by County of the services covered by such statement. Final payment does not relieve A/E of the responsibility of correcting any errors or omissions resulting from A/E's negligence.

Upon submittal of the initial invoice, A/E shall provide the County Auditor with an Internal Revenue Form W-9, Request for Taxpayer Identification Number and Certification that is complete in compliance with the Internal Revenue Code, its rules and regulations.

8.2 Prompt Payment Policy.

In accordance with **Chapter 2251, V.T.C.A., Texas Government Code**, payment to A/E will be made within **thirty (30) days** of the day on which the performance of services was complete, or within **thirty (30) days** of the day on which the County Auditor receives a correct invoice for services, whichever is later. A/E may charge a late fee (fee shall not be greater than that which is permitted by Texas law) for payments not made in accordance with this prompt payment policy; however, this policy does not apply in the event:

8.2.1
There is a bona fide dispute between County and A/E concerning the supplies, materials, or equipment delivered or the services performed that causes the payment to be late; or

8.2.2
There is a bona fide dispute between A/E and a subcontractor/ subconsultant or between a subcontractor/ subconsultant and its supplier concerning supplies, materials, or equipment delivered or the Basic Services performed which causes the payment to be late; or

8.2.3
The invoice is not submitted to Williamson County in strict accordance with instructions, if any, on the purchase order, or this Agreement or other such contractual agreement.

The County Auditor shall document to A/E the issues related to disputed invoices within **ten (10) calendar days** of receipt of such invoice. Any non-disputed invoices shall be considered correct and payable per the terms of **Texas Government Code, Chapter 2251, V.T.C.A**.

ARTICLE 9
PROJECT TEAM

County's Designated Representative for purposes of this Agreement is as follows:

Williamson County Facilities Department
Attn: Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

County shall have the right, from time to time, to change the County's Designated Representative by giving A/E written notice thereof. With respect to any action, decision, or determination which is to be taken or made by County under this Agreement, the County's Designated Representative may take such action or make such decision or determination or shall notify A/E in writing of an individual responsible for, and capable of, taking such action, decision, or determination, and shall forward any communications and documentation to such individual for response or action. Actions, decisions or determinations by County's Designated Representative on behalf of County shall be done in his or her reasonable business judgment unless express standards or parameters therefor are included in this Agreement, in which case, actions taken by County's Designated Representative shall be in accordance with such express standards or parameters. Any consent, approval, decision, or determination hereunder by County's Designated Representative shall be binding on County; *provided, however,* County's Designated Representative shall not have any right to modify, amend, or terminate this Agreement or executed Supplemental Agreement. County's Designated Representative shall not have any authority to execute a Supplemental Agreement unless otherwise granted such authority by the Williamson County Commissioners Court.

A/E's Designated Representative for purposes of this Agreement is as follows:

Cleary Zimmerman Engineers, LLC
Aaron Lovelock, PE, Principal
3218 Manor Road, Ste 200
Austin, TX 78723

A/E shall have the right, from time to time, to change A/E's Designated Representative by giving County written notice thereof. With respect to any action, decision, or determination which is to be taken or made by A/E under this Agreement, A/E's Designated Representative may take such action or make such decision or determination, or shall notify County in writing of an individual responsible for and capable of taking such action, decision, or determination and shall forward any communications and documentation to such individual for response or action. Actions, decisions, or determinations by A/E's Designated Representative on behalf of A/E shall

be done in his or her reasonable business judgment unless express standards or parameters therefor are included in this Agreement, in which case, actions taken by A/E's Designated Representative shall be in accordance with such express standards or parameters. Any consent, approval, decision, or determination hereunder by A/E's Designated Representative shall be binding on A/E. A/E's Designated Representative shall have the right to modify, amend, and execute Supplemental Agreements on behalf of A/E.

ARTICLE 10
NOTICE

Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to County or A/E at the following addresses. If mailed, any notice or communication shall be deemed to be received **three (3) days** after the date of deposit in the United States Mail. Unless otherwise provided in this \Agreement, all notices shall be delivered to the following addresses:

County: Williamson County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

With copy to: Williamson County Facilities Department
Attn: Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

and to: Office of General Counsel
Williamson County Commissioners Court
401 W. 6th Street
Georgetown, Texas 78626

A/E: Cleary Zimmermann Engineers, LLC
3218 Manor Road, Ste 200
Austin, TX 78723

Attention: Aaron Lovelock, PE
Principal

Either party may designate a different address by giving the other party ten (10) days written notice.

ARTICLE 11
PROGRESS EVALUATION

A/E shall, from time to time during the progress of the Basic Services and, when applicable, progress of Additional Services, confer with County at County's election. A/E shall prepare and

present such information as may be pertinent and necessary, or as may be reasonably requested by County, in order for County to evaluate features of the Basic Services and any applicable Additional Services. At the request of County or A/E, conferences shall be provided at A/E's office, the offices of County, or at other locations designated by County. When requested by County, such conferences shall also include evaluation of the Basic Services and any applicable Additional Services. County may, from time to time, require A/E to appear and provide information to the Williamson County Commissioners Court.

Should County determine that the progress in Basic Services or any applicable Additional Services does not satisfy the terms of this Agreement, then County shall review same with A/E to determine corrective action required.

A/E shall promptly advise County in writing of events which have or may have a significant impact upon the progress of the Basic Services and any applicable Additional Services, including but not limited to the following:

11.1
Problems, delays, adverse conditions which may materially affect the ability to meet the objectives of this Agreement or preclude the attainment of Project Basic Services and any applicable Additional Services by established time periods; and such disclosure shall be accompanied by statement of actions taken or contemplated, and County assistance needed to resolve the situation, if any; and

11.2
Favorable developments or events which enable meeting goals sooner than anticipated in relation to this Agreement or any applicable Supplemental Agreement.

ARTICLE 12
CHANGES IN COMPLETED BASIC SERVICES

If County deems it necessary to request changes to previously satisfactorily completed Basic Services or parts thereof which involve changes to the original Basic Services or character of Basic Services under this Agreement, then A/E shall make such revisions as requested and as directed by County. Such revisions shall be considered as Additional Services and paid for as specified under **Article 7** and **Article 8**. A/E shall make revisions to Basic Services authorized hereunder as are necessary to correct errors appearing therein, when required to do so by County. No additional compensation shall be due for such Basic Services.

ARTICLE 13
REVIEW PROCESS AND REVISIONS TO A/E WORK PRODUCT

13.1 Review Process.
A/E's Work Product will be reviewed by County under its applicable technical requirements and procedures, as follows:

13.1.1 Submittal.
Reports, plans, surveys, field notes, original drawings, computer tapes, graphic files, tracings, calculations, analyses, reports, specifications, data, sketches and/or schematics

prepared by A/E and supporting documents (collectively referred to hereinabove and hereinafter as the "A/E Work Product(s)"), shall be submitted by A/E on or before the dates specified for completion, as set out in the Production Schedule set forth in **Exhibit C**.

13.1.2 Completion.
Reports, plans, specifications, and supporting documents shall be submitted by A/E on or before the dates specified in **Exhibit C**. Upon receipt of same, the submission shall be checked for completion. "Completion" or “Complete” shall be defined as all of the required items, as set out in **Exhibit A**, have been included in compliance with the requirements of this Agreement. The completeness of any Basic Services submitted to County shall be determined by County within thirty (30) days of such submittal and County shall notify A/E in writing within such thirty (30) day period if such Basic Services have been found to be incomplete. If the submission is Complete, County will notify A/E and County’s technical review process will begin.

If the submission is not Complete, County will notify A/E, who shall perform such professional services as are required to complete the Basic Services and resubmit it to County. This process shall be repeated until a submission is Complete.

13.1.3 Acceptance.
County will review the completed Basic Services in each design phase for compliance with this Agreement and general conformance with the Design Deliverable Guidelines. "Acceptance" or “Accepted” shall mean that in County’s reasonable opinion, substantial compliance with the requirements of this Agreement has been achieved.

If a lack of coordination between subconsultant documents is discovered in the A/E work product, which is not specifically called-out by A/E as a pending coordination item, the work product will be returned to A/E along with written email notification which may describe preliminary deficiencies discovered and may reference the terms of **Paragraph 13.1.3** of this Agreement. A/E shall perform any required corrections to Basic Services and resubmit to County.

Should this process need to be repeated for the same or subsequent deficiencies related to the initial deficiencies, County will issue a marked-up work product to A/E indicating specific deficiencies for correction. County will also issue a notice for A/E to deduct **One Thousand Dollars ($ 1,000)** from the A/E ‘s Basic Fee on the next invoice for each occurrence until the Basic Services are Accepted.

13.1.4 Final Approval.
After Acceptance, A/E shall perform any required modifications, changes, alterations, corrections, redesigns, and additional work necessary to receive Final Approval by County. "Final Approval" in this sense shall mean formal recognition that the Basic Services have been fully carried out.

13.2 Revision to A/E Work Product.

A/E shall make, without expense to County, such revisions to A/E Work Product as may be required to correct negligent errors or omissions so A/E Work Product meets the needs of County, but after the approval of A/E Work Product any revisions, additions, or other modifications made at County's request which involve extra services and expenses to A/E shall entitle A/E to additional compensation for such extra services and expenses; provided, however, A/E hereby agrees to perform any necessary corrections to A/E Work Products which are found to be in

negligent error or omission as a result of A/E's development of A/E Work Product, at any time, without additional compensation. If it is necessary, due to such error or omission by A/E, to revise any A/E Work Product in order to make the Project constructible, A/E shall do so without additional compensation. In the event of any dispute over the classification of A/E's Work Products as Complete, Accepted, or Approved under this Agreement, the decision of County shall be final and binding on A/E, subject to any civil remedy or determination otherwise available to the parties and deemed appropriate by the parties.

13.3 Days.

All references to a "day" in this Agreement shall mean a calendar day unless otherwise specified.

13.4 County's Reliance on A/E.

A/E's duties as set forth herein shall at no time be in any way diminished by reason of any review, evaluation, or approval by County nor shall A/E be released from any liability by reason of such review, evaluation or approval by County, it being understood that County, at all times, is ultimately relying upon A/E's skill, ability, and knowledge in performing the Basic Services required hereunder.

ARTICLE 14
SUSPENSION

Should County desire to suspend the Basic Services, but not to terminate this Agreement, then such suspension may be effected by County giving A/E **thirty (30) calendar days'** verbal notification followed by written confirmation to that effect. Such **thirty (30)-day** notice may be waived in writing by agreement and signature of both parties. The Basic Services may be reinstated and resumed in full force and effect within **sixty (60) days** of receipt of written notice from County to resume the Basic Services. Such **sixty (60)-day** notice may be waived in writing by agreement and signature of both parties. If this Agreement is suspended for more than **thirty (30) days**, A/E shall have the option of terminating this Agreement and, in the event, A/E shall be compensated for all Basic Services performed and reimbursable expenses incurred, provided such Basic Services and reimbursable expenses have been previously authorized and approved by County, to the effective date of suspension.

County assumes no liability for Basic Services performed or costs incurred prior to the date authorized by County for A/E to begin Basic Services, and/or during periods when Basic Services are suspended, and/or subsequent to the completion date.

ARTICLE 15
VIOLATION OF CONTRACT TERMS/ BREACH OF CONTRACT

Violation of contract terms or breach of contract by A/E shall be grounds for termination of this Agreement, and any increased costs arising from A/E's default, breach of contract, or violation of contract terms shall be paid by A/E.

ARTICLE 16
TERMINATION

This Agreement may be terminated as set forth below.

16.1
By mutual agreement and consent, in writing, of both parties.

16.2
By County, by notice in writing to A/E, as a consequence of failure by A/E to perform the Basic Services set forth herein in a satisfactory manner.

16.3
By either party, upon the failure of the other party to fulfill its obligations as set forth herein.

16.4
By County, for reasons of its own and not subject to the mutual consent of A/E, upon not less than **thirty (30) days** written notice to A/E.

16.5
By satisfactory completion of all Basic Services and obligations described herein.

Should County terminate this Agreement as herein provided, no fees other than fees due and payable at the time of termination plus reimbursable expenses incurred shall thereafter be paid to A/E. In determining the value of the Basic Services performed by A/E prior to termination, County shall be the sole judge. Compensation for Basic Services at termination will be based on a percentage of the Basic Services completed at that time. Should County terminate this Agreement under **Section 16.4** above, then the amount charged during the **thirty (30)-day** notice period shall not exceed the amount charged during the preceding **thirty (30) days**.

If A/E defaults in the performance of this Agreement or if County terminates this Agreement for fault on the part of A/E, then County shall give consideration to the actual costs incurred by A/E in performing the Basic Services to the date of default, the amount of Basic Services required which was satisfactorily completed to date of default, the value of the Basic Services which are usable to County, the cost to County of employing another firm to complete the Basic Services required and the time required to do so, and other factors which affect the value to County of the Basic Services performed at the time of default.

The termination of this Agreement and payment of an amount in settlement as prescribed above shall extinguish all rights, duties, and obligations of County under this Agreement. If the termination of this Agreement is due to the failure of A/E to fulfill its contractual obligations, then County may take over the Project and prosecute the Basic Services to completion. In such case, A/E shall be liable to County for any additional and reasonable costs incurred by County.

A/E shall be responsible for the settlement of all contractual and administrative issues arising out of any procurements made by A/E in support of the Basic Services under this Agreement.

ARTICLE 17
USE OF DOCUMENTS

All documents, including but not limited to drawings, specifications, and data or programs stored electronically, (hereinafter referred to as “A/E Work Products”) prepared by A/E and its

subcontractors/ subconsultants are related exclusively to the services described in this Agreement and are intended to be used with respect to this Project. However, it is expressly understood and agreed by and between the parties hereto that all of A/E's designs under this Agreement (including but not limited to tracings, drawings, estimates, specifications, investigations, studies and other documents, completed or partially completed), shall be the property of County to be thereafter used in any lawful manner as County elects. Any such subsequent use made of documents by County shall be at County's sole risk and without liability to A/E.

By execution of this Agreement and in confirmation of the fee for services to be paid under this Agreement, A/E hereby conveys, transfers, and assigns to County all rights under the Federal Copyright Act of 1976 (or any successor copyright statute), as , all common law copyrights and all other intellectual property rights acknowledged by law in the Project Designs and Work Product developed under this Agreement. Copies may be retained by A/E. A/E shall be liable to County for any loss or damage to any such documents while they are in the possession of or while being worked upon by A/E or anyone connected with A/E, including agents, employees, Engineers or subcontractors/ subconsultants. All documents so lost or damaged shall be replaced or restored by A/E without cost to County.

Upon execution of this Agreement, A/E grants to County permission to reproduce A/E's work and documents for purposes of constructing, using, and maintaining the Project, provided that County will comply with its obligations, including prompt payment of all sums when due, under this Agreement. A/E shall obtain similar permission from A/E's subcontractors/ subconsultants consistent with this Agreement. If and upon the date A/E is adjudged in default of this Agreement, County is permitted to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections, or additions to the work and documents for the purposes of completing, using, and maintaining the Project.

County shall not assign, delegate, sublicense, pledge, or otherwise transfer any permission granted herein to another party without the prior written consent of A/E. However, County shall be permitted to authorize the contractor, subcontractors, and material or equipment suppliers to reproduce applicable portions of A/E Work Products appropriate to and for use in the execution of the Work. Submission or distribution of A/E Work Products to meet official regulatory requirements or for similar purposes in connection with the Project is permitted. Any unauthorized use of A/E Work Products shall be at County's sole risk and without liability to A/E and its subconsultants.

Prior to A/E providing to County any A/E Work Products in electronic form or County providing to A/E any electronic data for incorporation into A/E Work Products, County and A/E shall, by separate written agreement, set forth the specific conditions governing the format of such A/E Work Products or electronic data, including any special limitations not otherwise provided in this Agreement. Any electronic files are provided by A/E for the convenience of County and use of them is at County's sole risk. In the case of any defects in electronic files or any discrepancies between them and any hardcopy of the same documents prepared by A/E, the hardcopy shall prevail. Only printed copies of documents conveyed by A/E shall be relied upon.

A/E shall have no liability for changes made to the drawings by other consultants subsequent to the completion of the Project. Any such change shall be sealed by A/E making that change and shall be appropriately marked to reflect what was changed or modified.

ARTICLE 18
PERSONNEL, EQUIPMENT, AND MATERIAL

A/E shall furnish and maintain, at its own expense, quarters for the performance of all Basic Services, and adequate and sufficient personnel and equipment to perform the Basic Services as required. All employees of A/E shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of A/E who, in the reasonable opinion of County, is incompetent or whose conduct becomes detrimental to the Basic Services shall immediately be removed from association with the Project when so instructed by County. A/E certifies that it presently has adequate qualified personnel in its employment for performance of the Basic Services required under this Agreement or will obtain such personnel from sources other than County. A/E may not change the Project Manager without prior written consent of County.

ARTICLE 19
SUBCONTRACTING

A/E shall not assign, subcontract, or transfer any portion of the Basic Services under this Agreement without prior written approval from County. All subcontracts shall include the provisions required in this Agreement. No subcontract shall relieve A/E of any responsibilities under this Agreement.

ARTICLE 20
MODIFICATIONS

This instrument contains the entire Agreement between the parties relating to the right herein granted and obligations herein assumed. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent written modification signed by both parties hereto.

ARTICLE 21
COMPLIANCE WITH LAWS

21.1 Compliance.

A/E shall render the services hereunder in accordance with generally accepted standards applicable thereto and shall use that degree of care and skill commensurate with the architecture and engineering professions, and in recognition of such standards, A/E shall comply with all applicable federal, state, and local laws, statutes, codes, ordinances, rules and regulations, and the orders and decrees of any court, or administrative bodies or tribunals in any manner affecting the performance of this Agreement, including, without limitation, minimum/ maximum salary and wage statutes and regulations, and licensing laws and regulations. A/E shall furnish County with satisfactory proof of its compliance.

A/E shall further obtain all permits and licenses required in the performance of the Basic Services contracted for herein.

21.2 Taxes.

A/E shall pay all taxes, if any, required by law arising by virtue of the Basic Services performed hereunder. County is qualified for exemption pursuant to the provisions of **Section 151.309 of the Texas Limited Sales, Excise, and Use Tax Act**.

ARTICLE 22
INDEMNIFICATION

A/E AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, LOSSES, PENALTIES, JUDGMENTS, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM A NEGLIGENT ACT OR OMISSION, NEGLIGENCE, OR INTENTIONAL TORT COMMITTED BY A/E, A/E'S EMPLOYEES, AGENTS, OR ANY OTHER PERSON OR ENTITY UNDER CONTRACT WITH A/E INCLUDING, WITHOUT LIMITATION, A/E'S SUBCONSULTANTS, OR ANY OTHER ENTITY OVER WHICH A/E EXERCISES CONTROL.

A/E FURTHER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM ANY AND ALL LIABILITIES, LOSSES, PENALTIES, JUDGMENTS, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM A/E'S FAILURE TO PAY A/E'S EMPLOYEES, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, IN CONNECTION WITH ANY OF THE WORK PERFORMED OR TO BE PERFORMED UNDER THIS AGREEMENT BY A/E.

A/E FURTHER AGREES TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM ANY AND ALL LIABILITIES, LOSSES, PENALTIES, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM THE INFRINGEMENT OF ANY INTELLECTUAL PROPERTY ARISING OUT OF THE USE OF ANY PLANS, DESIGN, DRAWINGS, OR SPECIFICATIONS FURNISHED BY A/E IN THE PERFORMANCE OF THIS AGREEMENT.

THE LIMITS OF INSURANCE REQUIRED IN THIS AGREEMENT AND/OR THE CONTRACT DOCUMENTS SHALL NOT LIMIT A/E'S OBLIGATIONS UNDER THIS **ARTICLE 22**. THE TERMS AND CONDITIONS CONTAINED IN THIS **ARTICLE 22** SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT AND/OR CONTRACT DOCUMENTS OR THE SUSPENSION OF THE WORK HEREUNDER. TO THE EXTENT THAT ANY LIABILITIES, PENALTIES, DEMANDS, CLAIMS, LAWSUITS, LOSSES, DAMAGES, COSTS AND EXPENSES ARE CAUSED IN PART BY THE ACTS OF COUNTY OR THIRD PARTIES FOR WHOM A/E IS NOT LEGALLY LIABLE, A/E'S OBLIGATIONS SHALL BE IN PROPORTION TO A/E'S FAULT. THE OBLIGATIONS HEREIN SHALL ALSO EXTEND TO ANY ACTIONS BY COUNTY TO ENFORCE THIS INDEMNITY OBLIGATION.

IN THE EVENT THAT CONTRACTORS INITIATE LITIGATION AGAINST COUNTY IN WHICH CONTRACTOR ALLEGES DAMAGES AS A RESULT OF ANY ACTS, ERRORS OR OMISSIONS OF A/E OR ANY OF ITS EMPLOYEES OR ANY PERSON, FIRM OR CORPORATION DIRECTLY OR INDIRECTLY EMPLOYED BY A/E, INCLUDING, BUT NOT LIMITED TO, DEFECTS, ERRORS, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR IN THE ADMINISTRATION OF THIS AGREEMENT BY A/E OR ANY OF ITS EMPLOYEES OR ANY PERSON, FIRM OR CORPORATION DIRECTLY OR INDIRECTLY EMPLOYED BY A/E, AND/OR INADEQUATE SERVICES PURSUANT TO THE CONSTRUCTION PHASE-ADMINISTRATION OF THE CONSTRUCTION CONTRACT AS DEFINED AND REQUIRED BY THIS AGREEMENT, AGREEMENT EXHIBITS AND THE CONSTRUCTION CONTRACT DOCUMENTS, THEN COUNTY SHALL HAVE THE RIGHT

TO JOIN A/E AT COUNTY'S COST. A/E SHALL ALSO HOLD COUNTY HARMLESS AND INDEMNIFY COUNTY TO THE EXTENT THAT A/E, ANY OF ITS EMPLOYEES, AGENTS, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, OR OTHER ENTITIES OVER WHICH A/E EXERCISES CONTROL, CAUSED SUCH DAMAGES TO CONTRACTOR, INCLUDING ANY AND ALL COSTS AND ATTORNEYS' FEES INCURRED BY COUNTY IN CONNECTION WITH THE DEFENSE OF ANY CLAIMS WHERE A/E, ITS EMPLOYEES, AGENTS, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, OR OTHER ENTITIES OVER WHICH A/E EXERCISES CONTROL, ARE ADJUDICATED AT FAULT.

ARTICLE 23
PROFESSIONAL'S RESPONSIBILITIES

A/E shall be responsible for the accuracy of its Professional Services and shall promptly make necessary revisions or corrections to its Work Product resulting from errors, omissions, or negligent acts, and same shall be done without compensation. County shall determine A/E's responsibilities for all questions arising from design errors and/or omissions, subject to the dispute resolution provisions of **Article 31**. A/E shall not be relieved of responsibility for subsequent correction of any such errors or omissions in its work product, or for clarification of any ambiguities until after the construction phase of the Project has been completed.

ARTICLE 24
PROFESSIONAL'S SEAL

The responsible architect and engineer shall sign, seal, and date all appropriate submissions to County in accordance with Texas laws and the rules of the State Boards of Registration for Professionals.

ARTICLE 25
INSURANCE

A/E shall comply with the following insurance requirements, at all times, during this Agreement:

25.1 Coverage Limits.
A/E, at A/E's sole cost, shall purchase and maintain, during the entire term while this Agreement is in effect, the following insurance:

25.1.1
Worker's Compensation in accordance with statutory requirements.

25.1.2
Commercial General Liability Insurance with a combined minimum Bodily Injury and Property Damage limits of **$1,000,000** per occurrence and **$2,000,000** in the aggregate.

25.1.3
Automobile Liability Insurance for all owned, non-owned, and hired vehicles with combined minimum limits for Bodily Injury and Property Damage limits of **$500,000** per occurrence and **$1,000,000** in the aggregate.

25.1.4
Professional Liability Errors and Omissions Insurance in the amount of **$1,000,000** per claim.

25.2 Additional Insureds; Waiver of Subrogation.

County, its directors, officers and employees shall be added as additional insureds under policies listed under (2) and (3) above, and on those policies where County, its directors, officers and employees are additional insureds, such insurance shall be primary; and, any insurance maintained by County shall be excess and not contribute with it. Such policies shall also include waivers of subrogation in favor of County.

25.3 Premiums and Deductible.

A/E shall be responsible for payment of premiums for all insurance coverages required under this **Article 25**. A/E further agrees that for each claim, suit, or action made against insurance provided hereunder, with respect to all matters for which A/E is responsible hereunder, A/E shall be solely responsible for all deductibles and self-insured retentions. Any deductibles or self-insured retentions over **$50,000** in A/E's insurance must be declared and approved in writing by County in advance.

25.4 Commencement of Work.

A/E shall not commence any work under this Agreement until it has obtained all required insurance and such insurance has been approved by County. As further set out below, A/E shall not allow any subcontractor/ subconsultant(s) to commence work to be performed in connection with this Agreement until all required insurance has been obtained and approved; and, such approval shall not be unreasonably withheld. Approval of the insurance by County shall not relieve or decrease the liability of A/E hereunder.

25.5 Insurance Company Rating.

Required insurance must be written by a company approved to do business in the State or Texas with a financial standing of at least an A-rating, as reflected in Best's insurance ratings or by a similar rating system recognized within the insurance industry at the time the policy is issued.

25.6 Certification of Coverage.

A/E shall furnish County with a certification of coverage issued by the insurer. A/E shall not cause any insurance to be canceled nor permit any insurance to lapse. **In addition to any other notification requirements set forth hereunder, A/E shall also notify County, within twenty-four (24) hours of receipt, of any notices of expiration, cancellation, non-renewal, or material change in coverage it receives from its insurer.**

25.7 No Arbitration.

It is the intention of County and agreed to and hereby acknowledged by A/E, that no provision of this Agreement shall be construed to require County to submit to mandatory arbitration in the settlement of any claim, cause of action or dispute, except as specifically required in direct connection with an insurance claim or threat of claim under an insurance policy required hereunder or as may be required by law or a court of law with jurisdiction over the provisions of this Agreement.

25.8 Subcontractor/ Subconsultant's Insurance.

Without limiting any of the other obligations or liabilities of A/E, A/E shall require each subcontractor/ subconsultant performing work under this Agreement (to the extent a

subcontractor/ subconsultant is allowed by County) to maintain during the term of this Agreement, at the subcontractor/ subconsultant's own expense, the same stipulated minimum insurance required in this **Article 25** above, including the required provisions and additional policy conditions as shown below in this **Article 25**.

A/E shall obtain and monitor the certificates of insurance from each subcontractor/ subconsultant in order to assure compliance with the insurance requirements. A/E must retain the certificates of insurance for the duration of this Agreement and shall have the responsibility of enforcing these insurance requirements among its subcontractor/ subconsultants. County shall be entitled, upon request and without expense, to receive copies of these certificates of insurance.

25.9 Insurance Policy Endorsements.

Each insurance policy shall include the following conditions by endorsement to the policy:

25.9.1
County shall be notified **thirty (30) days** prior to the expiration, cancellation, nonrenewal or any material change in coverage, and such notice thereof shall be given to County by certified mail to:

Williamson County Purchasing
100 Wilco Way
Suite P101
Georgetown, Texas 78626

25.9.2
The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by County, to any such future coverage, or to County's Self-Insured Retentions of whatever nature.

25.10 Cost of Insurance.

The cost of all insurance required herein to be secured and maintained by A/E shall be borne solely by A/E, with certificates of insurance evidencing such minimum coverage in force to be filed with County. Such certificates of insurance are evidenced as **Exhibit F**.

ARTICLE 26
SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, lawful assigns, and legal representatives. A/E may not assign, sublet, or transfer any interest in this Agreement, in whole or in part, by operation of law or otherwise, without obtaining the prior written consent of County.

ARTICLE 27
SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or

unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

ARTICLE 28
PRIOR AGREEMENTS SUPERSEDED

This Agreement constitutes the sole agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter defined herein. This Agreement may only be or supplemented by mutual agreement of the parties hereto in writing.

ARTICLE 29
A/E'S ACCOUNTING RECORDS

A/E agrees to maintain, for a period of **three (3) years** after final payment under this Agreement, detailed records, books, documents, and papers which are directly pertinent to the services to be performed under this Agreement and records of reimbursable costs and expenses of other providers and provide such other details as may be requested by the County Auditor for the purposes of making audits, examinations, excerpts and transcriptions. A/E agrees that County 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 detailed records, books, documents, and papers which are directly pertinent to the services to be performed under this Agreement and records of reimbursable costs and expenses of other providers for the purposes of making audits, examinations, excerpts, and transcriptions. A/E further agrees that County shall have access during normal working hours to all necessary A/E facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this **Article 29**. County shall give A/E reasonable advance notice of intended audits.

ARTICLE 30
GENERAL PROVISIONS

30.1 Time is of the Essence.
A/E understands and agrees that time is of the essence and that any failure of A/E to complete the Basic Services within the agreed Production Schedule set out in **Exhibit C** may constitute a material breach of this Agreement. A/E shall be fully responsible for its delays or for failures to use its reasonable efforts in accordance with the terms of this Agreement and A/E's standard of performance as defined herein. Where damage is caused to County due to A/E's negligent failure to perform, County may accordingly withhold, to the extent of such damage, A/E's payments hereunder without waiver of any of County's additional legal rights or remedies.

30.2 Force Majeure.
Neither County nor A/E shall be deemed in violation of this Agreement if prevented from performing any of their obligations hereunder by reasons for which they are not responsible or circumstances beyond their control. However, notice of such impediment or delay in performance must be timely given, and all reasonable efforts undertaken to mitigate its effects.

30.3 Enforcement and Venue.

This Agreement shall be enforceable in Georgetown, Williamson County, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas excluding, however, its choice of law rules.

30.4 Standard of Performance.

The standard of care for all professional architecture, engineering, consulting and related services performed or furnished by A/E and its employees under this Agreement will be the care and skill ordinarily used by members of A/E's profession, practicing under the same or similar circumstances at the same time and in the same locality.

30.5 Opinion of Probable Cost.

Any opinions of probable Project cost or probable construction cost provided by A/E are made on the basis of information available to A/E and on the basis of A/E's experience and qualifications and represents its judgment as an experienced and qualified professional. However, since A/E has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or market conditions, A/E does not guarantee that proposals, bids or actual Project or construction cost will not vary from opinions of probable cost A/E prepares.

30.6 Opinions and Determinations.

Where the terms of this Agreement provide for action to be based upon opinion, judgment, approval, review, or determination of either party hereto, such terms are not intended to be and shall never be construed as permitting such opinion, judgment, approval, review, or determination to be arbitrary, capricious, or unreasonable.

30.7 Reports of Accidents.

Within **twenty-four (24) hours** after A/E becomes aware of the occurrence of any accident or other event which results in, or might result in, injury to the person or property of any third person (other than an employee of A/E), whether or not it results from, or involves, any action or failure to act by A/E or any employee or agent of A/E and which arises in any manner from the performance of this Agreement, A/E shall send a written report of such accident or other event to County, setting forth a full and concise statement of the facts pertaining thereto. A/E shall also immediately send to County a copy of any summons, subpoena, notice, or other documents served upon A/E, its agents, employees, or representatives, or received by it or them, in connection with any matter before any court arising in any manner from A/E's performance of work under this Agreement.

30.8 Gender, Number, and Headings.

Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

30.9 Construction.

Each party hereto acknowledges that it and its counsel have reviewed this Agreement 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 Agreement.

30.10 Independent Contractor Relationship.
Both parties hereto, 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. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever.

30.11 No Waiver of Immunities.
Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. County does 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.

30.12 Texas Public Information Act.
To the extent, if any, that any provision in this Agreement is in conflict with **Texas Government Code 552.001** et seq., as (the "Public Information Act"), the same shall be of no force or effect. Furthermore, it is expressly understood and agreed that County, its officers and employees may request advice, decisions and opinions of the Attorney General of the State of Texas in regard to the application of the Public Information Act to any items or data furnished to County as to whether or not the same are available to the public. It is further understood that County's officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that County, its officers and employees shall have no liability or obligation to any party hereto for the disclosure to the public, or to any person or persons, of any items or data furnished to County by a party hereto, in reliance of any advice, decision or opinion of the Attorney General of the State of Texas.

30.13 Governing Terms and Conditions.
If there is an irreconcilable conflict between the terms and conditions set forth in this Agreement or any Supplemental Agreement and the terms and conditions set forth in any Exhibit, Appendix to this Agreement, the terms and conditions set forth in this Agreement or any Supplemental Agreement shall control over the terms and conditions set forth in any Exhibit, Appendix to this Agreement.

30.14 Appropriation of Funds by County.
County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Agreement. A/E understands and agrees that County's payment of amounts under this Agreement is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Agreement. It is further understood and agreed by A/E that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may affect such termination by giving written notice of termination to A/E.

ARTICLE 31
DISPUTE RESOLUTION

Except as otherwise specifically set forth herein, County and A/E shall work together in good faith to resolve any controversy, dispute, or claim between them which arises out of or relates to this Agreement, whether stated in tort, contract, statute, claim for benefits, bad faith, professional liability or otherwise ("Claim"). If the parties are unable to resolve the Claim within **thirty (30) days** following the date in which one party sent written notice of the Claim to the other party, and if a party wishes to pursue the Claim, such Claim shall be addressed through non-binding mediation. A single mediator engaged in the practice of law, who is knowledgeable about subject matter of this Agreement, shall be selected by agreement of the parties and serve as the mediator. Any mediation under this Agreement shall be conducted in Williamson County, Texas. The mediator's fees shall be borne equally between the parties. Such non-binding mediation is a condition precedent to seeking redress in a court of competent jurisdiction, but this provision shall not preclude either party from filing a lawsuit in a court of competent jurisdiction prior to completing a mediation, if necessary to preserve the statute of limitations, in which case such lawsuit shall be stayed pending completion of the mediation process contemplated herein. This provision shall survive the termination of this Agreement.

ARTICLE 32
EQUAL OPPORTUNITY IN EMPLOYMENT

The parties to this Agreement agree that during the performance of the services under this Agreement they will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The parties to this Agreement will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; termination; rates of pay or other forms of compensation, and selection for training, including apprenticeship.

ARTICLE 33
MERGER

The Parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

ARTICLE 34
PUBLIC CONTACT

Contact with the news media, citizens of Williamson County or governmental agencies shall be the responsibility of County. Under no circumstances shall A/E release any material or information developed in the performance of its services hereunder without the express written permission of County.

ARTICLE 35
A/E's REPRESENTATIONS

A/E represents that it is financially solvent, able to pay its debts as they become due, and possesses sufficient working capital to complete the services and perform its obligation under this Agreement and under the Contract Documents. A/E further represents and acknowledges that: (a) it is a sophisticated business entity that possesses the required level of experience and expertise in business administration, construction, and contract administration of projects of similar or like size, complexity, and nature as the Project and (b) the fee stated in this Agreement is adequate compensation for the timely completion of the Basic Services.

ARTICLE 36
CONFIDENTIALITY

A/E hereby acknowledges the services to be performed hereunder pertain to a secured correctional facility (Williamson County Jail) and that A/E must ensure that information relating all areas of the Williamson County Jail must not be disclosed to third parties. A/E expressly agrees that its employees, agents, or any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which A/E exercises control will not use any information relating to the Williamson County Jail that may be obtained while providing services hereunder for any purpose other than for what is necessary to perform the required services. A/E agrees to use the same degree of care as it uses to protect the confidentiality of its own confidential information, but no less than reasonable precautions to maintain confidentiality with respect to the Williamson County Jail, and to prevent disclosure thereof to persons other than its employees, agents, any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which A/E exercises control who need access to information regarding the Williamson County Jail to carry out their obligations under this Agreement. A/E agrees that A/E and its employees, agents, any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which A/E exercises control will not enter any unauthorized areas of the Wiliamson County Jail and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times. A/E agrees that all of its employees, agents, any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which A/E exercises control shall be subject to background checks and that the Williamson County Sheriff or his agent will perform checks. County shall retain the right to deny right of entry to the Williamson County Jail to anyone.

ARTICLE 37
SIGNATORY WARRANTY

The undersigned signatory for A/E hereby represents and warrants that the signatory is an officer of the organization for which he/she has executed this Agreement and that he/she has full and complete authority to enter into this Agreement on behalf of the firm. The above-stated representations and warranties are made for the purpose of inducing County to enter into this Agreement.

IN WITNESS WHEREOF, County has caused this Agreement to be signed in its name by its duly authorized County Judge, or presiding officer of the Williamson County Commissioners Court in the absence of the County Judge, thereby binding the parties hereto, their successors, assigns

and representatives for the faithful and full performance of the terms and provisions hereof. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, TERMINATE OR MODIFY THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT.

A/E:
Cleary Zimmermann Engineers, LLC

By: Aaron Lovelock Digitally signed by Aaron Lovelock DN: C=US, E=aaronl@clearyzimmermann.com, O=Cleary Zimmermann Engineers, OU=Principal, CN=Aaron Lovelock Date: 2025.01.06 15:14:18-06'00'
Signature

AARON LOVELOCK
Printed Name

PRINCIPAL | BUILDING MEP
Title

Date Signed: 01/06/2025

COUNTY:
Williamson County, Texas

By: _____
Signature

_____
Printed Name

_____
Title

Date Signed: _____

EXHIBIT A

SCOPE OF BASIC SERVICES

THE FOLLOWING SCOPE OF SERVICES IS INTENDED TO BE CONSISTENT WITH THE AGREEMENT. TO THE EXTENT THIS SCOPE OF SERVICES IS INCONSISTENT WITH THE AGREEMENT, THE AGREEMENT WILL SUPERSEDE THE SCOPE OF SERVICES AND WILL BE CONTROLLING.

In consideration of the Basic Fee provided in the Agreement, A/E shall perform the following Basic Services, based on standard architectural and engineering practices:

These services may include, but are not limited to as-built drawings, programming, architectural, structural, civil, mechanical, plumbing, electrical, hazardous materials, IT and security, landscape and irrigation, cost estimates and construction administration, master planning, facility condition assessment, forensic investigations, real estate evaluations, and specialized studies and analyses as agreed to by County and A/E.

GENERAL REQUIREMENTS

Design Criteria. A/E shall prepare all work in accordance with the latest version of applicable County's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications. A/E shall prepare each Plans, Specifications, and Estimates (PS&E) package in a form suitable for letting through County's construction contract bidding and awarding process.

Right-of-Entry and Coordination. A/E shall notify County and secure permission to enter private property to perform any surveying, environmental, engineering or geotechnical activities needed off County property. In pursuance of County's policy with the general public, A/E shall not commit acts which would result in damages to private property, and A/E shall make every effort to comply with the wishes and address the concerns of affected private property owners. A/E shall contact each property owner prior to any entry onto the owner's property and shall request concurrence from County prior to each entry.

A/E shall notify County and coordinate with adjacent A/Es on all controls at project interfaces.

A/E shall prepare each exhibit necessary for approval by each utility, and other governmental or regulatory agency in compliance with the applicable format and guidelines required by each entity and as approved by County. A/E shall notify County in writing prior to beginning any services on any outside agency's exhibit.

Progress Reporting. A/E shall submit monthly (at a minimum) a progress status e-mail to County's Project Manager (PM) regardless of whether A/E is invoicing for that month.

A/E shall prepare and maintain a design and estimated construction schedule in a format reasonably acceptable to County during project phases prior to the Construction Administration Phase. A/E shall schedule milestone submittals per **Exhibit C – Production Schedule**. Contractor shall prepare and maintain a construction schedule in Gantt chart format during the

project Construction Administration Phase through the Close-out Phase.

Within **thirty (30) days** of completion of construction of the project, A/E shall deliver all electronic files in formats reasonably acceptable to County.

Final payment is contingent upon County's receipt and confirmation by County's PM that the electronic files function and are formatted in accordance with the Agreement and all review comments are addressed.

A/E shall prepare a letter of transmittal to accompany each document submittal to County. At a minimum, the letter of transmittal must include County's project name, Agreement and Work Authorization numbers, as well as facility name and address.

Coordination. A/E shall coordinate issues through County's PM. County will communicate, in writing, resolution of issues and provide A/E direction through County's PM.

Level of Effort. A/E shall base the level of effort at each phase on the prior work developed in earlier phases without unnecessary repetition or re-study.

Quality Assurance (QA) and Quality Control (QC). A/E shall provide peer review at all levels. For each deliverable, A/E shall maintain evidence of A/E's internal review and mark-up of that deliverable as preparation for submittal. When internal mark-ups are requested by County in advance, County, at its sole discretion, may reject the deliverable should A/E fail to provide the evidence of internal mark-ups. A/E shall clearly label each document submitted for quality assurance as an internal mark-up document.

A/E shall perform QA and QC on all consultant products (when applicable to the project) prior to delivery to County. If, during the course of reviewing a submittal, it becomes apparent to County that the submittal contains unreasonable errors, omissions, or inconsistencies, County may cease its review and immediately return the submittal for appropriate action by A/E.

A submittal returned to A/E for this reason is not a submittal for purposes of the submission schedule. Rejected submittals shall neither impact the overall deadline of the Project nor the review period allotted to County officials. A/E shall provide an updated schedule showing interim submission date changes to make-up for any lost time. A/E shall not submit an invoice until County accepts the submittal as reasonably complete.

Organization of Plan Sheets. The PS&E package shall be complete and organized in a manner that is suitable for the bidding and awarding of a construction contract.

Naming of Electronic Project Files and Organization of Design Project Folders. A/E shall use succinct and understandable file names including project name, document content, and date created (i.e. "*Project_DOCUMENT_yyyy.mm.dd*"). A/E shall maintain files in an organized folder structure that is readily understandable to outside users to facilitate communication and minimize complications in project close-out.

Referenced Documents. County standardized design and procedure documents are provided for public reference at the following web address:

https://www.wilcotx.gov/376/Facilities-Management

SCOPE OF WORK:

Williamson County Jail South
306 W 4th St, Georgetown TX 78626
4100.1008

The project scope consists of the replacement of ten (10) existing air handling units at the Williamson County Jail. The existing air handling units are located on the second and third floors. Replacement is understood to be a one-for-one replacement, and existing chilled water system is to remain.

A/E shall perform load analyses, calculations, equipment selections and system design in accordance with applicable building codes, appropriate national standards, and commonly accepted engineering practice. These services shall be rendered for the following building systems in the project:

Design services shall be conducted in phases as outlined herein. Phases may be combined to expedite design process when defined in **Exhibit C – Production Schedule**. Individual phases or groups of phases shall be authorized herein or by fully executed Supplemental Agreement.

Phase I - SCHEMATIC DESIGN - 30% Program, Plans, Outline Specifications and Estimate

Upon receipt of written Notice to Proceed, A/E shall accomplish the following:

A. Investigate site/facility and verify known existing or available utility locations.

B. Review International Building Code (IBC), ASHRAE 90.1, ASHRAE 62.1, International Mechanical Code (IMC), National Electric Code (NEC), International Energy Conservation Code (IECC), and any other applicable codes and ordinances.

C. Advise County of any changes, additions, or corrections to the preliminary program, plans, specifications, and budget.

D. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase II - DESIGN DEVELOPMENT – 60% Plans, Specifications and Estimate

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. Consult freely with County concerning the principal phases of the work and immediately advise County of any unusual requirements or features not apparent during execution of the Schematic Design Phase.

B. Develop plans and specifications, which indicate materials, construction methods

and buildings systems. These building systems may include (but are not limited to) structural, mechanical, plumbing, and electrical.

C. Provide preliminary materials selection board to County for review with internal departments.

D. Prepare a Design Development level cost estimate in a form acceptable to County.

E. Submit Plans, Specifications, and all other required documentation for Site Development Permit application for the project with the local jurisdiction having review authority. Notify County's PM of any required submittal fees to be paid by County.

F. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase III - CONSTRUCTION DOCUMENTS – 100% Plans, Specifications, and Estimate

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. Prepare complete plans, specifications and engineering calculations (without professional seals) setting forth in detail the work required for the architectural, structural, civil, mechanical, plumbing, electrical, landscaping and irrigation, and site work.

B. Consult freely with County concerning the principal phases of the work immediately advise County of any unusual requirements or features not apparent during execution of the Schematic Design and Design Development Phases.

C. Prepare a detailed cost estimate of the project on a form acceptable to County.

D. Prepare a construction schedule with a Gantt chart or other County approved format which lists the anticipated major activities required to complete the project.

E. Complete the PS&E for the entire Project and its component parts. The Project detailed cost estimate shall not exceed the project construction budget as approved in writing by County.

F. Update preliminary materials selection board or provide new for County project records.

G. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase IV – REGULATORY REVIEW AND PERMITS - Plans, Specifications, and Permits:

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. When applicable, register the project with the Texas Department of Licensing and Regulation (TDLR) and obtain an EABPRJ number for inclusion on the project coversheet prior to Permit application submittal to the local jurisdiction having review authority. Register as the Owner's Designated Agent for further

correspondence with TDLR and Registered Accessibility Specialist (RAS).

B. Participate in any Pre-submittal Meetings required by local jurisdiction prior to Permit application submittal.

C. Submit Plans, Specifications, and all other required documentation for construction Permit application for the project with the local jurisdiction having review authority. Notify County's PM of any required submittal fees to be paid by County.

D. Submit Construction Documents and Specifications to the Registered Accessibility Specialist (RAS) approved by County for Architectural Barriers plan review.

E. Receive and respond to permitting comments by the local jurisdiction having review authority.

F. Revise plans and specifications as necessary to conform to permitting, accessibility, and budget requirements without additional charge to County.

G. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase V – CONSTRUCTION CONTRACT BIDDING, AWARD, AND EXECUTION

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. Participate in a Pre-bid Meeting, answer RFI's from Contractors and suppliers, and prepare addenda items as required.

B. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase VI - CONSTRUCTION ADMINISTRATION - Project Observation

Upon County acceptance of previous phase, A/E shall perform the following services:

A. Provide general administration and be County's representative during the construction of the project. Advise, consult, and issue County's instructions to Contractor in writing with copies furnished to all parties. Prepare change orders and supplementary drawings.

B. Provide conformed construction drawing and specification sets for each issuance of Architect's Supplemental Instructions.

C. Conduct and oversee pre-construction meeting.

D. Process/ respond to Requests for Information, Change Proposals, Change Orders, Change Directives.

E. Review/ approve shop drawings, submittals, samples and mock-ups. Submit copies of each shop drawing and submittal of materials and equipment to County.

F. Conduct and oversee bi-weekly progress meetings.

G. Conduct site visits with personnel technically qualified by education and

experience to competently observe relevant aspects of construction. Make necessary observations to determine if workmanship and quality of materials generally conform to the plans and specifications, and that provisions of the contract are complied with.

H. Reject work performed by Contractor which does not meet the requirements of the Construction Documents; and, order removal and replacement of such work.

I. Review progress estimates of work performed and invoiced by Contractor. Within **three (3) business days** of receipt, submit written reviews to County.

J. Coordinate Texas Accessibility Standards (TAS) Inspection to be concurrent with Substantial Completion Inspection.

K. Accompany County on Substantial Completion Inspection with appropriate staff and affiliates. Prepare a punch list of items needing correction. After Contractor has performed the required corrections, notify County in writing that the contract has been performed in general conformance with the plans and specifications and is ready for Final Inspection.

L. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase VII – PROJECT CLOSE-OUT – Final Inspection and Document Review:

Upon County acceptance of previous phase, A/E shall perform the following services:

A. Accompany County on Final Inspection to determine if construction has been completed in general accordance with the Contract Documents.

B. Review warranties, guarantees, bonds, equipment operating instructions, and similar deliverables to verify receipt, and general conformance to requirements of the Contract.

C. After determining that the general requirements of the Plans and Specifications have been met, certify and approve Contractor's Final Application for Payment.

D. Upon completion of construction and prior to the request for final payment, make changes in the original REVIT or model CAD files of the Project to show changes made and noted by Contractor of the work and final location of the mechanical service lines and outlets including outside utilities. Develop project Record Construction Drawings and Specifications.

E. Provide deliverables in accordance with County's Design Submittal Guidelines.

EXHIBIT B

FEE SCHEDULE

This schedule indicates fees by Phase of the Basic Fee:		**$**	**94,500**	100%
74%	**Cleary Zimmermann**	**$**	**70,200**	
9%	**Lundy & Franke Engineering**	**$**	**8,500**	
17%	**The Lawrence Group Architects of Austin, Inc**	**$**	**15,800**	
Phase I - II SCHEMATIC DESIGN & DESIGN DEVELOPMENT		**$**	**39,767**	42%
	Cleary Zimmermann	$	28,782	
	Lundy & Franke Engineering	$	3,485	
	The Lawrence Group Architects of Austin, Inc	$	7,500	
Phase III - CONSTRUCTION DOCUMENTS		**$**	**32,545**	34%
	Cleary Zimmermann	$	24,570	
	Lundy & Franke Engineering	$	2,975	
	The Lawrence Group Architects of Austin, Inc	$	5,000	
Phase IV - REGULATORY REVIEW AND PERMITS		**$**	**2,861**	3%
	Cleary Zimmermann	$	2,106	
	Lundy & Franke Engineering	$	255	
	The Lawrence Group Architects of Austin, Inc	$	500	
Phase V - BIDDING, AWARD, AND EXECUTION		**$**	**2,861**	3%
	Cleary Zimmermann	$	2,106	
	Lundy & Franke Engineering	$	255	
	The Lawrence Group Architects of Austin, Inc	$	500	
Phase VI - CONSTRUCTION ADMINISTRATION		**$**	**13,305**	14%
	Cleary Zimmermann	$	10,530	
	Lundy & Franke Engineering	$	1,275	
	The Lawrence Group Architects of Austin, Inc	$	1,500	
Phase VII - PROJECT CLOSE-OUT		**$**	**3,161**	3%
	Cleary Zimmermann	$	2,106	
	Lundy & Franke Engineering	$	255	
	The Lawrence Group Architects of Austin, Inc	$	800	

EXHIBIT C

PRODUCTION SCHEDULE

A/E agrees to complete the professional design services called for in **Exhibit A** of this Agreement within **Six Hundred Fifty (650) calendar days** from the date of this Agreement.

The above time limits may, for good cause, be extended, in writing, by County as the Project proceeds.

The schedule below indicates various project milestones and target dates. Standard end-of-phase review periods for County shall be (21) calendar days.

Agreement Execution Date	**01/16/25**
Phase I - SCHEMATIC DESIGN	
Preliminary Scope and Budget analysis deliverables	02/07/25
30% Plans, Specifications and Estimate deliverables	02/07/25
County written authorization to proceed to next phase	02/14/25
Phase II - DESIGN DEVELOPMENT	
60% Plans, Specifications and Estimate deliverables	03/14/25
County written authorization to proceed to next phase	03/21/25
Phase III - CONSTRUCTION DOCUMENTS	
Site Development Plans application submittal to City	04/25/25
Complete Plans, Specifications and Estimate deliverables	04/11/25
County written authorization to proceed to next phase	04/18/25
Phase IV - REGULATORY REVIEW AND PERMITS	
Sealed Plans and Specifications and Estimate deliverables to County	05/19/25
Plans submittal to TDLR and Permit application submittal to City	05/26/25
Construction Permits received from City	06/25/25
Phase V - BIDDING, AWARD, AND EXECUTION	
Permitted Plans and Specifications and Estimate deliverables to County	07/02/25

County advertises project for Bid	07/23/25
Contract Award	08/22/25

Phase VI - CONSTRUCTION ADMINISTRATION

Contractor Notice to Proceed	08/29/25
Construction Substantial Completion	08/28/26

Phase VII - PROJECT CLOSE-OUT

Record Documents deliverables	09/28/26

All services shall be complete on, or before: **10/28/26**

EXHIBIT D

Williamson County
Vendor Reimbursement Policy

The purpose of this Williamson County Vendor Reimbursement Policy ("Policy") is to provide clear guidelines to vendors on Williamson County's expectations and requirements regarding allowable reimbursable expenditures and required backup. The Policy will also minimize conflicts related to invoice payments and define non-reimbursable items. This Policy is considered a guideline and is not a contract.

This Policy may be altered, deleted or amended, at any time and without prior notice to vendors, by action of the Williamson County Commissioners Court. Unenforceable provisions of this Policy, as imposed by applicable law, regulations, or judicial decisions, shall be deemed to be deleted. Any revisions to this Policy will be distributed to all current vendors doing business with the County.

1. Invoices and Affidavits

1.1 Invoices must adequately describe the goods or services provided to County and include all required backup (i.e. reimbursable expenses, mileage log, timesheets, receipts detailing expenses incurred etc.) that is in a form acceptable to the Williamson County Auditor. Invoices that do not adequately describe the goods or services provided to County or contain backup that is satisfactory to the Williamson County Auditor will be returned to vendor for revisions and the provision above relating to invoice errors resolved in favor of the County shall control as to the required actions of vendor and when such invoice must be paid by the County.

1.2 In the event an invoice includes charges based upon hourly billing rates for services or any other rates based upon the amount of time worked by an individual or individuals in performing services, whether the charges are being billed directly to the County or whether they are the basis of invoices from subcontractors for which the vendor seeks reimbursement from the County, the charges shall be accompanied by an affidavit signed by an officer or principal of the vendor certifying that the work was performed, it was authorized by the County and that all information contained in the invoice that is being submitted is true and correct.

1.3 Upon County's request, vendor must submit all bills paid affidavits wherein vendor must swear and affirm that vendor has paid each of its subcontractors, laborers, suppliers and material in full for all labor and materials provided to vendor for or in connection with services and work performed for County and, further, vendor must swear and affirm that vendor is not aware of any unpaid bills, claims, demands, or causes of action by any of its subcontractors, laborers, suppliers, or material for or in connection with the furnishing of labor or materials, or both, for services and work performed for County.

2. Travel Reimbursement

2.1 The County will only cover costs associated with travel for vendors outside a 45-mile radius from the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626.

2.2 The County will only cover costs associated with travel as documented work for County. If a vendor is also doing business for another client, the travel costs must be split in proportion to the amount of work actually performed for the County and the other client. The only allowable travel expense will be for the specific days worked for Williamson County.

2.3 No advance payments will be made to vendor for travel expenditures. The travel expenditure may only be reimbursed after the expenditure/trip has already occurred and vendor has provided the Williamson County Auditor with all necessary and required backup.

2.4 Vendors must submit all travel reimbursement requests on each employee in full. Specifically, a travel reimbursement request must include all related travel reimbursement expenses relating to a particular trip for which vendor seeks reimbursement. Partial travel reimbursement requests will not be accepted (i.e. vendor should not submit hotel and mileage one month then the next month submit rental car and airfare). If the travel reimbursement appears incomplete, the invoice will be sent back to the vendor to be submitted when all information is ready to submit in full.

2.5 Reimbursement for transportation costs will be at the most reasonable means of transportation (i.e.: airline costs will be reimbursed for coach rate, rental car costs will only be reimbursed if rental car travel was most reasonable means of travel as compared to travel by air).

2.6 The County will not be responsible for, nor will the County reimburse additional charges due to personal preference or personal convenience of individual traveling.

2.7 The County will not reimburse airfare costs if airfare costs were higher than costs of mileage reimbursement.

2.8 Additional expenses associated with travel that is extended to save costs (i.e. Saturday night stay) may be reimbursed if costs of airfare would be less than the cost of additional expenses (lodging, meals, car rental, mileage) if the trip had not been extended. Documentation satisfactory to the Williamson County Auditor will be required to justify expenditure.

2.9 County will only reimburse travel expense to necessary personnel of the vendor (i.e. no spouse, friends or family members).

2.10 Except as otherwise set forth herein, a vendor must provide a paid receipt for all expenses. If a receipt cannot be obtained, a written sworn statement of the expense from the vendor may be substituted for the receipt.

2.11 Sales tax for meals and hotel stays are the only sales taxes that will be reimbursed. Sales tax on goods purchased will not be reimbursed. A sales tax exemption form is available from the Williamson County Auditor's Office upon request.

2.12 The County will not pay for any late charges on reimbursable items. It is the responsibility of the vendor to pay the invoice first and seek reimbursement from the County.

3. Meals

3.1 Meal reimbursements are limited to a maximum of $59.00 per day on overnight travel. On day travel (travel that does not require an overnight stay), meal reimbursements are limited to a maximum of $25.00 per day. The travel must be outside the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by a 45-mile radius.

3.2 Receipts are required on meal reimbursement amounts up to the maximum per day amount stated for overnight or day travel. If receipts are not presented, the vendor can request per diem (per diem limits refer to 3.2). However, a vendor cannot combine per diem and meal receipts. Only one method shall be allowed.

3.3 Meals are reimbursable only to vendors who do not have necessary personnel located within a 45-mile radius of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626, who are capable of carrying the vendor's obligations to the County. Meals will not be reimbursed to vendors who are located within a 45-mile radius of the Williamson County Courthouse.

3.4 County will not reimburse for alcoholic beverages.

3.5 Tips are reimbursable but must be reasonable to limitation of meal allowance

3.6 No meals purchased for entertainment purposes will be allowed.

3.7 Meal reimbursement must be substantiated with a hotel receipt.

4. Lodging

4.1 Hotel accommodations require an itemized hotel folio as a receipt. The lodging receipt should include name of the motel/hotel, number of occupant(s), goods or services for each individual charge (room rental, food, tax, etc.) and the name of the occupant(s). Credit card receipts or any other form of receipt are not acceptable.

4.2 Vendors will be reimbursed for a single room rate charge plus any applicable tax. If a single room is not available, the vendor must provide documentation to prove that a single room was not available in order to justify the expense over and above the single room rate. A vendor may also be required to provide additional documentation if a particular room rate appears to be excessive.

4.3 Personal telephone charges, whether local or long distance, will not be reimbursed.

5. Airfare

5.1 The County will only reimburse up to a coach price fare for air travel.

5.2 The County will exclude any additional charges due to personal preference or personal convenience of the individual traveling (i.e. seat preference charges, airline upgrades, etc. will not be an allowable reimbursement)

5.3 Air travel expenses must be supported with receipt copy of an airline ticket or an itinerary with actual ticket price paid. If tickets are purchased through a website, vendor must submit a copy of the webpage showing the ticket price if no paper ticket was issued.

5.4 Cancellation and/or change flight fees may be reimbursed by the County but vendor must provide the Williamson County Auditor with documentation in writing from a County department head providing authorization for the change.

5.5 The County will not reimburse vendor for tickets purchased with frequent flyer miles.

6. Car Rental

6.1 Vendors that must travel may rent a car at their destination when it is less expensive than other transportation such as taxis, airport shuttles or public transportation such as buses or subways.

6.2 Cars rented must be economy or mid-size. Luxury vehicle rentals will not be reimbursed. Any rental costs over and above the cost of a mid-size rental will be adjusted.

6.3 Vendors will be reimbursed for rental cars if the rental car cost would have been less than the mileage reimbursement cost (based on the distance from vendor's point of origin to Williamson County, Texas) had the vendor driven vendor's car.

6.4 Vendors must return a car rental with appropriate fuel levels as required by rental agreement to avoid the car rental company from adding fuel charges.

6.5 Rental agreement and credit card receipt must be provided to County as back up for the request for reimbursement.

6.6 Insurance purchased when renting vehicle may also be reimbursed.

6.7 Car Rental optional extras such as GPS, roadside assistance, and administrative fees on Tolls will not be reimbursed.

7. Personal Car Usage

7.1 Personal vehicle usage will be reimbursed in an amount equal to the standard mileage rate allowed by the IRS.

7.2 Per code of Federal Regulations, Title 26, Subtitle A, Chapter 1, Subchapter B, Part IX, Section 274(d), all expense reimbursement requests must include the following:

7.2.1.1 Date

7.2.1.2 Destination

7.2.1.3 Purpose

7.2.1.4 Name of traveler(s)
7.2.1.5 Correspondence that verifies business purpose of the expense

7.3 The mileage for a personal vehicle must document the date, location of travel to/from, number of miles traveled and purpose of trip.

7.4 Mileage will be reimbursed on the basis of the most commonly used route.

7.5 Reimbursement for mileage shall not exceed the cost of a round trip coach airfare.

7.6 Reimbursement for mileage shall be prohibited between place of residence and usual place of work.

7.7 Mileage should be calculated from employee's regular place of work or their residence, whichever is the shorter distance when traveling to a meeting or traveling to Williamson County, Texas for vendors who are located outside of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by at least a 45-mile radius.

7.8 When more than one person travels in same vehicle, only one person may claim mileage reimbursement.

7.9 Tolls, if reasonable, are reimbursable. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement (administrative fees on Tolls will not be reimbursed).

7.10 Parking fees, if reasonable are reimbursable for meetings and hotel stays. For vendors who contract with a third party for visitor parking at vendor's place of business, Williamson County will not reimburse a vendor based on a percentage of its contracted visitor parking fees. Rather, Williamson County will reimburse Vendor for visitor parking on an individual basis for each time a visitor uses Vendor's visitor parking. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement.

7.11 Operating and maintenance expenses as well as other personal expenses, such as parking tickets, traffic violations, and car repairs and collision damage are not reimbursable.

8. Other Expenses

8.1 Taxi fare, bus tickets, conference registrations, parking, etc. must have a proper original receipt.

9. Repayment of Non-reimbursable Expense.

Vendors must, upon demand, immediately repay County for all inappropriately reimbursed expenses whenever an audit or subsequent review of any expense reimbursement documentation finds that such expense was reimbursed contrary to these guidelines and this Policy. Williamson County reserves the right to retain any amounts that are due or that become due to a vendor in order to collect any inappropriately reimbursed expenses that a vendor was paid.

10. Non-Reimbursable Expenses

In addition to the non-reimbursable items set forth above in this Policy, the following is a non-exhaustive list of expenses that will not be reimbursed by Williamson County:

10.1 Alcoholic beverages/tobacco products
10.2 Personal phone calls
10.3 Laundry service
10.4 Valet service (excludes hotel valet)
10.5 Movie rentals
10.6 Damage to personal items
10.7 Flowers/plants

10.8 Greeting cards
10.9 Fines and/or penalties
10.10 Entertainment, personal clothing, personal sundries and services
10.11 Transportation/mileage to places of entertainment or similar personal activities
10.12 Upgrades to airfare, hotel and/or car rental
10.13 Airport parking above the most affordable rate available
10.14 Excessive weight baggage fees or cost associated with more than two airline bags
10.15 Auto repairs
10.16 Babysitter fees, kennel costs, pet or house-sitting fees
10.17 Saunas, massages or exercise facilities
10.18 Credit card delinquency fees or service fees
10.19 Doctor bills, prescription and other medical services
10.20 Hand tools
10.21 Safety Equipment (hard hats, safety vests, etc.)
10.22 Office Supplies
10.23 Lifetime memberships to any association
10.24 Donations to other entities
10.25 Any items that could be construed as campaigning
10.26 Technology Fees
10.27 Sales tax on goods purchased
10.28 Any other expenses which Williamson County deems, in its sole discretion, to be inappropriate or unnecessary expenditures.

EXHIBIT E
DEBARMENT CERTIFICATION

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

1. I, the undersigned, being duly sworn or under penalty of perjury under the laws of the United States and the State of Texas, certifies that A/E and its principals:

    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or agency:

    b. Have not, within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public* transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity* with commission of any of the offenses enumerated in **Paragraph 1(b)** of this certification;

    d. Have not, within a three-year period preceding this application/proposal, had one or more public transactions* terminated for cause or default; and

    e. Have not been disciplined or issued a formal reprimand by any State agency for professional accreditation within the past three years.

Cleary Zimmermann Engineers, LLC

Wade Cleary
Signature of Certifying Official

Wade Cleary
Printed Name of Certifying Official

CEO
Title of Certifying Official

12/31/2024
Date

2. Where the PROVIDER is unable to certify to any of the statements in this certification, such PROVIDER shall attach an explanation to this certification.

* federal, state, or local

SUBSCRIBED and sworn to before me, the undersigned authority, by Wade Cleary (Signatory Name), the CEO (Signatory Title) of Cleary Zimmermann (Entity Name), on behalf of said firm.

CHRYSTAL PAYNE
Notary Public, State of Texas
Comm. Expires 08-26-2025
Notary ID 10688026

Chrystal Payne
Notary Public in and for the
State of Texas

My commission expires: 8/26/2025

EXHIBIT F

CERTIFICATES OF INSURANCE

A/E and Subconsultant Certificates of Insurance attached:

CONSULTANT
DESIGN DELIVERABLE
GUIDELINES



Facilities Management Division
3101 SE Inner Loop
Georgetown, TX 78626

Design services shall be conducted in Phases as outlined herein. Depending on project scope, not all items apply. Depending on project complexity and scope, Phases may be consolidated to expedite design delivery. Rejection procedures are outlined at the end of this document.

SCHEMATIC DESIGN PHASE

The interim deliverable early in this phase shall be used to document and validate project requirements and allocated construction budget.

This deliverable shall consist of the following PDF documents:

1) Opinion of probable cost to validate or modify preliminary construction budget provided by County.
2) Detailed design narrative to validate or modify Preliminary Scope of Work provided by County.
3) Initial design delivery schedule.

The deliverable at the end of this phase represents approximately 30% of the design effort and shall be of sufficient detail to show how the users' functional and technical requirements will be met.

This deliverable shall consist of the following PDF documents:

1) Budget Analysis
    a. If self-performed, provide an updated opinion of probable cost.
    b. If utilizing a professional cost estimator, participating in a CMAR or Design-Build project, coordinate with Cost Estimator or General Contractor to provide a preliminary cost estimate based upon schematic design information.
2) Design narrative
    a. include modifications to Preliminary Scope of Work provided by County.
    b. include preliminary engineering calculations for ALL disciplines required for project scope.
3) Schematic Specifications
    a. include completed Cover Sheet with draft Table of Contents for ALL disciplines required for project scope.
4) Schematic drawing set for ALL disciplines required for project scope
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
    c. include completed Cover Sheet with draft Index of Drawings for ALL disciplines required for project scope and applicable code compliance list.
    d. See specific minimum requirements for each discipline (if required for project scope):

Civil:	Provide concept Site Plan with grading and roadway layout
	Determine water supply and wastewater service
	If septic system is required, determine system type and size
Structural:	Determine concept structural system(s)
Architecture:	Plans, Elevations, overall Sections marked for Detail Sections
	Block-out window, door, finish and wall type schedules
Electrical:	Determine lighting type(s)
	Determine electrical distribution type(s)
	Review drawings for adequate space for electrical system(s)
	Initiate contacts with electric and telephone service providers
Mechanical:	Determine HVAC type(s)
	Review drawings for adequate space for HVAC system(s)
Plumbing:	Verify adequate sanitary sewer fall from building elevation
IT / Security:	TBD

5) Updated design delivery schedule.

DESIGN DEVELOPMENT PHASE

The deliverable at the end of this phase represents approximately 60% of the design effort and is intended to verify that the drawings, design analysis, specifications, and cost estimate are proceeding in a timely manner and that the design criteria and previous review comments have been correctly interpreted.

This deliverable shall consist of the following PDF documents:

1) Budget Analysis
    a. If self-performed, Architect shall provide an updated opinion of probable cost
    b. If utilizing a professional cost estimator or participating in a CMAR project, coordinate with Cost Estimator or General Contractor to provide a detailed cost estimate based upon design development information.
2) Design Analysis developed to approximately 60% completion
3) Red-lined marked-up specification sections for ALL disciplines required for project scope.
4) Approximately 60% complete drawings including those addressing construction phasing
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
    c. See specific requirements for each discipline (if required for project scope):

Civil:	Provide refined Site Plan with grading, roadway and parking
	Establish license / service agreements for water and wastewater
	If septic system is required, submit permit application to Wilco OSSF
Structural:	Provide preliminary design of structural systems
	Assist in obtaining Geotech borings
Architectural:	Noted Plans, Elevations, and Sections
	Floor, wall, roof Sections marked for Details
	Draft window, door, finish and wall type Schedules
Electrical:	Light fixtures located on drawings
	Receptacles located on drawings
	Panels located on drawings
	Circuits laid-out in single-line form
	Fixture schedule 60% complete
	Panels schedule 60% complete
	Riser diagram(s) 60% complete
Mechanical:	Equipment schedule complete
	Equipment located
	Ductwork laid-out
	Diffuser schedule complete
Plumbing:	Plumbing fixtures located on drawings
	Plumbing lines laid-out
	Fixture schedule(s) 60% complete
	Riser diagram(s) 60% complete
IT / Security:	TBD

5) Preliminary Material Finishes and Selections board
6) Updated design delivery schedule.
7) Sealed Site Permit drawings.

CONSTRUCTION DOCUMENTATION PHASE

*The deliverable at the end of this phase represents completion of proposed Construction Documents (**NO SEALS**) subject to incorporation of any review comments resulting from review of deliverable*.

This deliverable shall consist of the following PDF documents:

1) Budget Analysis
    a. If self-performed, Architect shall provide an updated opinion of probable cost
    b. If utilizing a professional cost estimator or participating in a CMAR project, coordinate with Cost Estimator or General Contractor to provide a final detailed cost estimate based upon construction documents.
2) Design Analysis with all items complete. It shall include all backup material previously submitted and revised (as necessary), all design calculations, all explanatory material giving the design rationale for any design decisions which would not be obvious to an engineer reviewing the final drawings and specifications.
3) Final edited specifications (**NO SEALS**).
4) Complete Drawings including those addressing project construction phasing. (**NO SEALS**)
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
    c. TDLR registration number included on Cover Sheet.
    d. See specific requirements for each discipline (if required for project scope):

Civil:	Details complete
	Approved licensing agreements and permits
Structural:	Details complete
Architecture:	Door / Window schedules complete
	Interior finish schedule(s) complete
	Details complete
Electrical:	Fixture schedule complete
	Panels schedule complete
	Riser diagram(s) complete
	Details complete
Mechanical:	Equipment schedule complete
	Diffuser schedule complete
	Details complete
Plumbing:	Fixture schedule complete
	Riser diagram(s) complete
	Irrigation connections complete (if required)
	Details complete
IT / Security	TBD

5) Final Material Finishes and Selections board
6) Proposed construction schedule.

REGULATORY REVIEW & PERMITTING PHASE

The deliverable at the end of this phase includes BIM/AutoCAD files and permitted Construction Documents.

At the beginning of this phase provide the following PDF documents for record:

1) Sealed Construction Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
2) Sealed Specifications.
3) Complete Drawings submitted to Registered Accessibility Specialist (RAS) for review.

This deliverable shall consist of updated **REVIT model / AutoCAD DWGs** and the following PDF documents:

1) Permitted Site Development Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
2) Permitted Construction Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
3) Permitted Specifications.

CONSTRUCTION CONTRACT BIDDING, AWARD, & EXECUTION PHASE

The deliverable at the end of this phase includes BIM/AutoCAD files and revised Construction Documents.

This deliverable shall consist of updated **REVIT model / AutoCAD DWGs** and the following PDF documents:

1) Construction Drawings Addenda.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
2) Specifications Addenda.
3) Bid Tabulation

CONSTRUCTION ADMINISTRATION PHASE

Various deliverables are required throughout this phase

As required, provide the following PDF documents:

1) Copies of Change Orders and Supplementary Drawings
2) Copies of reviewed shop drawings and submittals
3) Conformed drawing set for each issuance of Architect's Supplemental Instructions.
4) Reviews of Contractor's Pay Applications
5) Punch list of items needing correction before Substantial Completion Inspection
6) Written notice that contract has been performed in general conformance with plans and specifications and is ready for Final Inspection.

PROJECT CLOSE-OUT PHASE

The deliverable at the end of this phase includes record BIM/AutoCAD files and record Construction Documents.

This deliverable shall consist of updated **REVIT model / AutoCAD DWGs** and the following PDF documents:

1) "Clean" PDF of Building Plan(s) w/ Room #s coordinated with Fire Marshal review.
2) Record Construction Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
3) Record Specifications.
4) Reviewed and compiled warranties, guarantees, and operation manuals

DELIVERABLE REVIEW STAMP

For standardization purposes during design Phases:

1) DO NOT track design review deliverables in the Revisions table of the Title Block.

2) Affix Interim Stamp with appropriate information in the location the Architect / Engineer seal will appear on each drawing sheet and Specifications title page.

3) See adjacent example for "Interim Stamp"



REJECTION OF DELIVERABLE

If the requirements of any deliverable phase are not met, the County will implement the following procedures:

1) The County will provide e-mail notice to Consultant that deliverable is rejected as soon as practical. Notice may include summary of deficiencies, red-line mark-ups, etc.

2) Consultant shall have seven (7) business days to resubmit with all required elements of the given review phase.

3) Within two (2) days of receipt of resubmission, the County will provide notice to Consultant that deliverable is accepted. At which point, the regular the County review process shall restart for the given review phase.

4) Rejected Consultant deliverables shall not impact overall deadline of the Project nor the review period allotted to the County officials.

5) Consultant shall provide an updated schedule showing interim submission date changes to make-up for any lost time.

6) Consultant shall not submit an invoice until the County accepts a Phase deliverable as functionally complete.

WILLIAMSON COUNTY FACILITIES MINIMUM DESIGN SPECIFICATIONS

DIVISION	ITEM	DESCRIPTION
GENERAL		
	ADA	Meets all current ADA Standards.
	CODE COMPLIANCE	Meets Wilco Adoped Codes
	TRAINING	Provide training for specialty systems/items
STRUCTURAL		
	ROOF	Design roof structure with the capacity to support future solar panel installation.
	ENVELOPE	Building envelope should be water tight.
	STUDS	All stud walls should be a minimum 20 GA material unless AE suggests otherwise
	ROOF ACCESS	If equipment is installed on roof, access should include at a minimum, a roof hatch for access, preferably with a permanently installed access ladder
		Compressor crane at edge of building or unobstructed hatch with mechanical crane for future maintenance of HVAC equipment
	PLANS	Update Architectural Plan
MECHANICAL		
	FILTER	2" filter racks at any air handler filter location.
		Advanced photo-catalytic oxidation type filtration.
	MAINTENANCE ACCESS	Place all units to allow for ground level maintenance and filter changes. If above ceiling installation is necessary, then install access doors.
		Avoid the necessity of ceiling tile removal to do maintenance. Use items such as catwalks if necessary for ease of maintenance.
	DUCT	All duct should be hard metal duct with exterior insulation, except for register drops can be flex if necessary.
	LOW AMBIENT	Install low ambient kits on all DX, RTU's, etc. to allow for humidity control in cold weather conditions.
	CONTROLS	Controls should be compatible with Wilco's existing automated controls software/hardware.
		Update automated logic graphics and zones (including floor plan graphics)
		Exhaust fans need CT's and automated logic graphic
		Mini splits need bacnet capability or ZN card and automated logic graphic
		(see exterior lighting) No HVAC controls on lighting ZN cards
	C.O. DUCT DETECTOR	Should not be powered by RTU. This allows maintenance to shutdown HVAC without setting off fire alarm.
	SOUND ISSUES	All open-air (open-plenum) areas should be designed with effective sound deadening boots at all return air grills entering office or meeting type space
ELECTRICAL		
	WIRING	All electrical wire to be installed in hard pipe conduit, except for fixture whips, which should have a maximum length of 6'.
		All feeders and branch circuits shall be installed in EMT, IC, or Rigid conduit unless specifically noted in these specifications.
		No MC cable will be used unless specifically approved.
	FIXTURES	LED fixtures or equivalent energy use.
		all fixtures installed in acoustical ceilings shall have a minimum of two independent support hangers tied to structure.
	LIGHTING MOUNTS	No Tapcon masonry mounts since the fixtures are likely to pull-out of masonry walls
	LIGHTING CONTROLS	Acuity - Schedule lighting scene programming 30-days after Occupant move-in.
	EXTERIOR LIGHTING	No photocells - Lighting should be run off a separate ZN card and automated logic controlled with updated graphics
		Light poles anywhere near vehicle areas must be set on concrete base 36-in high to prevent vehicle damage.
	AS-BUILT PLANS	Must include conduit pathways and sizes, j-box locations and sizes, and circuitry
PLUMBING		
	LAYOUT	No pluming walls for restrooms on exterior envelope of buildings
	FIXTURES	Automatic (touch-less): toilets, lavatory fixtures.
	TRAP PRIMERS	Use threaded connection supply-off of inverted "Y" on lavatory tailpipe
	HOSE BIBS	Specify only freeze-proof hose bibs & inimize
		No exterior hosebibs built into building exterior. Use only in-ground quick-connect

WILLIAMSON COUNTY FACILITIES MINIMUM DESIGN SPECIFICATIONS

FIRE PROTECTION		
	FIRE ALARM	Existing Buildings with Simplex - use Simplex products
		New Buildings or Exist Buildings without Simplex - use Silent Night (non propietary E.g. Farenhyt)
		CO detectors, if required, shall be located in the interior of the building, in the occupied space being monitored. No CO duct detectors allowed.
		Building that are being expanded (added onto), shall expand on the existing system using only system compatible equipment by manufucturer.
		Wireless dialer will be used for notification to monitoring company - No POTS lines and will be set up with JCI monitoring.
		Supply facilities fire systems specialist with fire panel program and all passcode levels.
		Fire Alarm panel/room must have internet connectivity
	PLANS	Update whole building plans (digital) and coordinate update of fire panel info and device labeling
ACCESS CONTROL		
	CARD READERS	Where card readers are installed, use multi-class card readers which are compatible with Wilco's software/hardware.
	DOOR HARDWARE	Locksets should be heavy duty cylindrical style with figure-8 style IC core and a 7 pin combination configuration.
		Lockset/Handle Finishes should be brushed stainless (brushed nickel)
		No Piano Hinges on Doors
		Key boxes & specefic key box for elevator(s)
IT		
	DHCP COMPLAINT	Dynamic Host Client Protocol compliant controllers for all devices connected to Wilco IT systems
INTERIORS		
	SOUND BATTS	Install sound batting at office and meeting room walls and ceilings regardless of the quantity or type of building envelope insulation or deck insulation.
	PAINT	Use only wilco standard colors and materials, DO NOT color-match
	CEILINGS	Sound deadening Accoustical Tile, not light weight foam type.
		Label ceiling grid for concealed equipment locations including all electrical disconnects, water valves, HVAC equipment etc.
	RESTROOM PARTITIONS	No laminate surfaces allowed
	RESTROOM MIRRORS	Frameless type. DO NOT butt to counter or backsplash below.
ROOFS		
	WALKWAY MATS	Fully-adhered walkway mats from roof access points to mechanical maintnenance access location for roof top units.
	EQUIPMENT LIFTS	Provide cranes in accessible locations to lift repair equipment where rooftop equipment is installed (meet OSHA & ANSI standards)
MAINTENANCE		
	FACILITIES CLOSET	All buildings should include a maintenance closet with storage space for such items as touch-up paint, spare lamps, spare ceiling tile,
		spare carpet tiles, ladders, etc.
	JANITORIAL CLOSET	All buildings should include a mop sink closet with storage space for cleaning supplies on shelving and space for rolling carts/mop buckets.
	RESTROOM ACCESSORIES	Automatic hand dryers at restrooms.
		Double roll S.S. toilet paper dispensers, multi-fold towel dispensers, hand dryers provided by Wilco contract provider
LANDSCAPING		
	PLANT SELECTION	Use only low water native and adaptive plants. Small turf areas. Overdesign for pedestrian traffic.
	IRRIGATION	Irrigated areas should be kept to a minimum and overall irrigation should be kept to a minimum.
	IRRIGATION CONTROLS	Irrigation that is installed should have controls that are compatible with Wilco's existing automated control and monitoring software/hardware
	DESIGN	Concrete walk around building perimeter. No grass at edge of building. No small turf islands, use mulching materials instead.
		No shade trees to interfere with signage, lighting or utilities.
WAREHOUSE / GARAGE / SHOPS		
	ORIENTATION	Building orientation should be such that the overhead doors face North and South to allow for prevailing wind ventilation and/or install large exhaust fans for mechanical ventilation.
	SAFETY/HEALTH	Hand wash sink, eyewash stations, water fountain, ice machine floor drain.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1252676

Date Filed:
12/31/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Cleary Zimmermann Engineers
San Antonio, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
Jail South AHU Replacement
MEP Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Cleary, Wade	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Wade Cleary, and my date of birth is [redacted].

My address is [redacted] (street) (city) (state) 78204 (zip code) USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bexar County, State of Texas, on the 31st day of Dec. (month), 2024 (year).

Wade Cleary
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1252676

Date Filed:
12/31/2024

Date Acknowledged:
01/21/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Cleary Zimmermann Engineers
San Antonio, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Jail South AHU Replacement
MEP Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Cleary, Wade	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **67.**

Meeting Date: 01/28/2025

Justice Complex Improvements (P476) - Johnston, LLC - PSA2-A2

Submitted For: Dale Butler **Submitted By:** Christy Matoska, Facilities Managemen

Department: Facilities Management

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on Amendment No. 2 to the Agreement for Design and Engineering Services between Williamson County and Johnston, LLC, being dated effective January 28th, 2022, relating to the Justice Complex Improvements.

Background

This Amendment No. 2 to the Agreement for Design & Engineering Services is made for the purposes of amending and supplanting the original Exhibit C - Production Schedule, to extend the time for performance to 1,343 calendar days from the original amount of time, which was 599 calendar days. The time extension is needed for changes in the architectural, mechanical, plumbing and low voltage drawings.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Justice Complex Improvements-P476-Johnston-A2

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	01/10/2025 11:34 AM
County Judge Exec Asst.	Andrea Schiele	01/14/2025 02:16 PM
Form Started By: Christy Matoska		Started On: 01/10/2025 07:55 AM
Final Approval Date: 01/14/2025		

AMENDMENT NO. 2
TO
AGREEMENT FOR DESIGN & ENGINEERING SERVICES

PROJECT: **Justice Complex Improvements** ("Project")

ARCHITECT/ ENGINEER: **Johnston, LLC.** ("A/E")
J. Alan Johnston, President
2603 Augusta Drive, Suite 1600
Houston, TX 77057

COUNTY'S DESIGNATED REPRESENTATIVE: **Williamson County Facilities Department**
Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

THIS AMENDMENT NO. 2 to **Agreement for Design and Engineering Services** ("Amendment No. 2") is by and between **Williamson County**, a body corporate and politic under the laws of the State of Texas ("County") and A/E.

R E C I T A L S

WHEREAS, County and A/E previously executed that certain **Agreement for Design and Engineering Services** ("Agreement") being dated effective **January 28th, 2022**, wherein A/E agreed to perform certain professional design and engineering services in connection with the Project;

WHEREAS, pursuant to **Article 20**, the terms of the Agreement may be modified by a written, fully-executed Contract Amendment;

WHEREAS, the parties wish to amend the language relating to **Production Schedule** under **Exhibit C** of the Agreement**;** and,

WHEREAS, it has become necessary to supplement, modify and amend the Agreement in accordance with the provisions thereof.

NOW, THEREFORE, premises considered, County and A/E agree that the Agreement is supplemented, modified and amended as follows:

I. Amendment to Exhibit C – Production Schedule

Exhibit C – Production Schedule shall be amended and supplanted by the attached Exhibit C which is incorporated herein.

II. Terms of Agreement Control and Extent of Amendment No. 2

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.

III. IN WITNESS WHEREOF, County and A/E have executed this Amendment No. 2, in duplicate, to be effective as of the date of the last party's execution below.

A/E:	**COUNTY**:
Johnston, LLC.	Williamson County, Texas
By: _____	By: _____
Signature	
J.Alan Johnston	
Printed Name	Printed Name
President	
Title	Title
Date Signed: 01/09/2025	Date Signed: _____

EXHIBIT C

PRODUCTION SCHEDULE

A/E agrees to complete the professional design services called for in **Exhibit A** of this Agreement within **One Thousand Three Hundred Forty-Three (1,343) calendar days** from the date of this Agreement.

The above time limits may, for good cause, be extended, in writing, by County as the Project proceeds.

The schedule below indicates various project milestones and target dates.
Standard end-of-phase review periods for County shall be (21) calendar days.

Agreement Execution Date	**01/28/22**
Phase VI - CONSTRUCTION ADMINISTRATION	
Contractor Notice to Proceed	08/12/22
Construction Substantial Completion	08/08/25
Phase VII - PROJECT CLOSE-OUT	
Record Documents deliverables	09/04/25
All services shall be complete on, or before:	**10/02/25**

EXHIBIT D

Williamson County
Vendor Reimbursement Policy

The purpose of this Williamson County Vendor Reimbursement Policy ("Policy") is to provide clear guidelines to vendors on Williamson County's expectations and requirements regarding allowable reimbursable expenditures and required backup. The Policy will also minimize conflicts related to invoice payments and define non-reimbursable items. This Policy is considered a guideline and is not a contract.

This Policy may be altered, deleted or amended, at any time and without prior notice to vendors, by action of the Williamson County Commissioners Court. Unenforceable provisions of this Policy, as imposed by applicable law, regulations, or judicial decisions, shall be deemed to be deleted. Any revisions to this Policy will be distributed to all current vendors doing business with the County.

1. Invoices and Affidavits

1.1 Invoices must adequately describe the goods or services provided to County and include all required backup (i.e. reimbursable expenses, mileage log, timesheets, receipts detailing expenses incurred etc.) that is in a form acceptable to the Williamson County Auditor. Invoices that do not adequately describe the goods or services provided to County or contain backup that is satisfactory to the Williamson County Auditor will be returned to vendor for revisions and the provision above relating to invoice errors resolved in favor of the County shall control as to the required actions of vendor and when such invoice must be paid by the County.

1.2 In the event an invoice includes charges based upon hourly billing rates for services or any other rates based upon the amount of time worked by an individual or individuals in performing services, whether the charges are being billed directly to the County or whether they are the basis of invoices from subcontractors for which the vendor seeks reimbursement from the County, the charges shall be accompanied by an affidavit signed by an officer or principal of the vendor certifying that the work was performed, it was authorized by the County and that all information contained in the invoice that is being submitted is true and correct.

1.3 Upon County's request, vendor must submit all bills paid affidavits wherein vendor must swear and affirm that vendor has paid each of its subcontractors, laborers, suppliers and material in full for all labor and materials provided to vendor for or in connection with services and work performed for County and, further, vendor must swear and affirm that vendor is not aware of any unpaid bills, claims, demands, or causes of action by any of its subcontractors, laborers, suppliers, or material for or in connection with the furnishing of labor or materials, or both, for services and work performed for County.

2. Travel Reimbursement

2.1 The County will only cover costs associated with travel for vendors outside a 45-mile radius from the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626.

2.2 The County will only cover costs associated with travel as documented work for County. If a vendor is also doing business for another client, the travel costs must be split in proportion to the amount of work actually performed for the County and the other client. The only allowable travel expense will be for the specific days worked for Williamson County.

2.3 No advance payments will be made to vendor for travel expenditures. The travel expenditure may only be reimbursed after the expenditure/trip has already occurred and vendor has provided the Williamson County Auditor with all necessary and required backup.

2.4 Vendors must submit all travel reimbursement requests on each employee in full. Specifically, a travel reimbursement request must include all related travel reimbursement expenses relating to a particular trip for which vendor seeks reimbursement. Partial travel reimbursement requests will not be accepted (i.e. vendor should not submit hotel and mileage one month then the next month submit rental car and airfare). If the travel reimbursement appears incomplete, the invoice will be sent back to the vendor to be submitted when all information is ready to submit in full.

2.5 Reimbursement for transportation costs will be at the most reasonable means of transportation (i.e.: airline costs will be reimbursed for coach rate, rental car costs will only be reimbursed if rental car travel was most reasonable means of travel as compared to travel by air).

2.6 The County will not be responsible for, nor will the County reimburse additional charges due to personal preference or personal convenience of individual traveling.

2.7 The County will not reimburse airfare costs if airfare costs were higher than costs of mileage reimbursement.

2.8 Additional expenses associated with travel that is extended to save costs (i.e. Saturday night stay) may be reimbursed if costs of airfare would be less than the cost of additional expenses (lodging, meals, car rental, mileage) if the trip had not been extended. Documentation satisfactory to the Williamson County Auditor will be required to justify expenditure.

2.9 County will only reimburse travel expense to necessary personnel of the vendor (i.e. no spouse, friends or family members).

2.10 Except as otherwise set forth herein, a vendor must provide a paid receipt for all expenses. If a receipt cannot be obtained, a written sworn statement of the expense from the vendor may be substituted for the receipt.

2.11 Sales tax for meals and hotel stays are the only sales taxes that will be reimbursed. Sales tax on goods purchased will not be reimbursed. A sales tax exemption form is available from the Williamson County Auditor's Office upon request.

2.12 The County will not pay for any late charges on reimbursable items. It is the responsibility of the vendor to pay the invoice first and seek reimbursement from the County.

3. Meals

3.1 Meal reimbursements are limited to a maximum of $59.00 per day on overnight travel. On day travel (travel that does not require an overnight stay), meal reimbursements are limited to a maximum of $25.00 per day. The travel must be outside the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by a 45-mile radius.

3.2 Receipts are required on meal reimbursement amounts up to the maximum per day amount stated for overnight or day travel. If receipts are not presented, the vendor can request per diem (per diem limits refer to 3.2). However, a vendor cannot combine per diem and meal receipts. Only one method shall be allowed.

3.3 Meals are reimbursable only to vendors who do not have necessary personnel located within a 45-mile radius of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626, who are capable of carrying the vendor's obligations to the County. Meals will not be reimbursed to vendors who are located within a 45-mile radius of the Williamson County Courthouse.

3.4 County will not reimburse for alcoholic beverages.

3.5 Tips are reimbursable but must be reasonable to limitation of meal allowance

3.6 No meals purchased for entertainment purposes will be allowed.

3.7 Meal reimbursement must be substantiated with a hotel receipt.

4. Lodging

4.1 Hotel accommodations require an itemized hotel folio as a receipt. The lodging receipt should include name of the motel/hotel, number of occupant(s), goods or services for each individual charge (room rental, food, tax, etc.) and the name of the occupant(s). Credit card receipts or any other form of receipt are not acceptable.

4.2 Vendors will be reimbursed for a single room rate charge plus any applicable tax. If a single room is not available, the vendor must provide documentation to prove that a single room was not available in order to justify the expense over and above the single room rate. A vendor may also be required to provide additional documentation if a particular room rate appears to be excessive.

4.3 Personal telephone charges, whether local or long distance, will not be reimbursed.

5. Airfare

5.1 The County will only reimburse up to a coach price fare for air travel.

5.2 The County will exclude any additional charges due to personal preference or personal convenience of the individual traveling (i.e. seat preference charges, airline upgrades, etc. will not be an allowable reimbursement)

5.3 Air travel expenses must be supported with receipt copy of an airline ticket or an itinerary with actual ticket price paid. If tickets are purchased through a website, vendor must submit a copy of the webpage showing the ticket price if no paper ticket was issued.

5.4 Cancellation and/or change flight fees may be reimbursed by the County but vendor must provide the Williamson County Auditor with documentation in writing from a County department head providing authorization for the change.

5.5 The County will not reimburse vendor for tickets purchased with frequent flyer miles.

6. Car Rental

6.1 Vendors that must travel may rent a car at their destination when it is less expensive than other transportation such as taxis, airport shuttles or public transportation such as buses or subways.

6.2 Cars rented must be economy or mid-size. Luxury vehicle rentals will not be reimbursed. Any rental costs over and above the cost of a mid-size rental will be adjusted.

6.3 Vendors will be reimbursed for rental cars if the rental car cost would have been less than the mileage reimbursement cost (based on the distance from vendor's point of origin to Williamson County, Texas) had the vendor driven vendor's car.

6.4 Vendors must return a car rental with appropriate fuel levels as required by rental agreement to avoid the car rental company from adding fuel charges.

6.5 Rental agreement and credit card receipt must be provided to County as back up for the request for reimbursement.

6.6 Insurance purchased when renting vehicle may also be reimbursed.

6.7 Car Rental optional extras such as GPS, roadside assistance, and administrative fees on Tolls will not be reimbursed.

7. Personal Car Usage

7.1 Personal vehicle usage will be reimbursed in an amount equal to the standard mileage rate allowed by the IRS.

7.2 Per code of Federal Regulations, Title 26, Subtitle A, Chapter 1, Subchapter B, Part IX, Section 274(d), all expense reimbursement requests must include the following:

7.2.1.1 Date

7.2.1.2 Destination

7.2.1.3 Purpose

7.2.1.4 Name of traveler(s)
7.2.1.5 Correspondence that verifies business purpose of the expense

7.3 The mileage for a personal vehicle must document the date, location of travel to/from, number of miles traveled and purpose of trip.

7.4 Mileage will be reimbursed on the basis of the most commonly used route.

7.5 Reimbursement for mileage shall not exceed the cost of a round trip coach airfare.

7.6 Reimbursement for mileage shall be prohibited between place of residence and usual place of work.

7.7 Mileage should be calculated from employee's regular place of work or their residence, whichever is the shorter distance when traveling to a meeting or traveling to Williamson County, Texas for vendors who are located outside of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by at least a 45-mile radius.

7.8 When more than one person travels in same vehicle, only one person may claim mileage reimbursement.

7.9 Tolls, if reasonable, are reimbursable. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement (administrative fees on Tolls will not be reimbursed).

7.10 Parking fees, if reasonable are reimbursable for meetings and hotel stays. For vendors who contract with a third party for visitor parking at vendor's place of business, Williamson County will not reimburse a vendor based on a percentage of its contracted visitor parking fees. Rather, Williamson County will reimburse Vendor for visitor parking on an individual basis for each time a visitor uses Vendor's visitor parking. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement.

7.11 Operating and maintenance expenses as well as other personal expenses, such as parking tickets, traffic violations, and car repairs and collision damage are not reimbursable.

8. Other Expenses

8.1 Taxi fare, bus tickets, conference registrations, parking, etc. must have a proper original receipt.

9. Repayment of Non-reimbursable Expense.

Vendors must, upon demand, immediately repay County for all inappropriately reimbursed expenses whenever an audit or subsequent review of any expense reimbursement documentation finds that such expense was reimbursed contrary to these guidelines and this Policy. Williamson County reserves the right to retain any amounts that are due or that become due to a vendor in order to collect any inappropriately reimbursed expenses that a vendor was paid.

10. Non-Reimbursable Expenses

In addition to the non-reimbursable items set forth above in this Policy, the following is a non-exhaustive list of expenses that will not be reimbursed by Williamson County:

10.1 Alcoholic beverages/tobacco products
10.2 Personal phone calls
10.3 Laundry service
10.4 Valet service (excludes hotel valet)
10.5 Movie rentals
10.6 Damage to personal items
10.7 Flowers/plants

10.8 Greeting cards
10.9 Fines and/or penalties
10.10 Entertainment, personal clothing, personal sundries and services
10.11 Transportation/mileage to places of entertainment or similar personal activities
10.12 Upgrades to airfare, hotel and/or car rental
10.13 Airport parking above the most affordable rate available
10.14 Excessive weight baggage fees or cost associated with more than two airline bags
10.15 Auto repairs
10.16 Babysitter fees, kennel costs, pet or house-sitting fees
10.17 Saunas, massages or exercise facilities
10.18 Credit card delinquency fees or service fees
10.19 Doctor bills, prescription and other medical services
10.20 Hand tools
10.21 Safety Equipment (hard hats, safety vests, etc.)
10.22 Office Supplies
10.23 Lifetime memberships to any association
10.24 Donations to other entities
10.25 Any items that could be construed as campaigning
10.26 Technology Fees
10.27 Sales tax on goods purchased
10.28 Any other expenses which Williamson County deems, in its sole discretion, to be inappropriate or unnecessary expenditures.

EXHIBIT E
DEBARMENT CERTIFICATION

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

1. I, the undersigned, being duly sworn or under penalty of perjury under the laws of the United States and the State of Texas, certifies that A/E and its principals:

    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or agency:

    b. Have not, within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public* transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity* with commission of any of the offenses enumerated in **Paragraph 1(b)** of this certification;

    d. Have not, within a three-year period preceding this application/proposal, had one or more public transactions* terminated for cause or default; and

    e. Have not been disciplined or issued a formal reprimand by any State agency for professional accreditation within the past three years.

Johnston, LLC.

_____
Signature of Certifying Official

_____
Printed Name of Certifying Official

_____
Title of Certifying Official

_____
Date

2. Where the PROVIDER is unable to certify to any of the statements in this certification, such PROVIDER shall attach an explanation to this certification.

* federal, state, or local

SUBSCRIBED and sworn to before me, the undersigned authority, by _____ (Signatory Name)
the _____ (Signatory Title) of _____ (Entity Name), on behalf of said firm.

_____
Notary Public in and for the
State of Texas

My commission expires: _____

WILLIAMSON COUNTY FACILITIES MINIMUM DESIGN SPECIFICATIONS

DIVISION	ITEM	DESCRIPTION
ACCESS CONTROL		
	CARD READERS	Where card readers are installed, use multi-class card readers which are compatible with Wilco's software/hardware.
	DOOR HARDWARE	Locksets should be heavy duty cylindrical style with figure-8 style IC core and a 7 pin combination configuration.
		Lockset/Handle Finishes should be brushed stainless (brushed nickel)
		No Piano Hinges on Doors
		Key boxes & specefic key box for elevator(s)
ELECTRICAL		
	WIRING	All electrical wire to be installed in hard pipe conduit, except for fixture whips, which should have a maximum length of 6'.
		All feeders and branch circuits shall be installed in EMT, IC, or Rigid conduit unless specifically noted in these specifications.
		No MC cable will be used unless specifically approved.
	FIXTURES	LED fixtures or equivalent energy use.
		all fixtures installed in acoustical ceilings shall have a minimum of two independent support hangers tied to structure.
	LIGHTING MOUNTS	No Tapcon masonry mounts since the fixtures are likely to pull-out of masonry walls
	LIGHTING CONTROLS	Acuity - Schedule lighting scene programming 30-days after Occupant move-in.
	EXTERIOR LIGHTING	No photocells - Lighting should be run off a separate ZN card and automated logic controlled with updated graphics
		Light poles anywhere near vehicle areas must be set on concrete base 36-in high to prevent vehicle damage.
	AS-BUILT PLANS	Must include conduit pathways and sizes, j-box locations and sizes, and circuitry
		Label ceiling grid for concealed electrical disconnects
FIRE PROTECTION		
	FIRE ALARM	Existing Buildings with Simplex - use Simplex products
		New Buildings or Exist Buildings without Simplex - use Silent Night (non propietary E.g. Farenhyt)
		CO detectors, if required, shall be located in the interior of the building, in the occupied space being monitored. No CO duct detectors allowed.
		Building that are being expanded (added onto), shall expand on the existing system using only system compatible equipment by manufucturer.
		Wireless dialer will be used for notification to monitoring company - No POTS lines and will be set up with JCI monitoring.
		Supply facilities fire systems specialist with fire panel program and all passcode levels.
		Fire Alarm panel/room must have internet connectivity
	PLANS	Update whole building plans (digital) and coordinate update of fire panel info and device labeling
	SPRINKLER	All saddle tap connections require the removed tab to be hung beneath the tap created. Hanging with wire is acceptable.
GENERAL		
	ADA	Meets all current ADA Standards.
	CODE COMPLIANCE	Meets Wilco Adoped Codes
	TRAINING	Provide training for specialty systems/items
INTERIORS		
	SOUND BATTS	Install sound batting at office and meeting room walls and ceilings regardless of the quantity or type of building envelope insulation or deck insulation.
	CEILINGS	Sound deadening Accoustical Tile, not light weight foam type.
		Label ceiling grid for concealed equipment locations including all electrical disconnects, water valves, HVAC equipment etc.
	RESTROOM PARTITIONS	No laminate surfaces allowed
	RESTROOM MIRRORS	Frameless type. DO NOT butt to counter or backsplash below.
IT		
	DHCP COMPLAINT	Dynamic Host Client Protocol compliant controllers for all devices connected to Wilco IT systems
LANDSCAPING		
	PLANT SELECTION	Use only low water native and adaptive plants. Small turf areas. Overdesign for pedestrian traffic.
	IRRIGATION	Irrigated areas should be kept to a minimum and overall irrigation should be kept to a minimum.

	IRRIGATION CONTROLS	Irrigation that is installed should have controls that are compatible with Wilco's existing automated control and monitoring software/hardware
	DESIGN	Concrete walk around building perimeter. No grass at edge of building. No small turf islands, use mulching materials instead.
		No shade trees to interfere with signage, lighting or utilities.
MAINTENANCE		
	FACILITIES CLOSET	All buildings should include a maintenance closet with storage space for such items as touch-up paint, spare lamps, spare ceiling tile,
		spare carpet tiles, ladders, etc.
	JANITORIAL CLOSET	All buildings should include a mop sink closet with storage space for cleaning supplies on shelving and space for rolling carts/mop buckets.
	RESTROOM ACCESSORIES	Automatic hand dryers at restrooms.
		Double roll S.S. toilet paper dispensers, multi-fold towel dispensers, hand dryers provided by Wilco contract provider
MECHANICAL		
	FILTER	2" filter racks at any air handler filter location.
		Advanced photo-catalytic oxidation type filtration.
	MAINTENANCE ACCESS	Place all units to allow for ground level maintenance and filter changes. If above ceiling installation is necessary, then install access doors.
		Avoid the necessity of ceiling tile removal to do maintenance. Use items such as catwalks if necessary for ease of maintenance.
	DUCT	All duct should be hard metal duct with exterior insulation, except for register drops can be flex if necessary.
	LOW AMBIENT	Install low ambient kits on all DX, RTU's, etc. to allow for humidity control in cold weather conditions.
	CONTROLS	Controls should be compatible with Wilco's existing automated controls software/hardware.
		Update automated logic graphics and zones (including floor plan graphics)
		Exhaust fans need CT's and automated logic graphic
		Mini splits need bacnet capability or ZN card and automated logic graphic
		(see exterior lighting) No HVAC controls on lighting ZN cards
	C.O. DUCT DETECTOR	Should not be powered by RTU. This allows maintenance to shutdown HVAC without setting off fire alarm.
	SOUND ISSUES	All open-air (open-plenum) areas should be designed with effective sound deadening boots at all return air grills entering office or meeting type space
	LABELING	Label ceiling grid for concealed HVAC equipment.
PAINTING		
	PREP	
	PRIME	
	APPLICATION	
	INTERIOR WALLS	Use only wilco standard colors and materials, DO NOT color-match
PLUMBING		
	LAYOUT	No pluming walls for restrooms on exterior envelope of buildings
	FIXTURES	Automatic (touch-less): toilets, lavatory fixtures.
		Provide plumbing for in-line filtration at all ice-maker locations
	TRAP PRIMERS	Use threaded connection supply-off of inverted "Y" on lavatory tailpipe
	HOSE BIBS	Specify only freeze-proof hose bibs & inimize
		No exterior hosebibs built into building exterior. Use only in-ground quick-connect
	ICE MACHINES	Locate multi-stage/ multi -cartridge commercial filter for easy maintenance access at each ice machine
	LABELING	Label ceiling grid for concealed equipment locations of water valves
ROOFS		
	ACCESS	If equipment is installed on roof, access should include at a minimum, a roof hatch for access, preferably with a permanently installed access ladder
	EQUIPMENT LIFTS	Provide cranes in accessible locations to lift repair equipment where rooftop equipment is installed (meet OSHA & ANSI standards)
	WALKWAY MATS	Fully-adhered walkway mats from roof access points to mechanical maintnenance access location for roof top units.
	SOLAR	Design roof structure with the capacity to support future solar panel installation.
STRUCTURAL		

	ENVELOPE	Building envelope should be weather tight.
	STUDS	All stud walls should be a minimum 20 GA material unless AE suggests otherwise

WAREHOUSE / GARAGE / SHOPS		
	ORIENTATION	Building orientation should be such that the overhead doors face North and South to allow for prevailing wind ventilation and/or install large exhaust fans for mechanical ventilation.
	SAFETY/HEALTH	Hand wash sink, eyewash stations, water fountain, ice machine floor drain.

Commissioners Court - Regular Session **68.**

Meeting Date: 01/28/2025

Approval of Master Service Contract from F.A. Bartlett Tree Expert Company d/b/a Bartlett Tree Experts for Tree Trimming for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Johnny Grimaldo, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing a Master Service Contract No 2025109 with F.A. Bartlett Tree Expert Company d/b/a Bartlett Tree Experts for Tree Trimming, in the not exceed amount of Five-Hundred Thousand Dollars ($500,000.00) per fiscal year, pursuit to Choice Partners Cooperative # 24/048MR-04 and authorize the execution of the agreement.

Background

This Contract for Tree Trimming services shall be in full force and effect when signed by all parties and shall continue for the current fiscal year through July 28, 2025. Automatic renewals may continue through July 28, 2029. The funding source is 01.0100.0509.004810, Origination ID1677, and the point of contact is Sheila Rivera.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

MSA Bartlett Tree Expert - FINAL 1.17.25

Form 1295 Bartlett Tree Expert complete

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 08:37 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 08:42 AM
Form Started By: Johnny Grimaldo		Started On: 01/21/2025 11:38 AM
Final Approval Date: 01/23/2025		

WILLIAMSON COUNTY
MASTER SERVICES CONTRACT
FOR
TREE TRIMMING & RELATED SERVICES
WITH
The F.A. Bartlett Tree Expert
Company d/b/a Bartlett Tree Experts

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 MASTER 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 **The F.A. Bartlett Tree Expert Company dba Bartlett Tree Experts** (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 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, tree trimming, landscaping, debris removal and related services as outlined in Exhibit A.

II.

Effective Date and Term: This Contract shall be in full force and effect when signed by all parties and shall continue for the current fiscal year through July 28, 2025. Unless terminated by either party pursuant to paragraph IX below, the contract shall renew automatically for the following renewal terms, with the terms and conditions remaining the same:

- Renewal Term No. 1 – July 29, 2025 to July 28, 2026;
- Renewal Term No. 2 – July 29, 2026 to July 28, 2027;
- Renewal Term No. 3 – July 29, 2027 to July 28, 2028;
- Final Renewal Term - July 29, 2028 to July 28, 2029

III.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for the specific project herein. **The not-to-exceed amount under this agreement is Five-Hundred Thousand Dollars ($500,000.00) per fiscal year, unless amended by a change order and approved by the Williamson County Commissioners Court.** 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	$1,000,000	$1,000,000

(including death)		
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 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 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 any and 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. The County reserves the right to extend this period if it is in the best interest of the County. In the event the County exercises its right to terminate without cause, it is understood and agreed that only the amounts due to Service Provider for goods, commodities and/or services provided, and expenses incurred to and including the date of termination, will be due and payable. No penalty will be assessed for the County's termination for convenience.

The County also reserves the right to terminate the Contract for default if Service Provider breaches any of the Contract specifications, terms and conditions, including warranties of the Service Provider, if any, or if the Service Provider becomes insolvent or commits acts of bankruptcy. Such right of termination is in addition to and not in lieu of any other remedies the County may have at law or in equity or as may otherwise be provided hereunder. Default may be construed as, but not limited to, failure to deliver the proper goods and/or services within the proper amount of time, and/or to properly perform any and all other requirements to the County's satisfaction, and/or to meet all other obligations and requirements.

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.

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 Price Delivery Information, and being marked **Exhibit "A,"** which is incorporated herein;
B. The cooperative purchasing contract (Choice Partners 24/048MR-04); and
C. Insurance certificates evidencing coverages required herein above.

Bartlett's General Terms Commerical are also included as part of the Agreement.
In instances where Bartlett's terms conflict with the rest of the Agreement, the Agreement will prevail.

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.

XXI.

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

_____
Printed Name

Date: _____, 20____

SERVICE PROVIDER:

The F.A. Bartlett Tree Expert Company
Name of Service Provider

Matthew Farin
Authorized Signature

Matthew Farin, Executive Vice President
Printed Name

Date: January 16, 2025

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 17 2025 Time: 6:51 am

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 17 2025 Time: 9:19 am

Exhibit "A"

Price Delivery Information

I. Provide Crew – with chipper – Prune Trees/Brush/Vegetation/Removals

Crew Size	Hourly Rate	4-Hour Rate	8-Hour Rate	40-Hour Rate	Overtime Rate
2 Persons, Texas and Louisiana	$270	$1080	$2160	$10800	$405
3 Persons, Texas and Louisiana	$405	$1620	$3240	$16200	$608
2 Persons, all other states	$270	$1080	$2160	$10800	$405
3 Persons, all other states	$405	$1620	$3240	$16200	$608

II. Provide Crew – no chipper – Prune Trees/Brush/Vegetation/Removals

Crew Size	Hourly Rate	4-Hour Rate	8-Hour Rate	40-Hour Rate	Overtime Rate
2 Persons, Texas and Louisiana	$270	$1080	$2160	$10800	$405
3 Persons, Texas and Louisiana	$405	$1620	$3240	$16200	$608
2 Persons, all other states	$270	$1080	$2160	$10800	$405
3 Persons, all other states	$405	$1620	$3240	$16200	$608

III. Provide Value-added Services

Service	Lodging	Per Diem/Per Person	Mileage Rate	Other Charges
Emergency Response with crews from outside region	$215 per person, per night	$45 per person, per day	.56 per mile	
Hourly Rate (3-person crew)				$645 per hour
4-Hour Rate (3-person crew)				$2580
8-Hour Rate (3-person crew)				$5160
40-Hour Rate (3-person crew)				$25800

IV. Provide Value-added Services

Service	Hourly Rate
Fertilization/Prescription Soil and Plant Nutrition of Trees and Woody Perennials	$350
Disease/Pest Management of Trees and Woody Perennials	$325
Root Invigoration/Soil Reconditioning/Bed Prep/Bed Revitalization of Trees and Woody Perennials	$195 plus materials
Support Systems Installation/Repair/Inspection	$200 plus materials
Lightning Protection Systems Installation/Repair/Inspection	$200 plus materials
Log Truck Per Hour for trunks bigger than 18” diameter	$225
Backhoe Per Hour for trunks bigger than 18” diameter	$225
Stump Grinder Per Hour	$180

Bartlett Tree Expert Company

Contract Category:

Contract Number: 24/048MR-04

Contract Terms:

Initial Award Date: July 29, 2024
Current Expiration Date: July 28, 2025
Renewals Remaining: 4

CP Contract Manager:

Michael Robles
Michael@choicepartners.org
713-316-4254

Contract Partner: Bartlett Tree Expert Company

Contract Partner Web Site:
http://www.bartlett.com

Approved Market Area: National

APPROVED PRODUCT OR SERVICE:

Tree trimming

MWBE/HUB Status: Not Certified

ABOUT THIS PARTNER:

Since 1907 The F. A. Bartlett Tree Expert Company has been providing scientific tree care to its customers. The company has been family-owned for 3 generations. We have offices in dozens of markets across the United States, Canada, the UK and Ireland, so kindly check the website or check with Gene Basler at gbasler@bartlett.com to see if we can service your location. Thanks!

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1257408

Date Filed:
01/15/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
The F.A. Bartlett Tree Expert Company
Stamford, CT United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2025108
Tree Trimming

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Farin, Matthew	Stamford, CT United States	X	
Ingram , James	Stamford, CT United States	X	
Donnelly, Carol	Stamford, CT United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Matthew Farin, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), 06470 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fairfield County, State of Connecticut, on the 15th day of January (month), 2025 (year).

Matthew Farin

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

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The F.A. Bartlett Tree Expert Company
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Williamson County

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2025108
Tree Trimming

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Farin, Matthew	Stamford, CT United States	X	
Ingram , James	Stamford, CT United States	X	
Donnelly, Carol	Stamford, CT United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **69.**

Meeting Date: 01/28/2025

Receive the January 2025 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 January 2025 Construction Summary Report and PowerPoint Presentation.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

January 2025 Construction Summary Report

January 2025 PowerPoint Presentation

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:28 AM
Form Started By: Marie Walters		Started On: 01/23/2025 11:11 AM
Final Approval Date: 01/23/2025		

ROAD BOND PROGRAM

Construction Summary Report

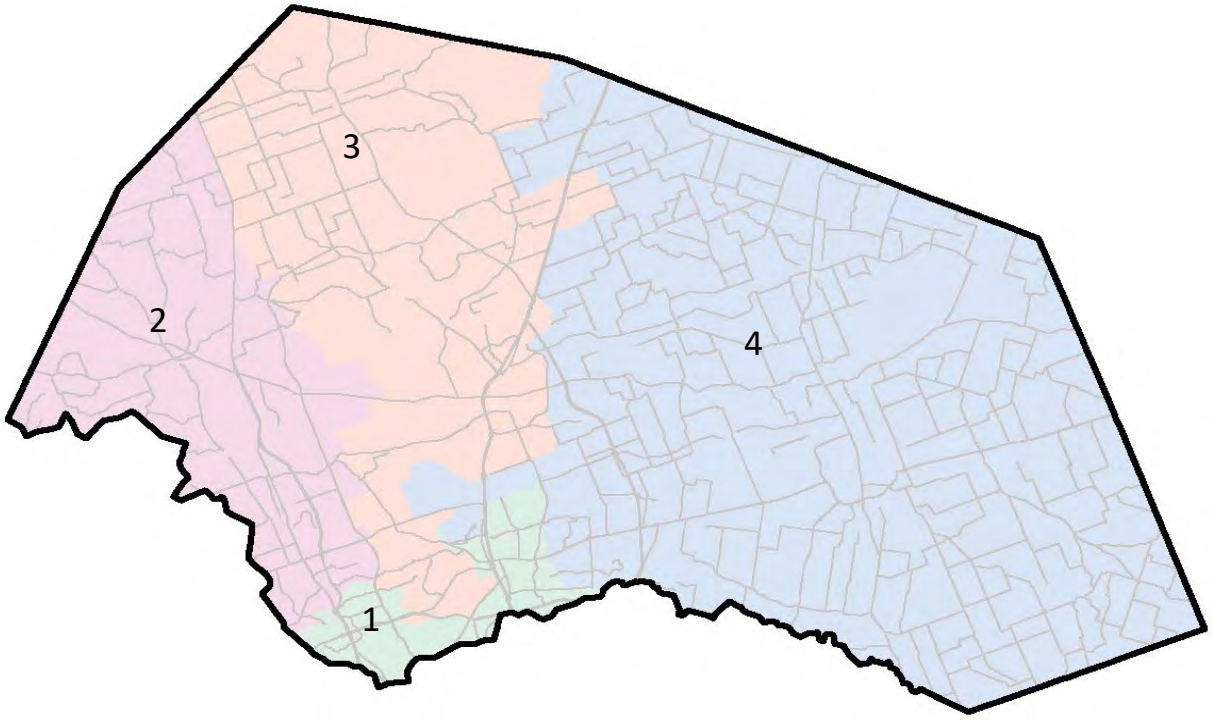
County Judge
Bill Gravell, Jr.

Commissioners
Terry Cook
Cynthia Long
Valerie Covey
Russ Boles

December 2024

WWW.WILCOTX.GOV

Volume XXIX - Issue No.12



Presented By: HNTB

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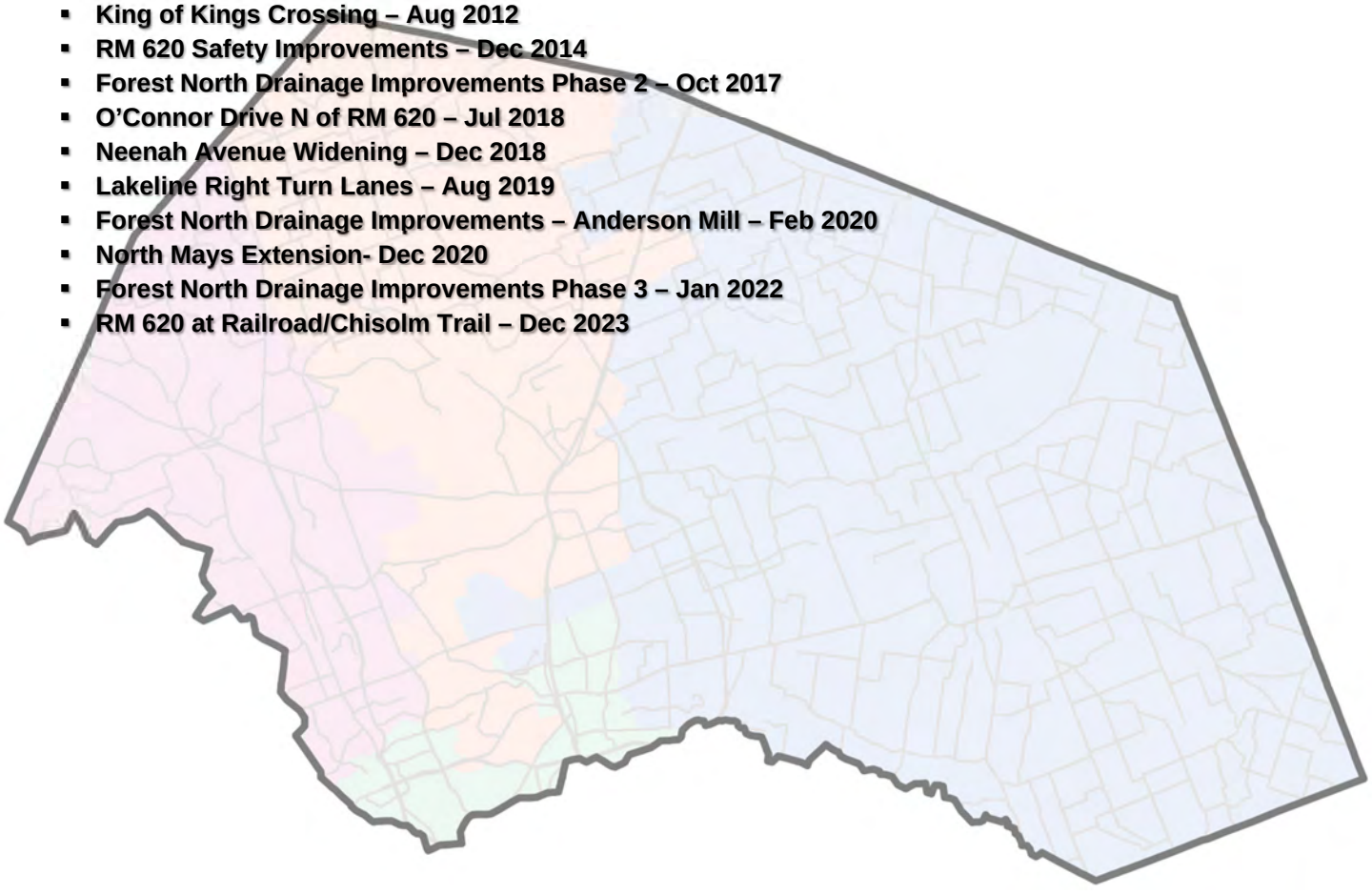
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF DECEMBER 2024

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**
- **RM 620 at Railroad/Chisolm Trail – Dec 2023**



WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF DECEMBER 2024

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**
- **Ronald Reagan Safety Improvements – July 2023**
- **CR 258 Extension – Dec 2023**



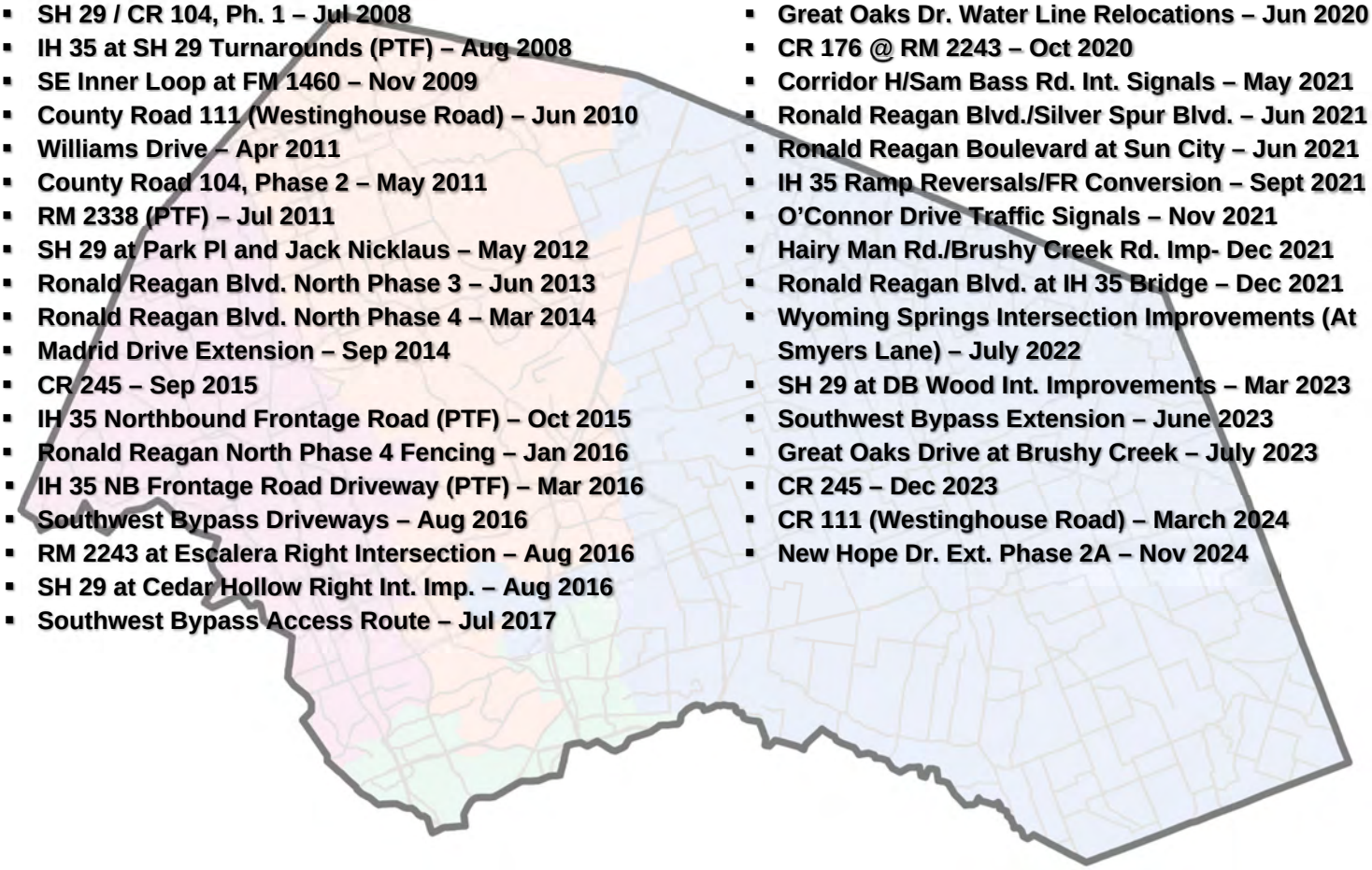
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF DECEMBER 2024

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 – July 2023**
- **CR 245 – Dec 2023**
- **CR 111 (Westinghouse Road) – March 2024**
- **New Hope Dr. Ext. Phase 2A – Nov 2024**



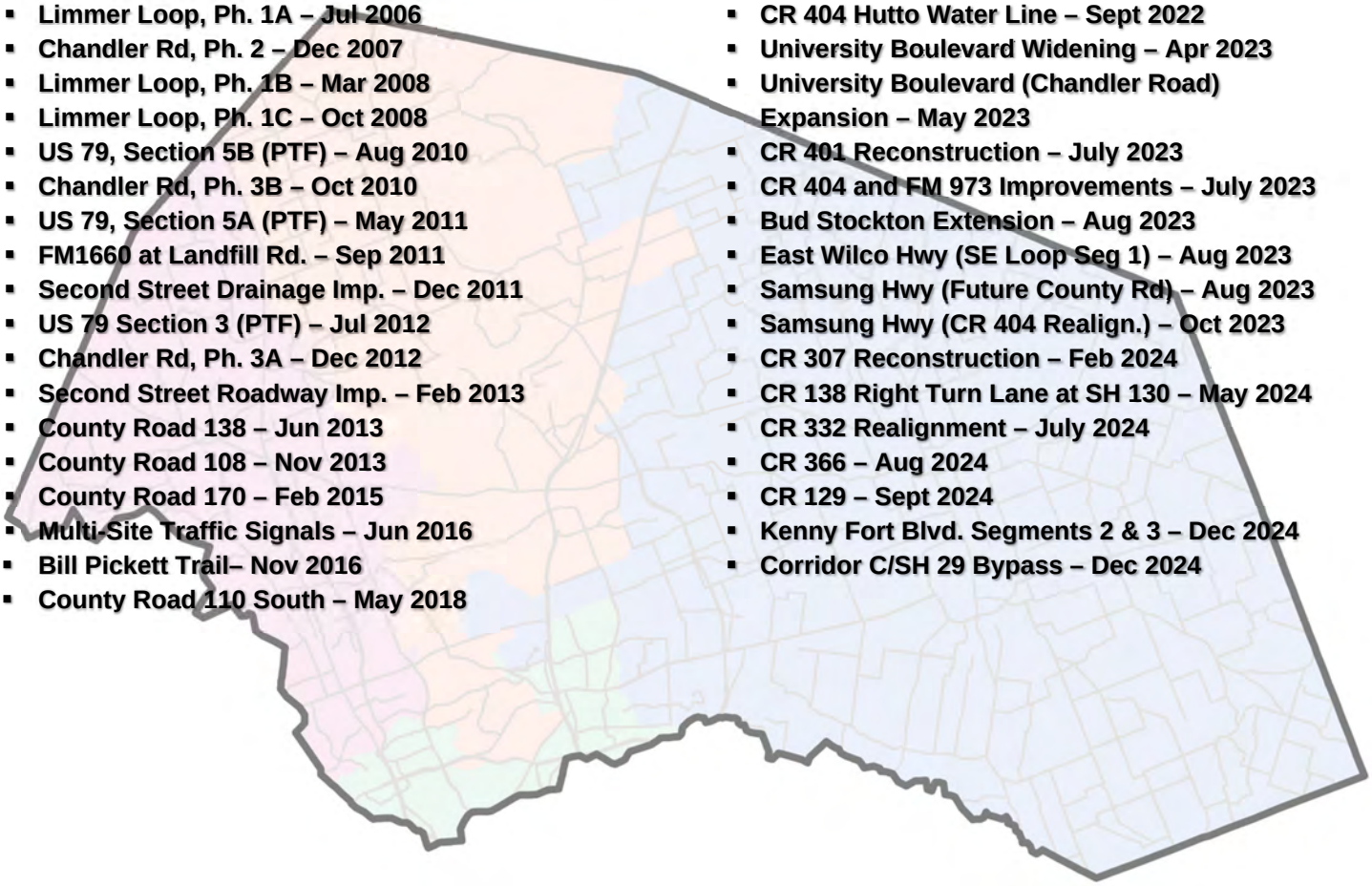
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

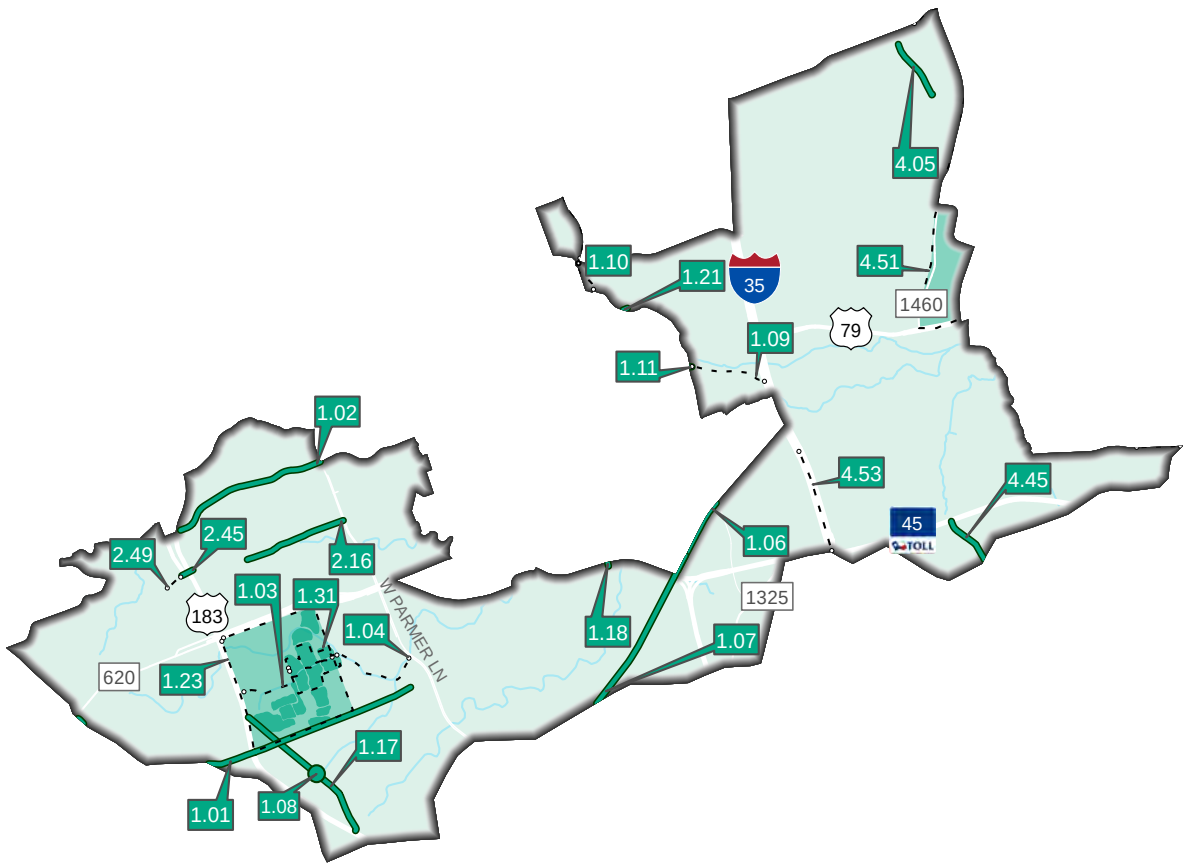
CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF DECEMBER 2024

Precinct 4

- **Bridge RPLs (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 RPL – 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 Imp. – Dec 2011**
- **US 79 Section 3 (PTF) – Jul 2012**
- **Chandler Rd, Ph. 3A – Dec 2012**
- **Second Street Roadway Imp. – 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– Nov 2016**
- **County Road 110 South – May 2018**
- **County Road 119 – Mar 2019**
- **County Road 110 Middle – Oct 2020**
- **CR 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 Re – June 2022**
- **Coupland Project – June 2022**
- **CR 404 Hutto Water Line – Sept 2022**
- **University Boulevard Widening – Apr 2023**
- **University Boulevard (Chandler Road) Expansion – May 2023**
- **CR 401 Reconstruction – July 2023**
- **CR 404 and FM 973 Improvements – July 2023**
- **Bud Stockton Extension – Aug 2023**
- **East Wilco Hwy (SE Loop Seg 1) – Aug 2023**
- **Samsung Hwy (Future County Rd) – Aug 2023**
- **Samsung Hwy (CR 404 Realign.) – Oct 2023**
- **CR 307 Reconstruction – Feb 2024**
- **CR 138 Right Turn Lane at SH 130 – May 2024**
- **CR 332 Realignment – July 2024**
- **CR 366 – Aug 2024**
- **CR 129 – Sept 2024**
- **Kenny Fort Blvd. Segments 2 & 3 – Dec 2024**
- **Corridor C/SH 29 Bypass – Dec 2024**



2000/2006 Road Bond Program Projects
Precinct 1 - Commissioner Cook



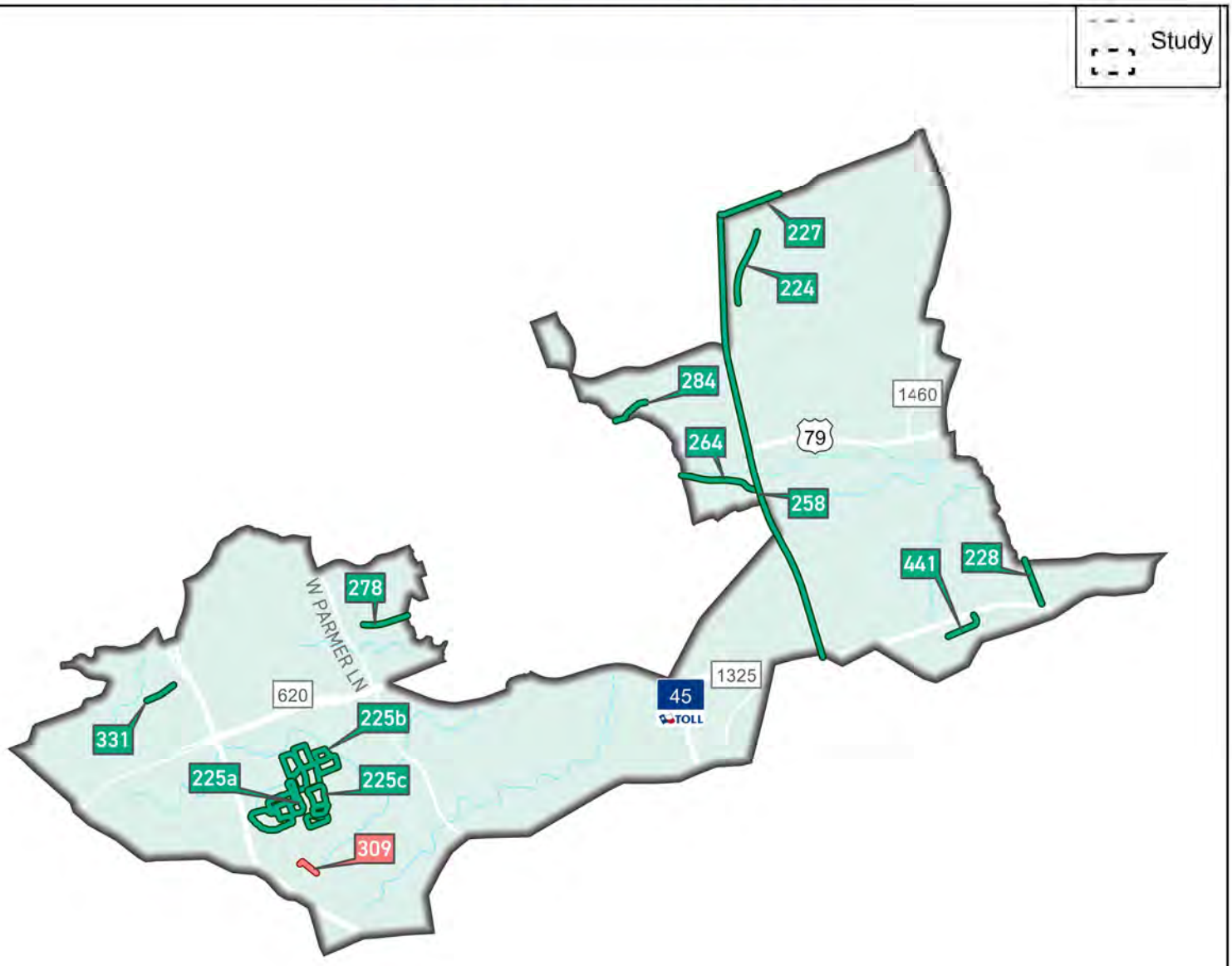
Completed/Open to Traffc

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

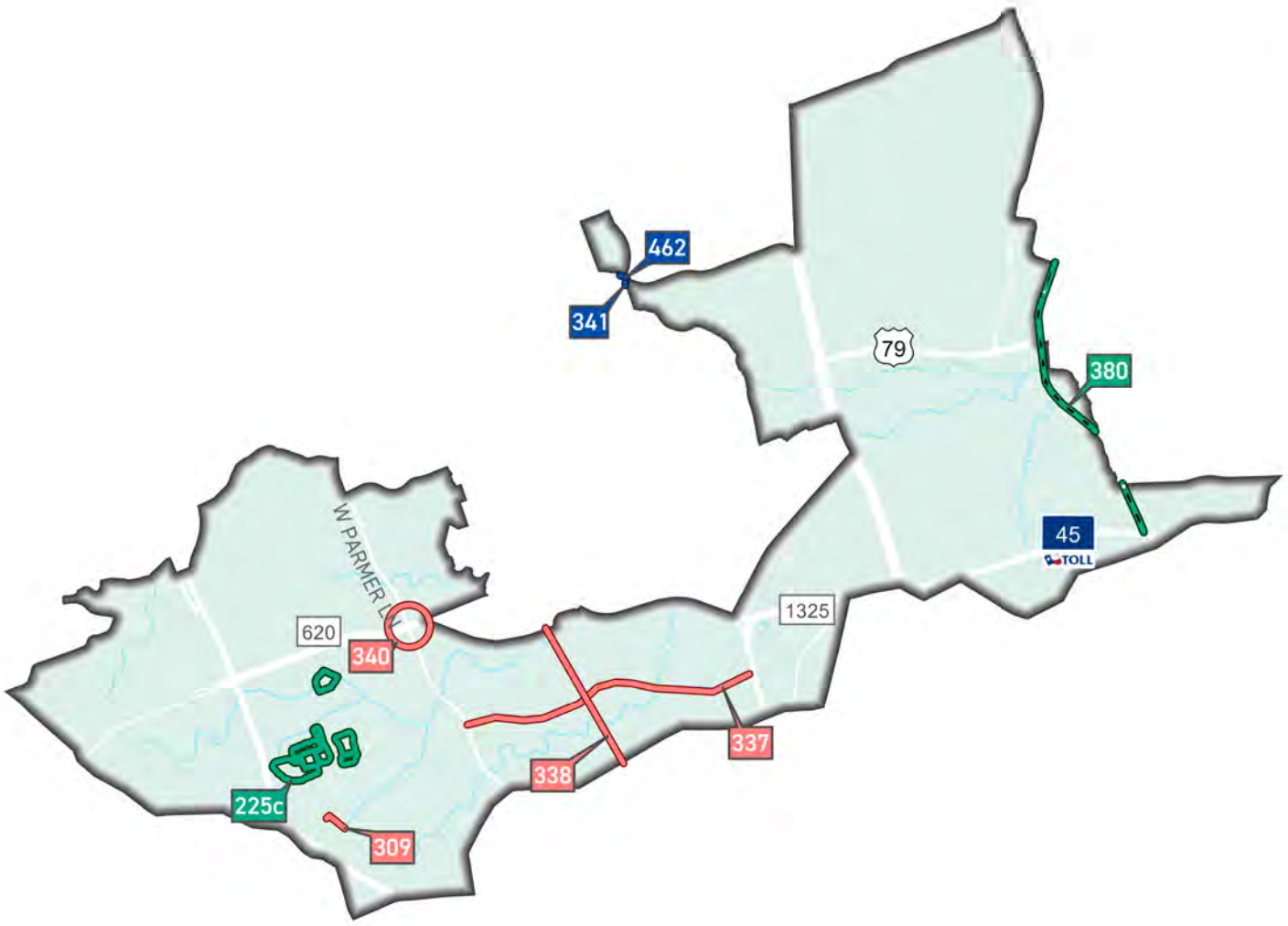
309 Pond Springs Road Area Drainage Improvements

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)
228 Kenney Fort Blvd Segments 2 and 3 (Forest Creek Boulevard to SH 45)
258 IH 35 Corridor Operational Analysis (SH 45 to RM 1431)
264 RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)
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)

2019 ROAD BOND PROGRAM PROJECTS

Precinct 1 - Commissioner Cook



In Design

309 Pond Springs Road Area Drainage Improvements
337 Anderson Mill Road (FM734 - Loop 1)
338 RM 620/SH 45 Intersection to McNeil Road
340 Parmer Lane at SH 45 Interchange

Under Construction/Bidding

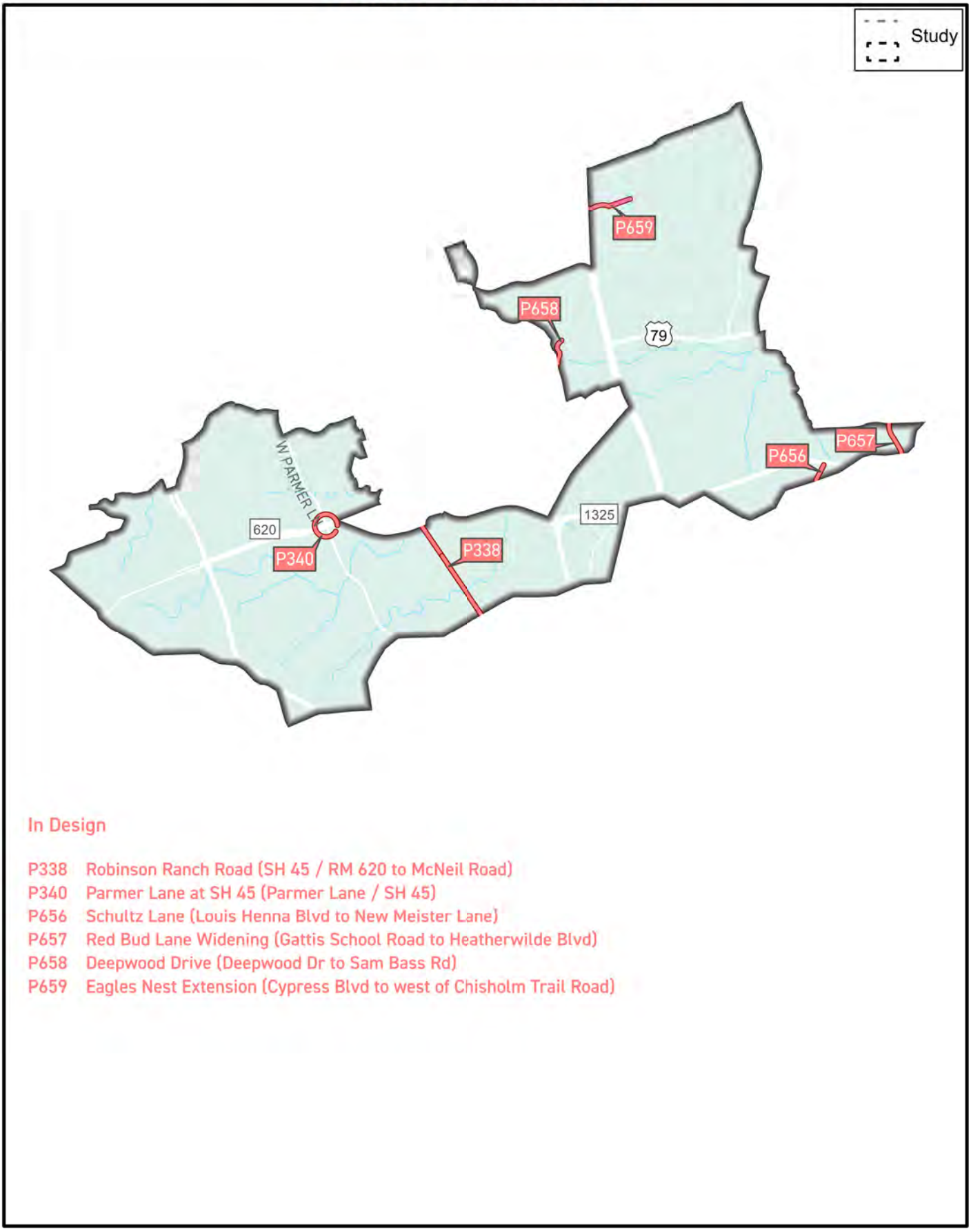
341 Wyoming Springs Extension (Brightwater Boulevard/Creek Bend to Sam Bass Road)
462 Corridor H/Sam Bass Road (RM 1431 to Wyoming Springs Drive)

Completed/Open to Traffic

225c Forest North Drainage Improvements Phase 3
380 MoKan (University Boulevard to SH 45)

2023 ROAD BOND PROGRAM PROJECTS

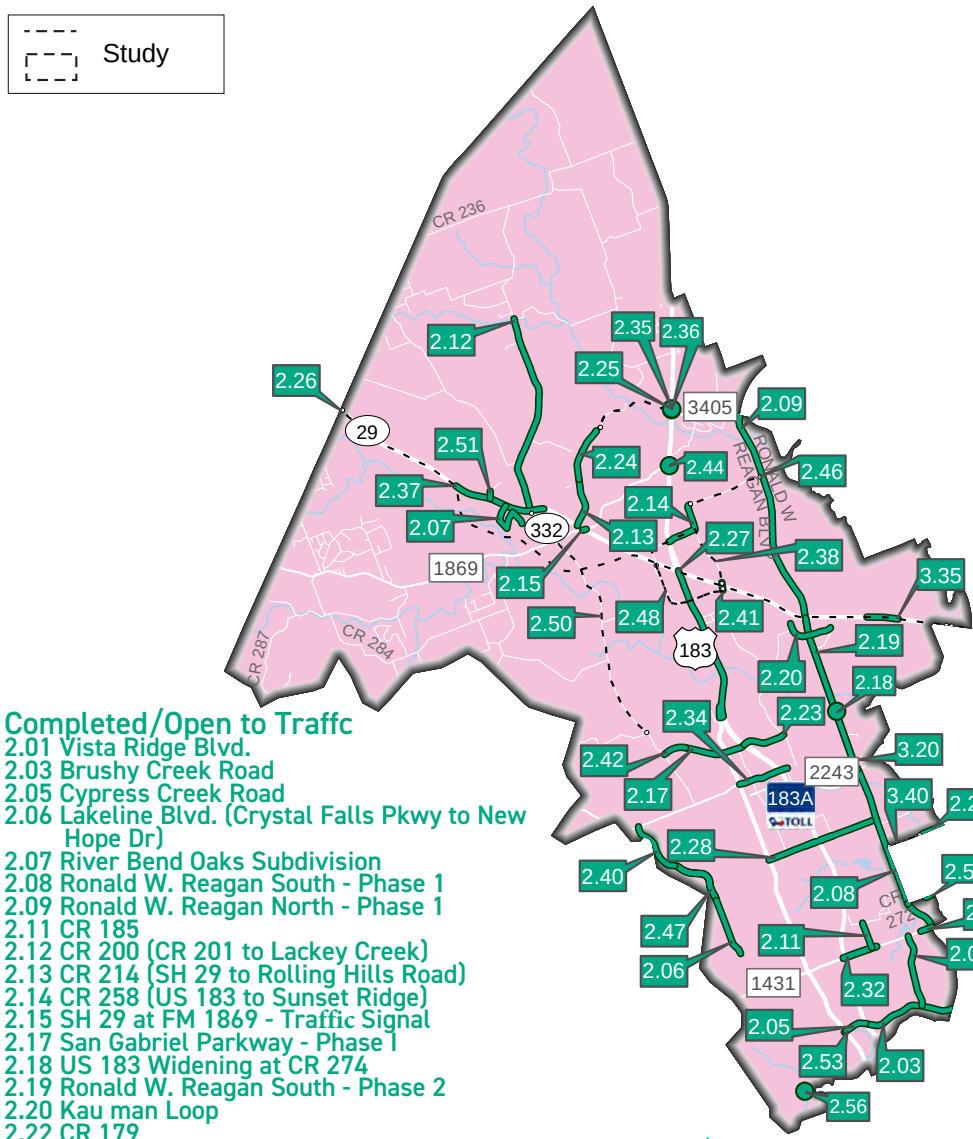
Precinct 1 - Commissioner Cook



In Design

P338 Robinson Ranch Road (SH 45 / RM 620 to McNeil Road)
P340 Parmer Lane at SH 45 (Parmer Lane / SH 45)
P656 Schultz Lane (Louis Henna Blvd to New Meister Lane)
P657 Red Bud Lane Widening (Gattis School Road to Heatherwilde Blvd)
P658 Deepwood Drive (Deepwood Dr to Sam Bass Rd)
P659 Eagles Nest Extension (Cypress Blvd to west of Chisholm Trail Road)

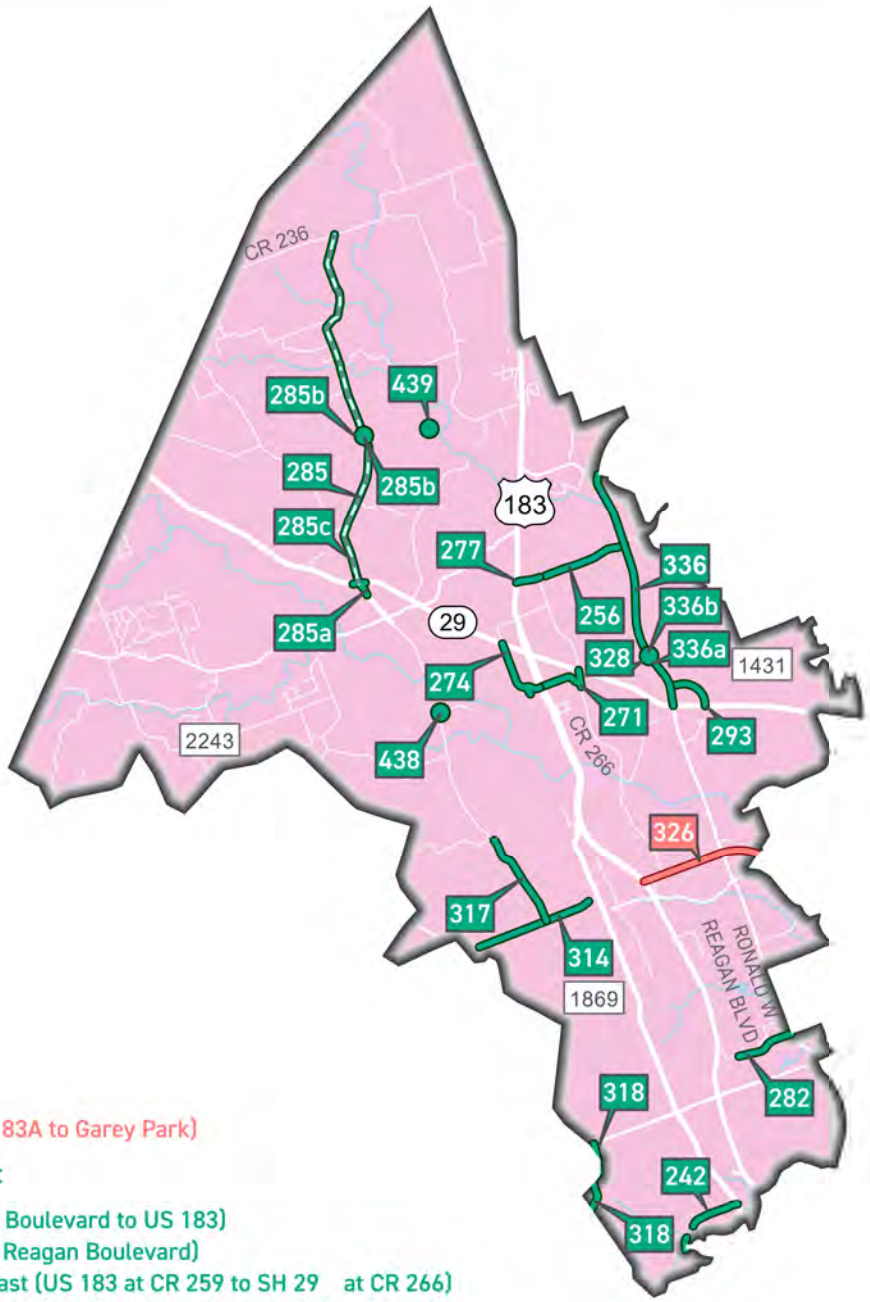
2000/2006 Road Bond Program Projects
Precinct 2 - Commissioner Long



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 - Traffic 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 Traffic 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

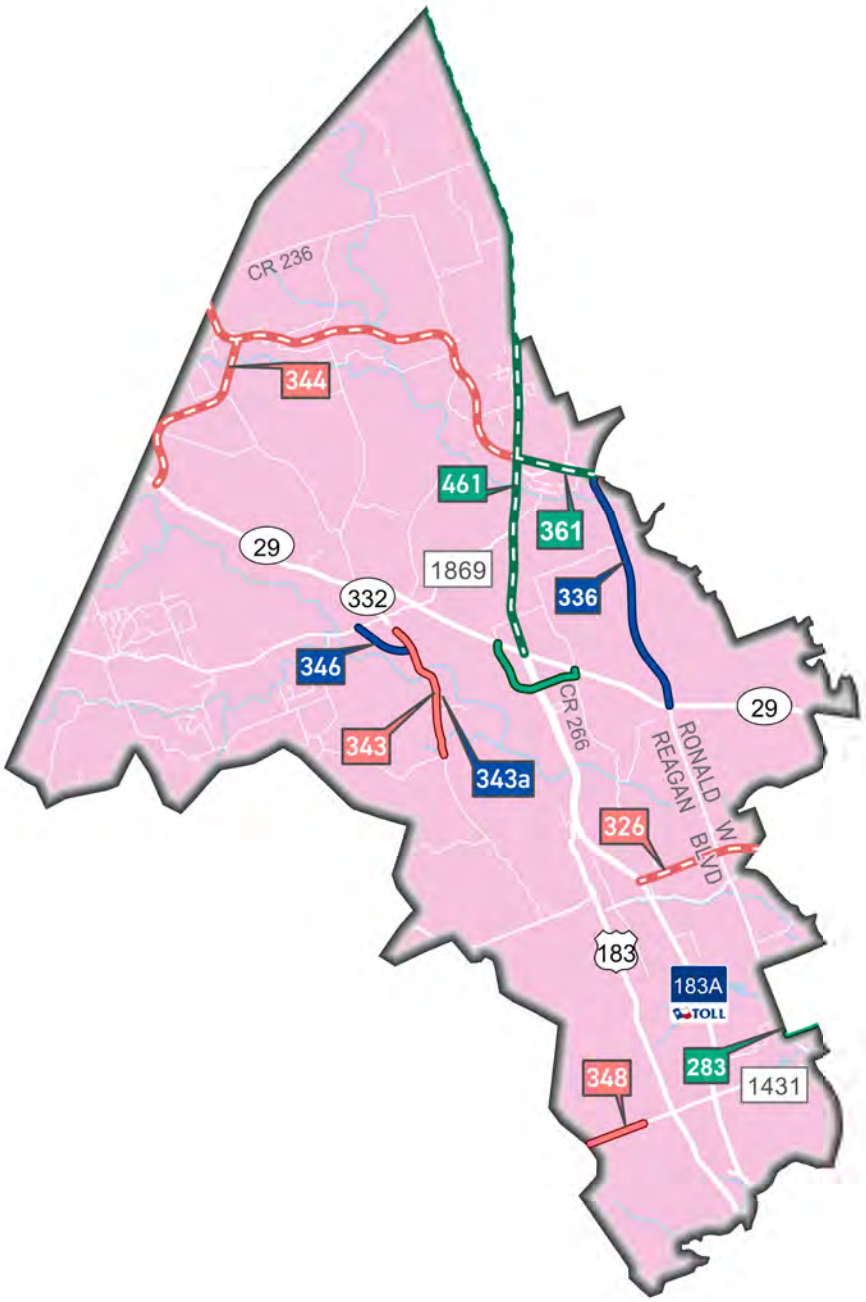
326 RM 2243 Realignment (183A to Garey Park)

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)
277 CR 258 Extension (US 183 to Sunset Ridge Drive)
282 New Hope Drive Phase 1 (Cottonwood Creek Trail to Ronald Reagan Boulevard)
285 CR 200 Study and Schematic (SH 29 to CR 236)
285a State Highway 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 quadrant 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
336 Ronald Reagan Boulevard Widening (SH 29 to FM 3405) ◦- - -◦
336a Ronald Reagan Boulevard Widening & Temp Signals at Santa Rita Boulevard
336b Ronald Reagan Safety Improvements
438 Bagdad Road (CR 279) at CR 278 (River Ranch County Park Road)
439 San Gabriel Ranch Road Bridge at Lackey Creek

2019 ROAD BOND PROGRAM PROJECTS

Precinct 2 - Commissioner Long



In Design

326 RM 2243 Realignment (183A to Garey Park)
343 Bagdad Road/ CR 279 (Loop 332 to CR 281/ Leander City Limits to Sam Bass Road)
344 Corridor I2 (Burnet County Line to US 183)
348 Whitestone Boulevard Widening (West of Anderson Mill to Bagdad Road)

Under Construction/ Bidding

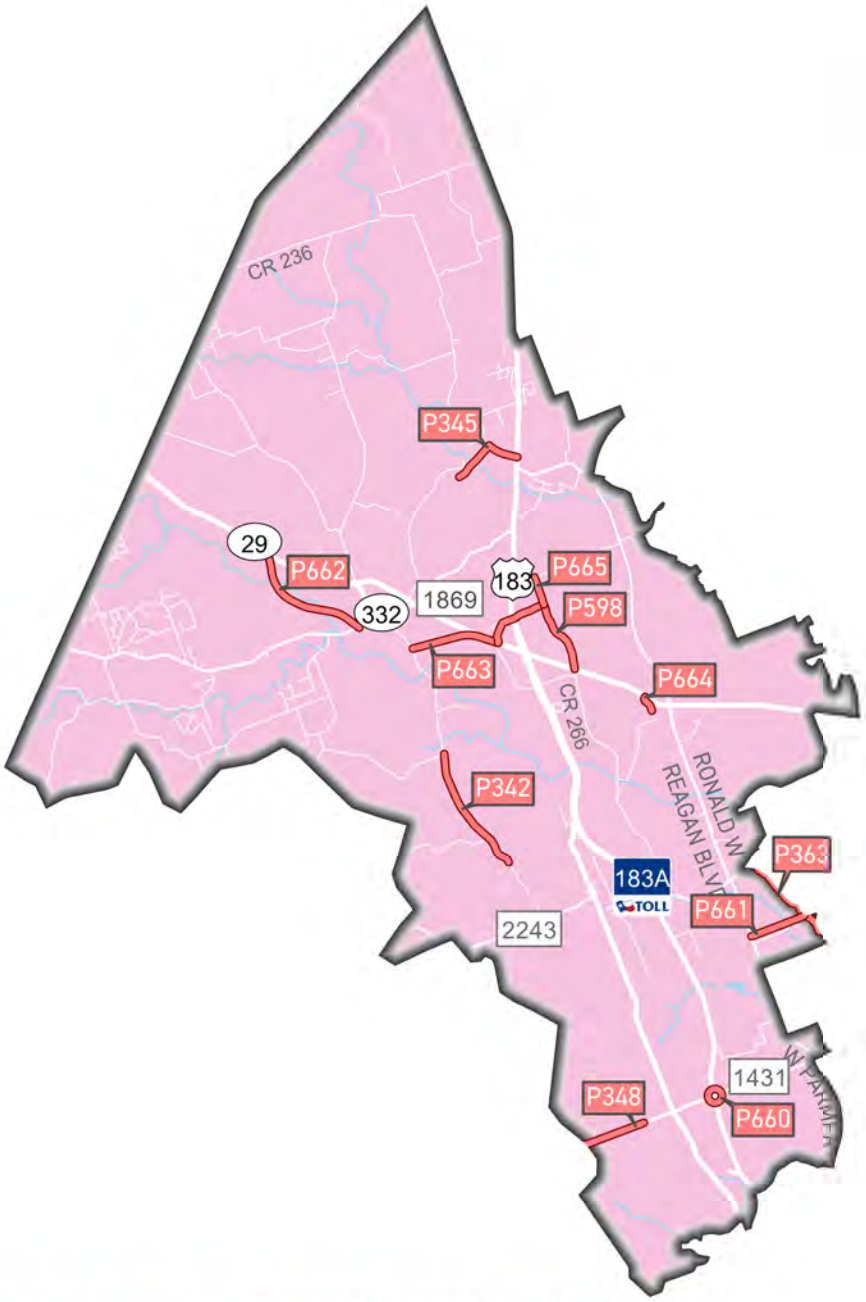
336 Ronald Reagan Boulevard Widening (SH 29 to FM 3405)
343a Bagdad Road/ CR 279 (ROW Clearing)(Loop 332 to CR 281/ Leander City Limits to Sam Bass Road)
346 Liberty Hill (SH 29) Bypass (RM 1869 to CR 279)

Completed/ Open to Traffic

283 New Hope Drive Extension Phase 2A (Ronald Reagan Boulevard to Sam Bass Road)
361 Corridor I1 (FM 3405) (Ronald Reagan Boulevard to US 183)
461 Corridor F/ US 183 (Williamson/Burnet County Line to SH 29)

2023 ROAD BOND PROGRAM PROJECTS

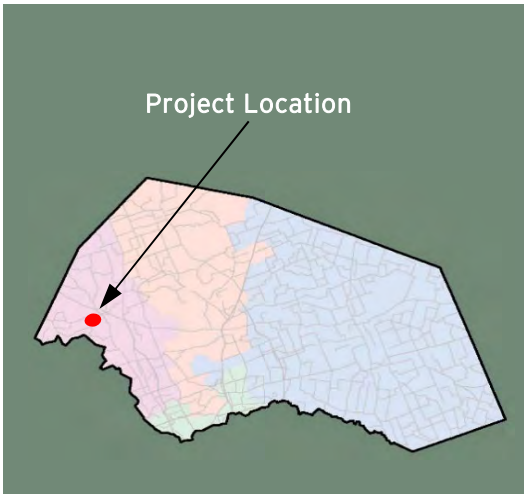
Precinct 2 - Commissioner Long



In Design

P342 Bagdad Road (North of San Gabriel Parkway to CR 281 / Leander City Limits)
P345 CR 214 (End of CR 214 to US 183)
P348 Whitestone Boulevard Widening (west of Anderson Mill to Bagdad Road)
P363 CR 175 (South of Creek Meadow Cove to RM 2243)
P598 Seward Junction Loop (SH 29/CR 260 to SH 29/CR 213)
P660 RM 1431 at 183A Intersection
P661 Crystal Falls Parkway (Ronald Reagan Blvd to CR 175)
P662 Liberty Hill Bypass West (SH 29 (west of Liberty Hill High School) to RM 1869)
P663 Liberty Hill Bypass East (Bagdad Road/CR 279 to SH 29)
P664 Kauffman Loop (SH 29 to north terminus of Kauffman Loop)
P665 CR 258 (Seward Junction Loop to CR 258 Extension)





Liberty Hill Bypass Improvements
(RM 1869 to CR 279)

Project Length: 2.316 Miles
Roadway Classification: Bagdad Road (Arterial);
Liberty Hill Bypass (Minor Arterial)

Project Schedule: February 2024 - Late 2025
Estimated Construction Cost: $14.2 Million



DECEMBER 2024 IN REVIEW

12/6/24: Chasco Constructors continued pouring concrete for the Shared-Use Path along the west side of Bagdad Road. Subcontractor Woolery continued installing metal beam guard fences for both bridges on Liberty Hill Bypass.

12/13/24: Chasco Constructors continued to spread topsoil on the west side of Bagdad Road widening. Chasco continued pouring concrete mow strips at various locations along Liberty Hill Bypass. Subcontractor Woolery completed installing metal beam guard fence for both bridges on Liberty Hill Bypass and on the north side of FM 1869. Subcontractor Lone Star Paving seal coated and paved the Bagdad Road widening.

12/20/24: Chasco Constructors poured two ADA ramps at the intersection of Bagdad Road and Liberty Hill Bypass. The contractor finished pouring the concrete mow strips at various locations along Liberty Hill Bypass and the north side of FM 1869. Subcontractor Woolery completed installing metal beam guard fence on the west side of FM 1869.

12/27/24: No work performed due to the holidays.



Design Engineer: LJA
Contractor: Chasco Constructors
Construction Observation:
Bruce Thurin, HNTB

Williamson County
Road Bond Program

Liberty Hill Bypass (SH 29) Bypass
Project No. 24IFB15

Original Contract Price = $14,149,449.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/5/2023	12/12/2023	2/5/2024	2/15/2024				652		652

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	2/5/2024	2/29/2024	15	$1,167,168.15	$1,167,168.15	$129,685.35	$129,685.35	9	2
2	3/1/2024	3/31/2024	31	$1,206,856.44	$2,374,024.59	$134,095.16	$263,780.51	18	7
3	4/1/2024	4/30/2024	30	$1,527,575.22	$3,901,599.81	$169,730.58	$433,511.09	30	12
4	5/1/2024	5/31/2024	31	$681,539.40	$4,583,139.21	$75,726.60	$509,237.69	35	16
5	6/1/2024	6/30/2024	30	$661,450.37	$5,244,589.58	$73,494.49	$582,732.18	40	21
6	7/1/2024	7/31/2024	31	$456,995.73	$5,701,585.31	$50,777.30	$633,509.48	44	26
7	8/1/2024	8/31/2024	31	$637,416.74	$6,339,002.05	-$299,877.79	$333,631.69	46	31
8	9/1/2024	9/30/2024	30	$582,204.65	$6,921,206.70	$30,642.35	$364,274.04	50	35
9	10/1/2024	10/31/2024	31	$411,590.27	$7,332,796.97	$21,662.64	$385,936.68	53	40
10	11/1/2024	11/30/2024	30	$621,797.80	$7,954,594.77	$32,726.20	$418,662.88	58	44

12/31/2024 Comments - Chasco Constructors poured two ADA ramps at the intersection of Bagdad Road and Liberty Hill Bypass. The contractor finished pouring the concrete mow strips at various locations along Liberty Hill Bypass and the west side of FM 1869. Subcontractor Woolery completed installing metal beam guard fence on the west side of FM 1869.

Change Order Number	Approved	Cost This CO	Total COs
01	4/17/2024	$ 29,260.00	$ 29,260.00

2. Differing Site Conditions (unforeseeable) 2G: Unadjusted utility (unforeseeable): This Change Order compensates the Contractor for lowering and encasing existing water service lines to the Williamson County Adult Probation Center and Parcel 41. The service lines will be lowered and encased 2 and ½ feet below finish grade of the ditches. This will allow for water service to be maintained across the proposed roadway, allows the lines to be removed if needed for any repairs and will not compromise the roadway structure if they do need future repairs.

Change Order Number	Approved	Cost This CO	Total COs
02	6/24/2024	$ 21,500.00	$ 50,760.00

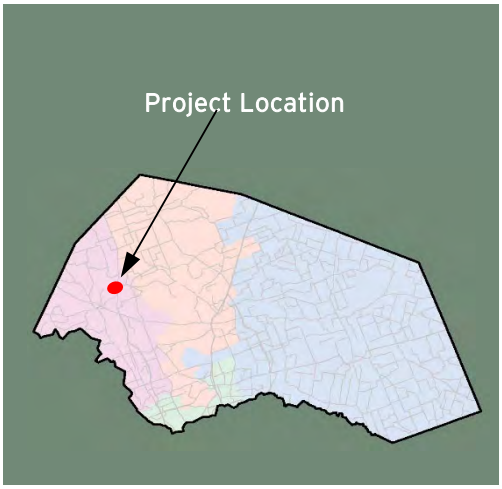
6D. Untimely ROW/Utilities. Right-of-Way not clear (County responsibility for ROW). This Change Order compensates the Contractor for clearing the PEC easement to expedite the relocation process.

Change Order Number	Approved	Cost This CO	Total COs
03	7/3/2024	$ 229,702.00	$ 280,462.00

3M. County Convenience. Other.: The City of Liberty Hill's water line project was delayed until the first quarter of 2025, Originally , this was scheduled to be clear in October of 2024. It has been decided to add the water line work to the LHB roadway project via Change Order to Williamson County's project. this will help avoid delays of the roadway construction.

Adjusted Price = $14,429,911.00





Ronald Reagan Boulevard Widening
(SH 29 to FM 3405)

Project Length: 5.217 Miles
Roadway Classification: Arterial

Project Schedule: September 2024 - Summer 2027
Estimated Construction Cost: $52.2 Million



DECEMBER 2024 IN REVIEW

12/6/24: Chasco Constructors continued installing the City of Georgetown water line at Santa Rita. Chasco formed and poured the Bent 2 cap and concrete riprap at Tributary 2 to Sowe's Branch Bridge. Subcontractor Texas Highway Walls continued excavating and forming leveling pads for retaining walls 7 and 8 by Sowe's Branch Bridge.

12/13/24: Chasco Constructors formed and poured the Bent 3 and Bent 4 caps at the North Fork San Gabriel River Relief Bridge. Chasco began excavating and placing rock riprap under Tributary 2 to Sowe's Branch Bridge. Subcontractor Central Texas Road Boring completed boring and installing casing for City of Georgetown water line under the San Gabriel River.

12/20/24: Chasco Constructors continued forming and pouring concrete for the footing of the cast-in-place Retaining Wall 4. Chasco continued forming and pouring concrete for columns at Bent 2 of the Middle Fork San Gabriel River Bridge. Subcontractor Wylie Drilling completed drilling and pouring concrete for the drill shafts at the Middle Fork San Gabriel River Bridge.

12/27/24: No work performed due to the holidays.



Design Engineer: STV
Contractor: Chasco Constructors
Construction Observation:
Joseph Jones, HNTB

Williamson County
Road Bond Program

Ronald Reagan Boulevard Widening
Project No. 24IFB57

Original Contract Price = $52,159,299.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate	Total Bid Days	Days Added	Total Days
6/25/2024	7/16/2024	8/22/2024	9/3/2024			1035		1035

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	8/23/2024	9/30/2024	28	$2,029,611.47	$2,029,611.47	$225,512.39	$225,512.39	4	3
2	10/1/2024	10/31/2024	31	$2,645,578.35	$4,675,189.82	$293,953.15	$519,465.54	10	6
3	11/1/2024	11/30/2024	30	$4,173,296.52	$8,848,486.34	$463,699.61	$983,165.15	19	9

12/31/2024 Comments - Chasco Constructors continued to work on installing the City of Georgetown water line at Tower Road and on the east side by the San Gabriel River. Chasco continued pouring concrete for the footing of the cast-in-place Retaining Wall 4. Chasco continued forming and pouring concrete rip rap by Abutment 1 at Tributary 1 to Sowe's Branch Bridge and formed and poured concrete for columns at Bent 2 of the Middle Fork San Gabriel River Bridge. Subcontractor Texas Highway Walls continued placing panels, backfilling, and pouring concrete moment slabs at retaining walls 1, 2, and 3 by Tributary 1 to Sowe's Branch Bridge. Subcontractor Wylie Drilling completed drilling and pouring concrete for the drill shafts at the Middle Fork San Gabriel River Bridge.

Change Order Number	Approved	Cost This CO	Total COs
01	8/8/2179	$ 145,428.00	$ 145,428.00

1A. Incorrect PS&E: This Change Order adds water line items to the Contract for the change in pipe classification, due to a discrepancy between the plan set and the bid form, as well as additional tonnage for an extra 18-inch fitting that was not accounted for in the original plans.

Change Order Number	Approved	Cost This CO	Total COs
02	11/26/2024	$ 29,362.00	$ 174,790.00

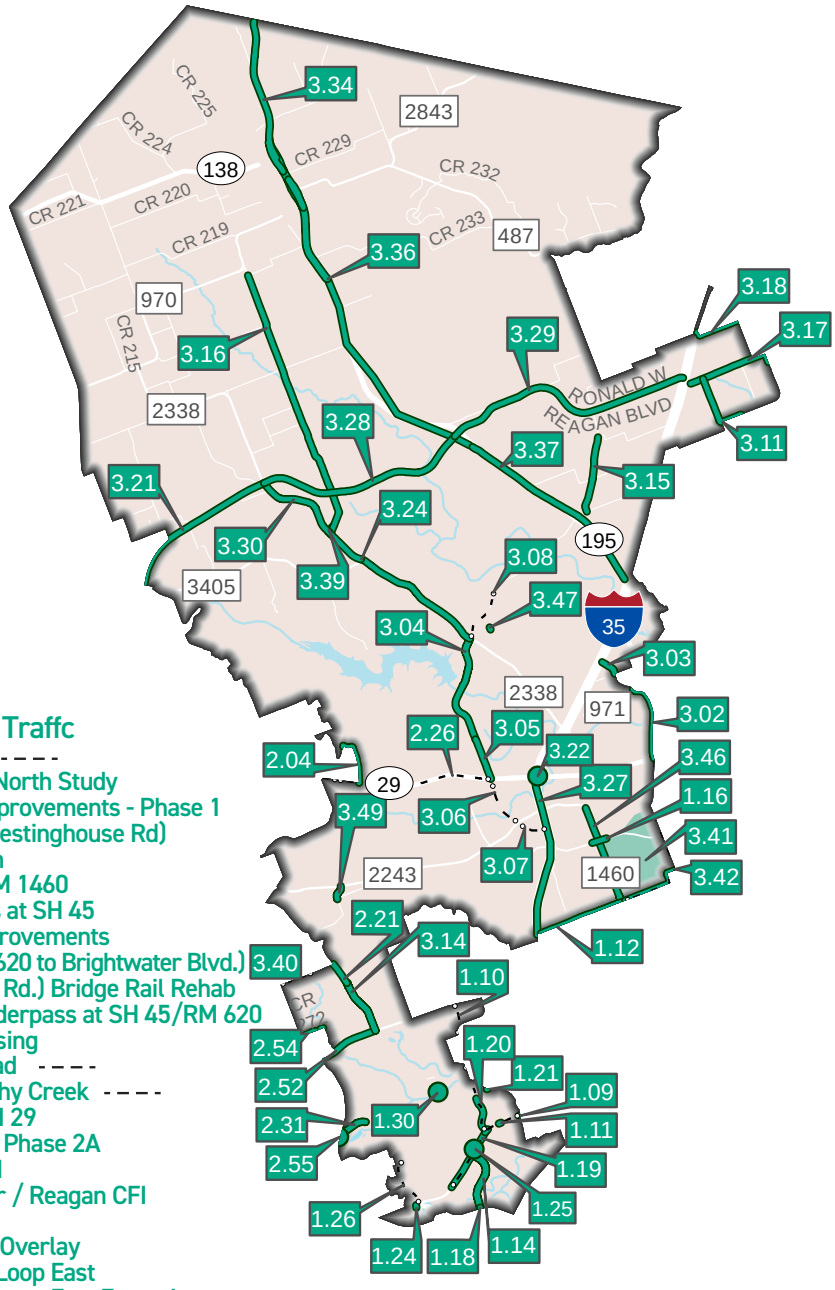
1A. Incorrect PS&E. This Change Order adds an item for encasement pipe to house the water line underneath a crossing of Ronald Reagan Blvd. that is called out in the plans but not included in the bid tabs.

Change Order Number	Approved	Cost This CO	Total COs
03	12/29/2024	$ 28,962.50	$ 203,752.50

3L. County Convenience. Revising safety work/measures desired by the County. This Change Order adds multiple items for pavement markings. Due to the high amount of traffic along Ronald Reagan between SH 29 and FM 3405, the existing striping is difficult to see or is missing. By restriping Ronald Reagan, it will improve the safety of the traveling public.

Adjusted Price = $52,363,051.50

2000/2006 Road Bond Program Projects
Precinct 3 - Commissioner Covey

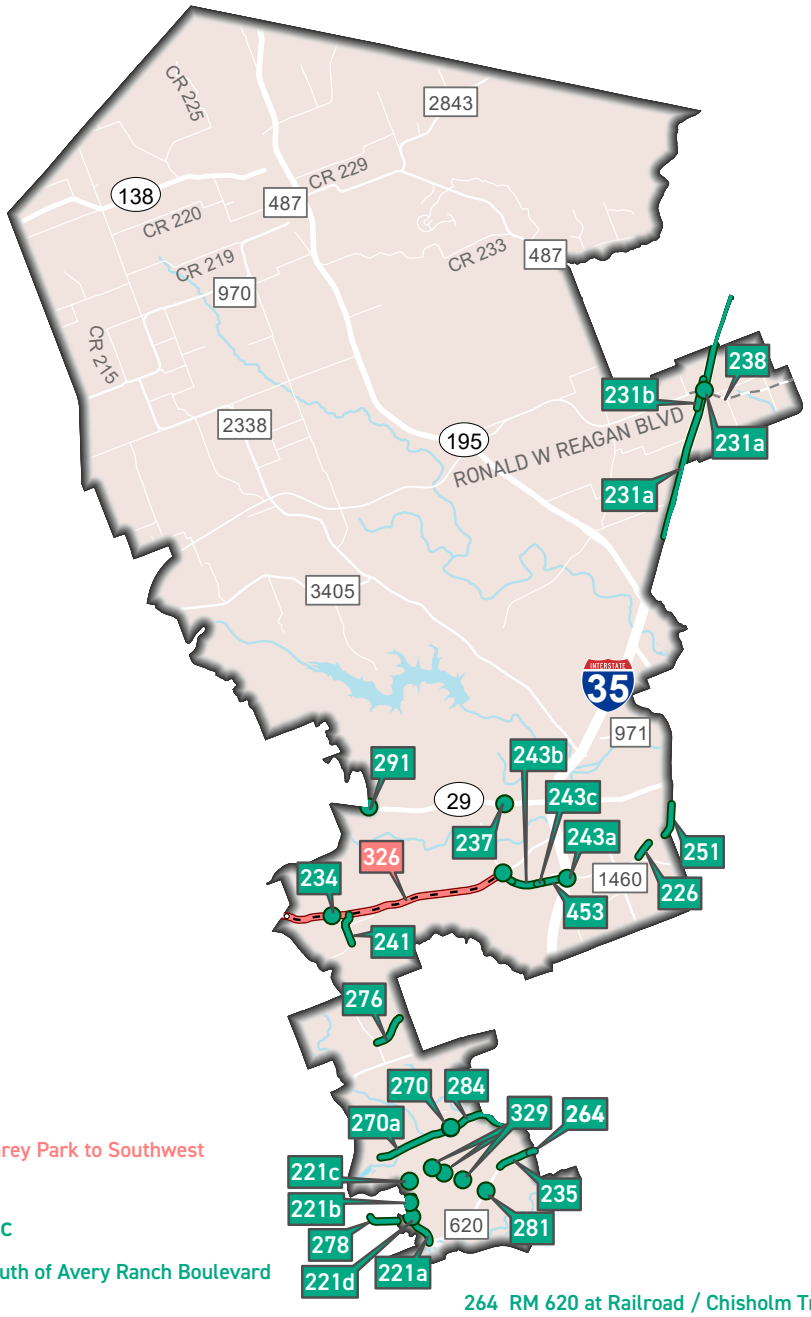


Completed/Open to Traffc

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

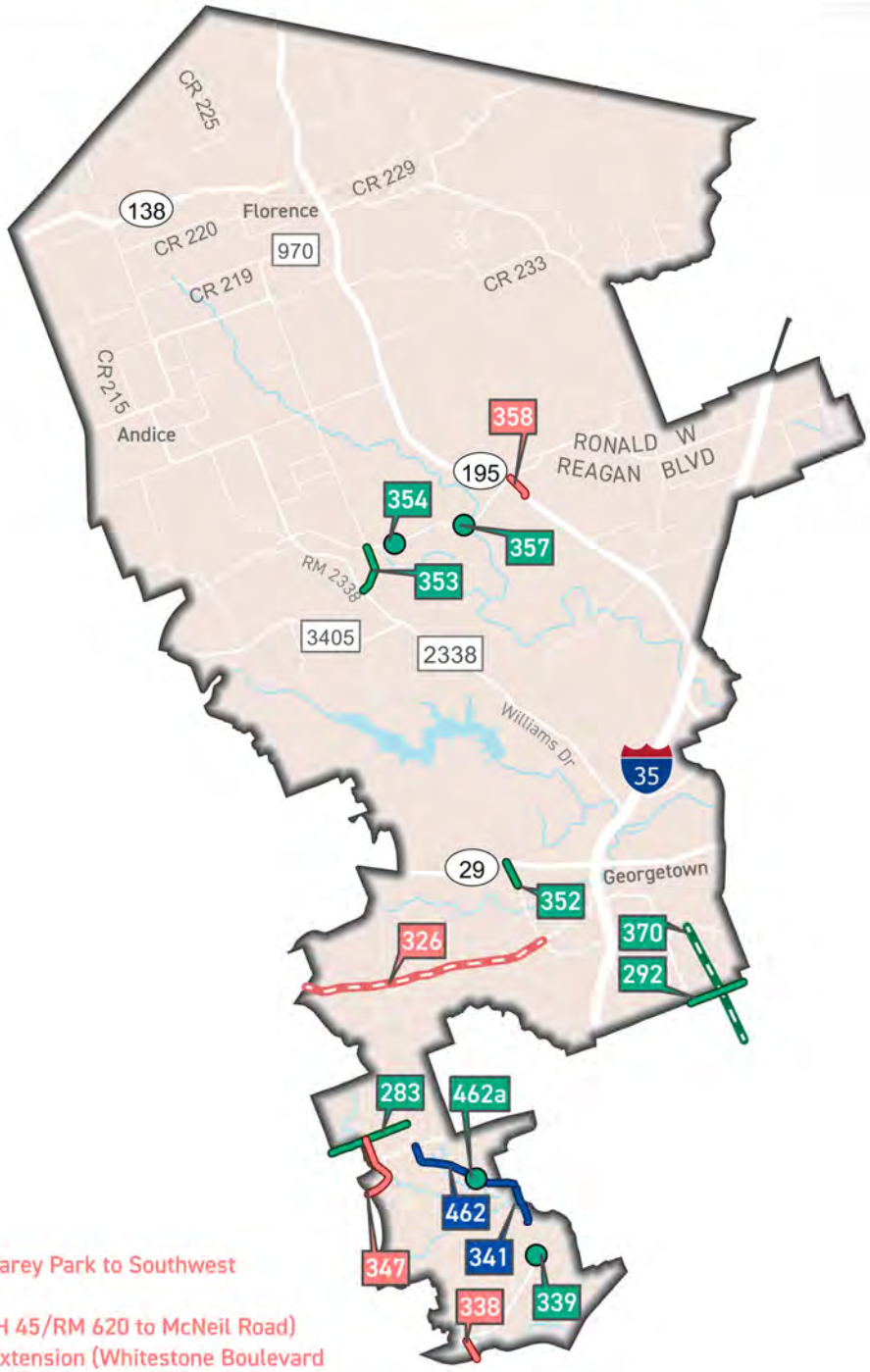
326 RM 2243 Realignment (Garey Park to Southwest Bypass)

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)
264 RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)
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 Robinson Ranch Road (SH 45/RM 620 to McNeil Road)

347 Toro Grande Boulevard Extension (Whitestone Boulevard to Parmer Lane)

358 SH 195 at Ronald Reagan Boulevard

Under Construction/ Bidding

341 Wyoming Springs Extension (Brightwater Boulevard/ Creek Bend to Sam Bass Road)

462 Corridor H/Sam Bass Road (RM 1431 to Wyoming Springs Drive)

Completed/ Open to Traffic

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)

339 Wyoming Springs Intersection Improvements (At Smyers Lane)

352 Southwest Bypass Extension (SH 29 to Wolf Ranch Parkway)

353 CR 245 (North of RM 2338 to Ronald Reagan Boulevard)

354 Ronald Reagan at Silver Spur Boulevard

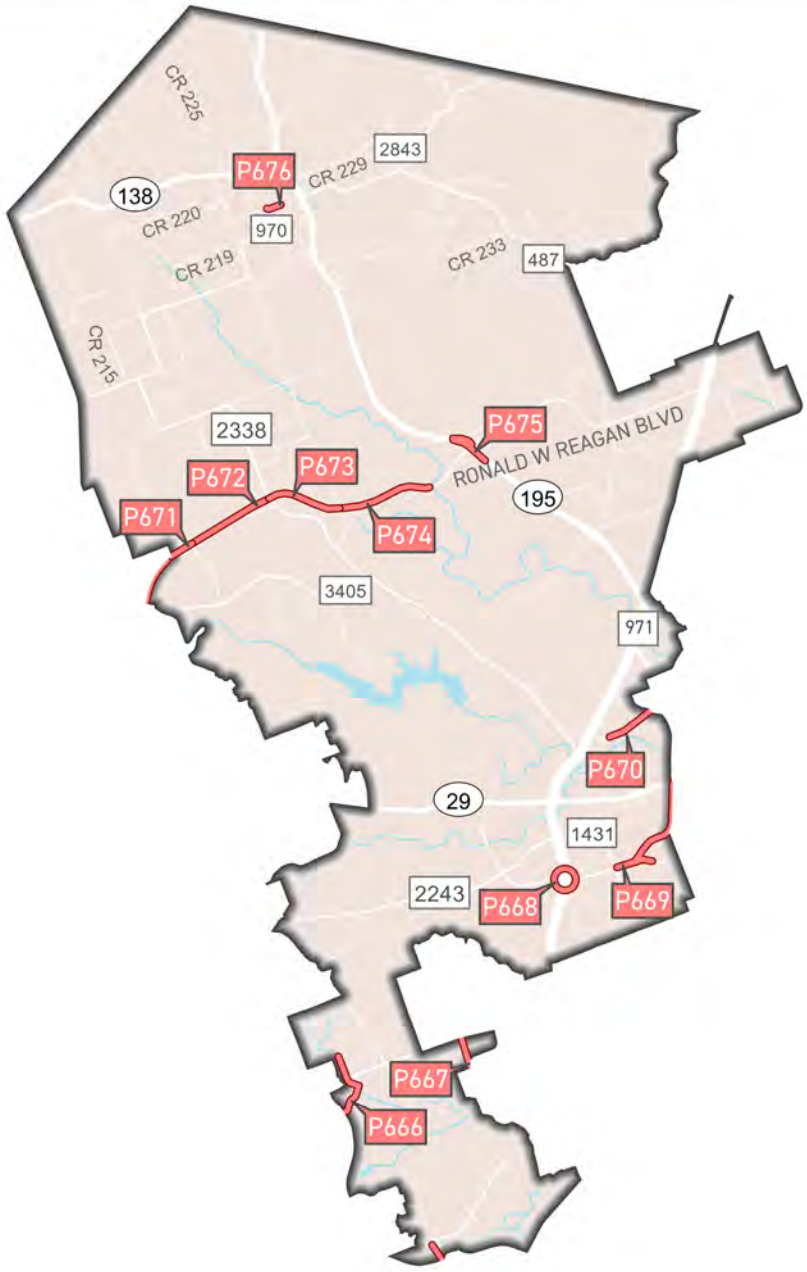
357 Ronald Reagan at Sun City Boulevard

370 MoKan (Georgetown Inner Loop to University Boulevard)

462a Corridor H/ Sam Bass Road Interim Traffic Signals (Walsh Ranch and Great Oaks Drive Intersections)

2023 ROAD BOND PROGRAM PROJECTS

Precinct 3 - Commissioner Covey



In Design

P666 Toro Grande Boulevard Extension (Parmer Lane to New Hope)
P667 Wyoming Springs Drive (End of Wyoming Springs Drive / Behrens Ranch to RM 1431)
P668 I-35 at Inner Loop Interchange (SE Inner Loop / SW Bypass)
P669 SE Inner Loop (FM 1460 to SH 29)
P671 Ronald Reagan Boulevard Widening - Segment C1 (FM 3405 to CR 289)
P672 Ronald Reagan Boulevard Widening - Segment C2 (CR 289 to west of RM 2338)
P673 Ronald Reagan Boulevard Widening - Segment D1 (RM 2338 to CR 245)
P674 Ronald Reagan Boulevard Widening - Segment D2 (CR 245 to Sun City Blvd.)
P670 FM 971 (Gann St to SH 130)
P675 SH 195 at Ronald Reagan Boulevard - Remaining 3 Ramps
P676 West Main Street (S.Patterson Ave to CR 226)

Project Name: 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	3/21/2024	7/11/2024		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	39	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	47	43
11	12/1/2022	12/31/2022	31	$1,285,779.15	$10,875,646.36	-$493,138.36	$572,402.44	51	48
12	1/1/2023	1/31/2023	31	$620,120.59	$11,495,766.95	$32,637.93	$605,040.37	54	52
13	2/1/2023	2/28/2023	28	$846,149.01	$12,341,915.96	$44,534.15	$649,574.52	58	56
14	3/1/2023	3/31/2023	31	$639,962.65	$12,981,878.61	$33,682.25	$683,256.77	61	61
15	4/1/2023	4/30/2023	30	$717,084.56	$13,698,963.17	$37,741.29	$720,998.06	64	65
16	5/1/2023	5/31/2023	31	$661,601.87	$14,360,565.04	$34,821.15	$755,819.21	67	69
17	6/1/2023	6/30/2023	30	$591,898.92	$14,952,463.96	$31,152.58	$786,971.79	70	74
18	7/1/2023	7/31/2023	31	$555,320.94	$15,507,784.90	$29,227.41	$816,199.20	72	78
19	8/1/2023	8/31/2023	31	$451,231.96	$15,959,016.86	$23,749.06	$839,948.26	74	82
20	9/1/2023	9/30/2023	30	$371,656.43	$16,330,673.29	$19,560.86	$859,509.12	76	87
21	10/1/2023	10/31/2023	31	$230,597.40	$16,561,270.69	$12,136.71	$871,645.83	77	91
22	11/1/2023	11/30/2023	30	$179,598.00	$16,740,868.69	$9,452.52	$881,098.35	78	95
23	12/1/2023	12/31/2023	31	$801,573.10	$17,542,441.79	$42,188.06	$923,286.41	82	100
24	1/1/2024	1/31/2024	31	$858,054.72	$18,400,496.51	$45,160.77	$968,447.18	86	104
25	2/1/2024	2/29/2024	29	$802,470.59	$19,202,967.10	$42,235.30	$1,010,682.48	90	108
26	3/1/2024	3/31/2024	21	$482,112.32	$19,685,079.42	$25,374.33	$1,036,056.81	92	111
27	4/1/2024	5/31/2024	0	$640,577.80	$20,325,657.22	-$621,247.48	$414,809.33	92	111
28	6/1/2024	6/30/2024	0	$25,001.18	$20,350,658.40	$510.23	$415,319.56	92	111
29	7/1/2024	10/23/2024	0	$181,592.91	$20,532,251.31	$3,705.98	$419,025.54	93	111
30	10/24/2024	11/30/2024	0	$63,439.64	$20,595,690.95	$1,294.68	$420,320.22	93	111

12/31/2024 Comments - Balancing Change Order and Project close out in progress.

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	7/14/2022	$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.

Change Order Number	Approved	Cost This CO	Total COs
11	8/22/2023	$81,433.12	$ 1,220,648.92

6 Untimely ROW/Utilities 6C: Utilities Not Clear: This Change Order compensates the contractor for relocating the existing 12-inch City of Georgetown water line that is in conflict with the culvert a Driveway 1. The water line is being relocated between the proposed box culvert and the ROW along the north side of the project.

Change Order Number	Approved	Cost This CO	Total COs
12	1/9/2024	$303,603.61	$ 1,524,252.53

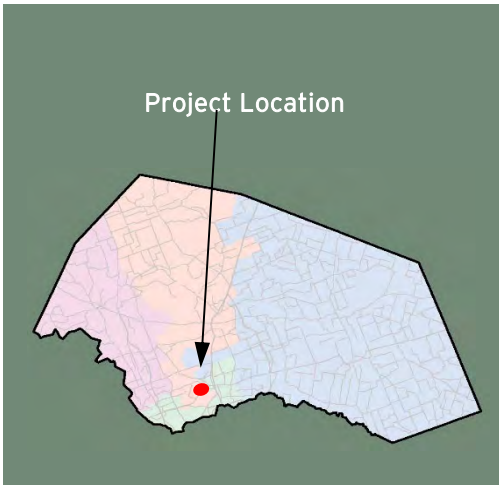
6C. Utilities not clear. This Change Order adds an item to the contract for inefficient work and delays the contractor experienced due to the utilities not being cleared throughout the project.

Change Order Number	Approved	Cost This CO	Total COs
13	6/25/2024	15,975.61	1,540,228.14

1B. Design Error or Omission. Other. This Change Order addresses the need for low fill post, concrete footing, and a driveway terminal section not accounted for in the plans. This Change order also addresses the incorrect called out sign post that were installed per plan. 2I. Differing Site Conditions. Additional safety needs. This Change Order compensates the contractor for upsizing the stop signs at the new 4-way intersection. 4B. Third Party Accommodation. Third party requested work. Eliminated the striping and created a right turn lane on northbound FM 1460 at CR 111 per TxDOT.

Adjusted Price = $22,564,561.02





Corridor H/Sam Bass Road
(RM 1431 to Wyoming Springs Drive)

Project Length: 2.578 Miles
Roadway Classification: Urban Minor Arterial

Project Schedule: March 2023 - Fall 2025
Estimated Construction Cost: $33.8 Million



DECEMBER 2024 IN REVIEW

12/6/24: Cash Construction continued installing the BCMUD waterline between Walsh Drive and Deer Trail Circle. Subcontractor Greater Austin poured the approach slabs at the Dry Fork Creek Bridge. AT&T contractor continued utility work at various locations between Walsh Drive and Tonkawa.

12/13/24: Cash Construction installed the culverts at the two driveways between RM 1431 and Thousand Oaks. Subcontractor Greater Austin poured the curb and gutter between Mayfield Drive. Subcontractor Ranger Excavation continued hauling off excavated spoils between RM 1431 and Thousand Oaks.

12/20/24: Cash Construction continued working on the City of Round Rock's waterline at Wyoming Springs. Subcontractor Greater Austin poured the concrete Shared-Use Path east of Mayfield Drive. Subcontractor Viking Fence installed the barbed wire fence and gate south of RM 1431. Subcontractor Alpha Paving applied the asphalt prime between Thousand Oaks Drive and Walsh Drive.

12/27/24: No work performed due to the holidays.



Design Engineer: K Friese
Contractor: Cash Construction
Construction Observation:
Tracy Cooper, HNTB

Williamson County
Road Bond Program

Project Name: 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
3	6/1/2023	6/30/2023	30	$1,024,886.41	$1,557,441.75	$113,876.26	$173,049.08	5	10
4	7/1/2023	7/31/2023	31	$148,136.40	$1,705,578.15	$16,459.60	$189,508.68	6	13
5	8/1/2023	8/31/2023	31	$915,201.56	$2,620,779.71	$101,689.06	$291,197.74	9	17
6	9/1/2023	9/30/2023	30	$510,079.42	$3,130,859.13	$56,675.50	$347,873.24	10	20
7	10/1/2023	10/31/2023	31	$900,115.81	$4,030,974.94	$100,012.86	$447,886.10	13	23
8	11/1/2023	11/30/2023	30	$731,394.97	$4,762,369.91	$81,266.11	$529,152.21	16	27
9	12/1/2024	12/31/2024	31	$241,049.16	$5,003,419.07	$26,783.24	$555,935.45	16	30
10	1/1/2024	1/31/2024	31	$412,213.73	$5,415,632.80	$45,801.53	$601,736.98	18	34
11	2/1/2024	2/29/2024	29	$986,810.97	$6,402,443.77	$109,645.66	$711,382.64	21	37
12	3/1/2024	3/31/2024	31	$909,406.35	$7,311,850.12	$101,045.15	$812,427.79	24	40
13	4/1/2024	4/30/2024	30	$1,012,728.40	$8,324,578.52	$112,525.38	$924,953.17	27	43
14	5/1/2024	5/31/2024	31	$990,023.58	$9,314,602.10	$110,002.62	$1,034,955.79	30	47
15	6/1/2024	6/30/2024	30	$714,854.15	$10,029,456.25	$79,428.24	$1,114,384.03	33	50
16	7/1/2024	7/31/2024	31	$1,590,446.20	$11,619,902.45	$176,716.24	$1,291,100.27	38	54
17	8/1/2024	8/31/2024	31	$2,563,173.18	$14,183,075.63	$284,797.02	$1,575,897.29	46	57
18	9/1/2024	9/30/2024	30	$1,009,381.83	$15,192,457.46	$112,153.54	$1,688,050.83	50	60
19	10/1/2024	10/31/2024	31	$852,486.97	$16,044,944.43	$94,720.77	$1,782,771.60	53	64
20	11/1/2024	11/30/2024	30	$832,378.89	$16,877,323.32	$92,486.55	$1,875,258.15	55	67

12/31/2024 Comments - Cash Construction completed processing the final course of flexible base between Thousand Oaks Drive and Walsh Drive. Cash continued working on the City of Round Rock water line at Wyoming Springs. Cash continued installing the BCMUD water line between Walsh Drive and Deer Trail Circle. Cash prepared the subgrade for the Shared-Use Path between Mayfield Drive and Walsh Drive. Cash continued preparing the roadway subgrade for asphalt just south of RM 1431. Subcontractor Greater Austin poured the concrete Shared-Use Path east of Mayfield Drive. Subcontractor Viking Fence installed the barbed wire fence and gate just south of RM 1431 on the east side of Sam Bass Road. Subcontractor ATS bored for the conduit at the RM 1431 traffic signal. Subcontractor Alpha Paving applied the asphalt prime to the flex base between Thousand Oaks Drive and Walsh Drive. AT&T's contractor continued relocation work at various locations between Walsh Drive and Tonkawa.

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.

Change Order Number	Approved	Cost This CO	Total COs
02	8/22/2023	$ 5,250.00	$ (2,388,828.12)

1B. Design Error or Omission. Other: This Change Order updates incorrect unit prices that were inadvertently used for two existing items in Change Order 1.

Change Order Number	Approved	Cost This CO	Total COs
03	9/11/2024	$ 56,523.26	$ (2,332,304.86)

2E-Differing Site Conditions (unforeseeable) & 2I-Additional Safety Needs : This Change Order adds various items to the Contract to address differing site conditions for the City of Round Rock (CORR) water line work. The proposed CORR water line tie-in to the existing line at RM 1431 varied from what was shown in the plans, which required the removal of a concrete thrust block and installation of a different connection type. In addition, the removal of an existing water line near Wyoming Springs was necessary to install the proposed CORR water line. The CORR also requested blue tape to identify their water line and revised a gate valve, which required revised fabrication drawings. This Change Order also adds items to enhance the safety on the roadway.

Change Order Number	Approved	Cost This CO	Total COs
04	9/11/2024	$ 70,739.02	$ (2,261,565.84)

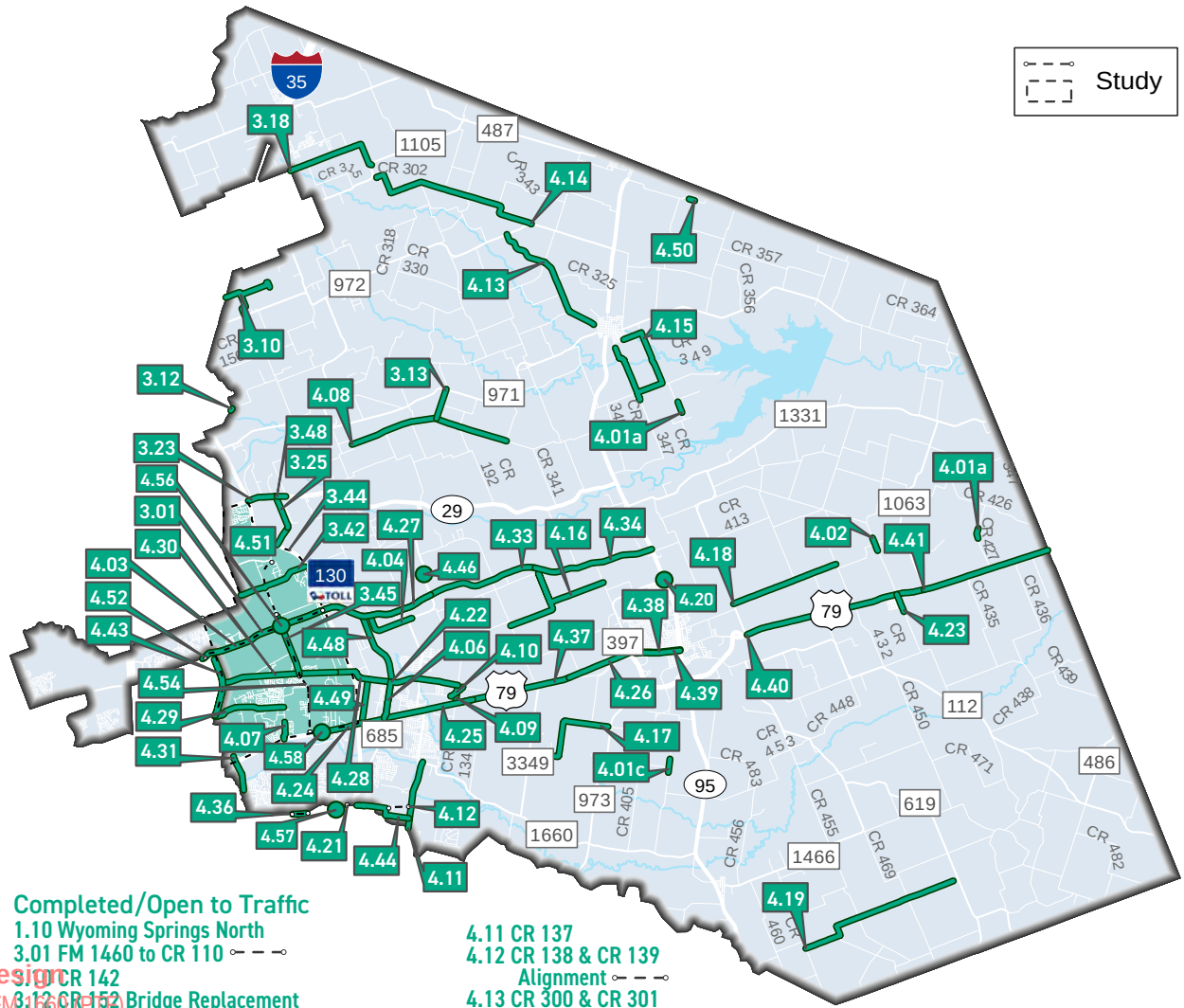
6. Untimely ROW/Utilities. 6B. Right-of-Way not clear (County responsible for ROW): This Change Order adds revised plans sheets and adjusts plan quantities for the proposed detention pond needed due to Parcel 60 acquisition not being finalized at the time of design. This Change Order also adds a new drainage item due to this redesign.

Change Order Number	Approved	Cost This CO	Total COs
05	9/11/2024	$ 68,580.18	$ (2,192,985.66)

1A. Design Error or Omission. Incorrect PS&E. & 2G. Differing Site Conditions. Unadjusted utility (unforeseeable): This Change Order adds items to compensate the contractor for field adjustments on the BCMUD water line alignment to solve conflicts with existing utilities within the BCMUD water plant and the realignment of the proposed water line at the SW corner of Sam Bass Rd and Tonkawa Trail to remain inside the Right-Of-Way limits. This Change Order also compensates the Contractor for installing additional water services requested by BCMUD and for repairing several leaks on the existing water line to maintain service to BCMUD customers.

Adjusted Price = $33,952,973.34

2000/2006 Road Bond Program Projects
Precinct 4 - Commissioner Boles



Completed/Open to Traffic

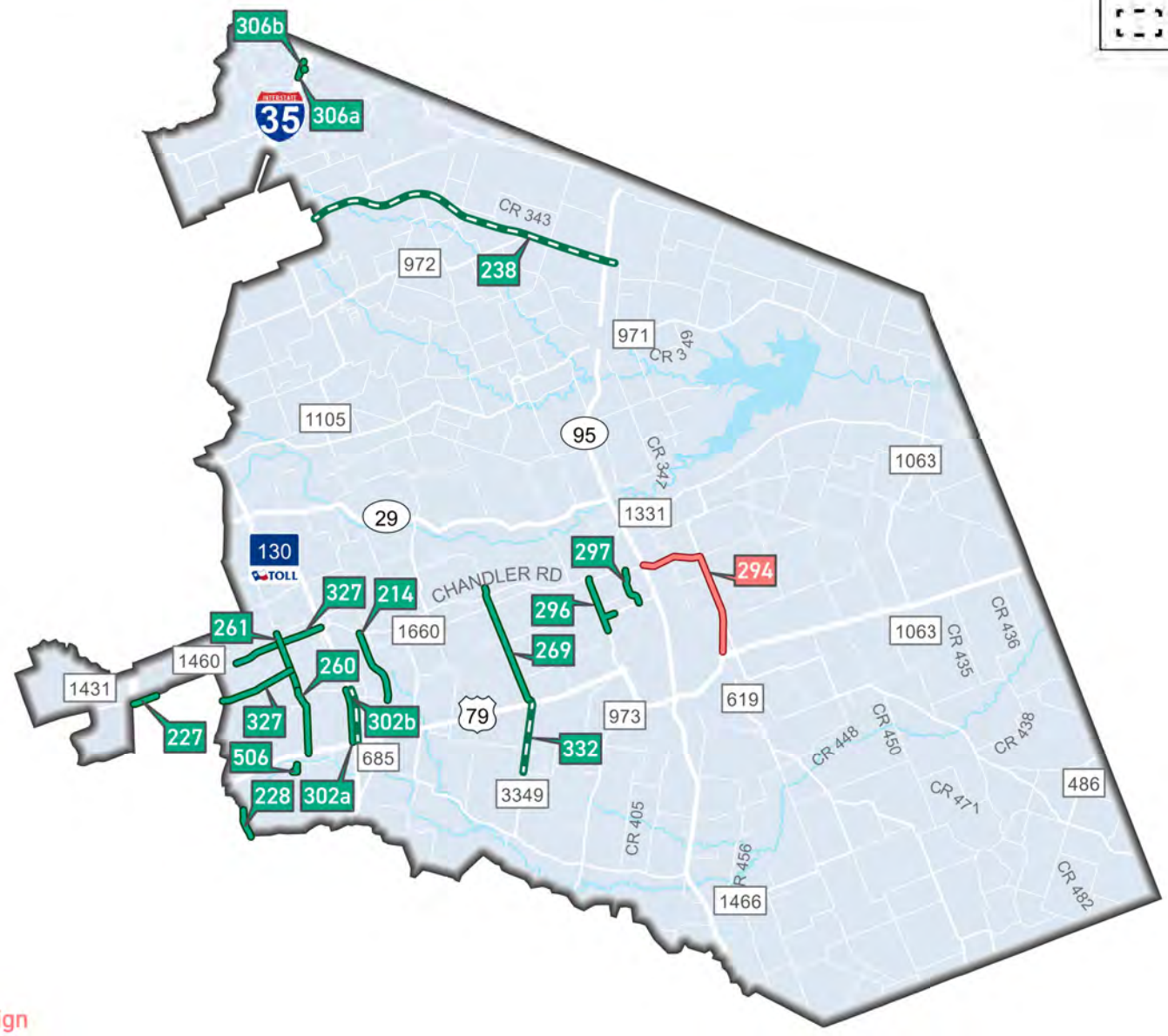
1.10 Wyoming Springs North
3.01 FM 1460 to CR 110 ⟜ – –⟜
3.12 CR 142
3.13 CR 157
3.18 CR 314
3.23 SH 29/CR 104 – Phase 1
3.25 CR 104 - Phase 2
3.42 CR 111 / CR 105 (Westinghouse Rd.) - FM 1460 to SH 130
3.44 CR 110 North (North of CR 107 to North of Sam Houston)
3.45 CR 110 Middle (North of Limmer Loop 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 122)

2013 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



In Design

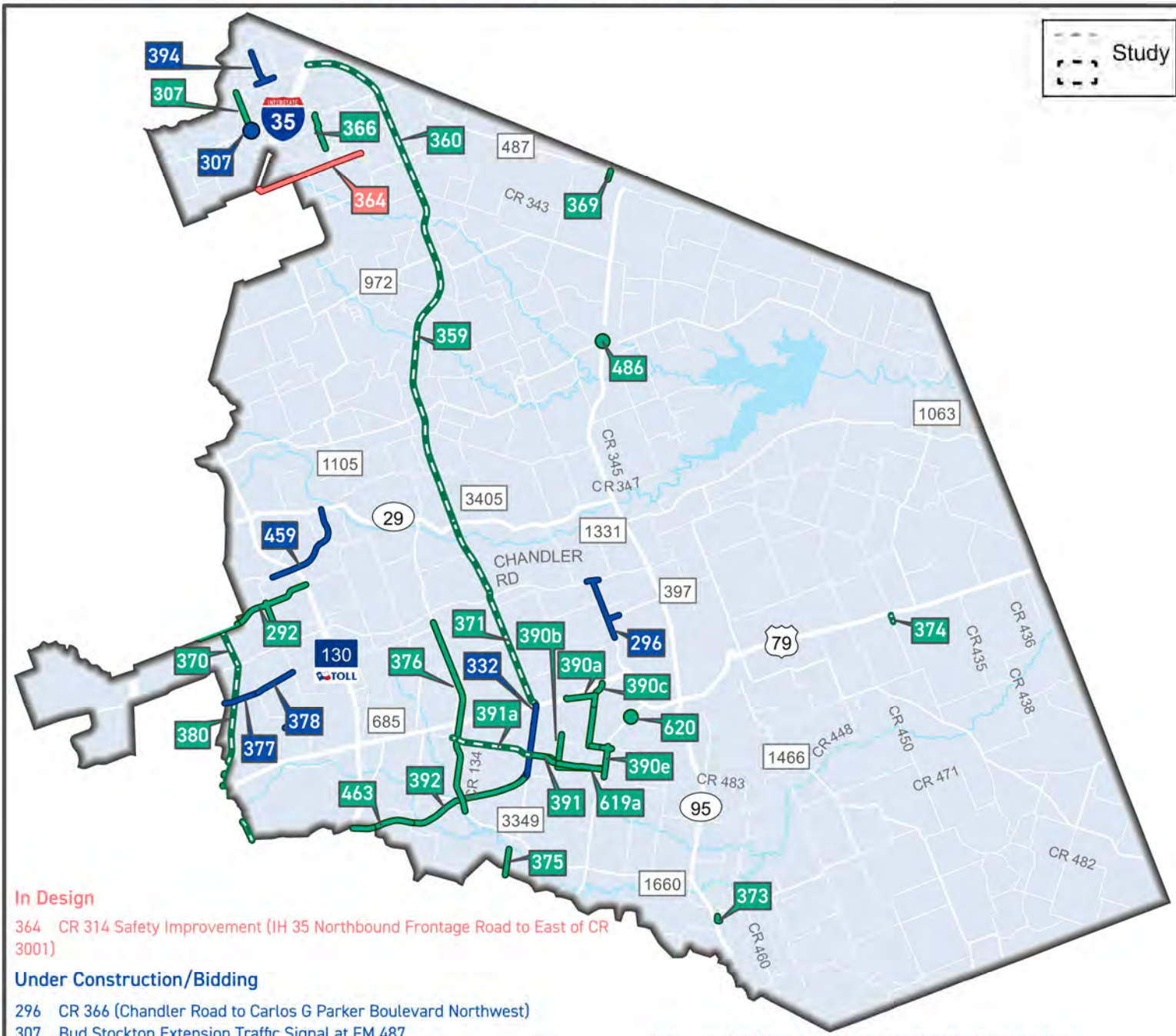
294 Chandler Road Extension Phase 1 (Planning)(SH 95 to US 79 at FM 619)

Completed/Open to Traffic

214 CR 119 (Limmer Loop to Chandler Road)
227 University Boulevard Widening (IH 35 to Sunrise Road)
228 Kenney Fort Blvd Segments 2 and 3 (Forest Creek Boulevard to SH 45)
238 Ronald Reagan Boulevard Extension Planning (IH 35 to SH 95)
260 CR 110 South (US 79 to Limmer Loop)
261 CR 110 Middle (Limmer Loop to CR 107)
269 CR 101 (US 79 to North of Chandler Road)
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
327 University Boulevard (Chandler Road) Expansion (FM 1460 to SH 130)
332 FM 3349/US 79 Interchange (US 79 to CR 404)
506 Oak Bluff and Greenfield Drainage Improvements

2019 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



In Design

364 CR 314 Safety Improvement (IH 35 Northbound Frontage Road to East of CR 3001)

Under Construction/Bidding

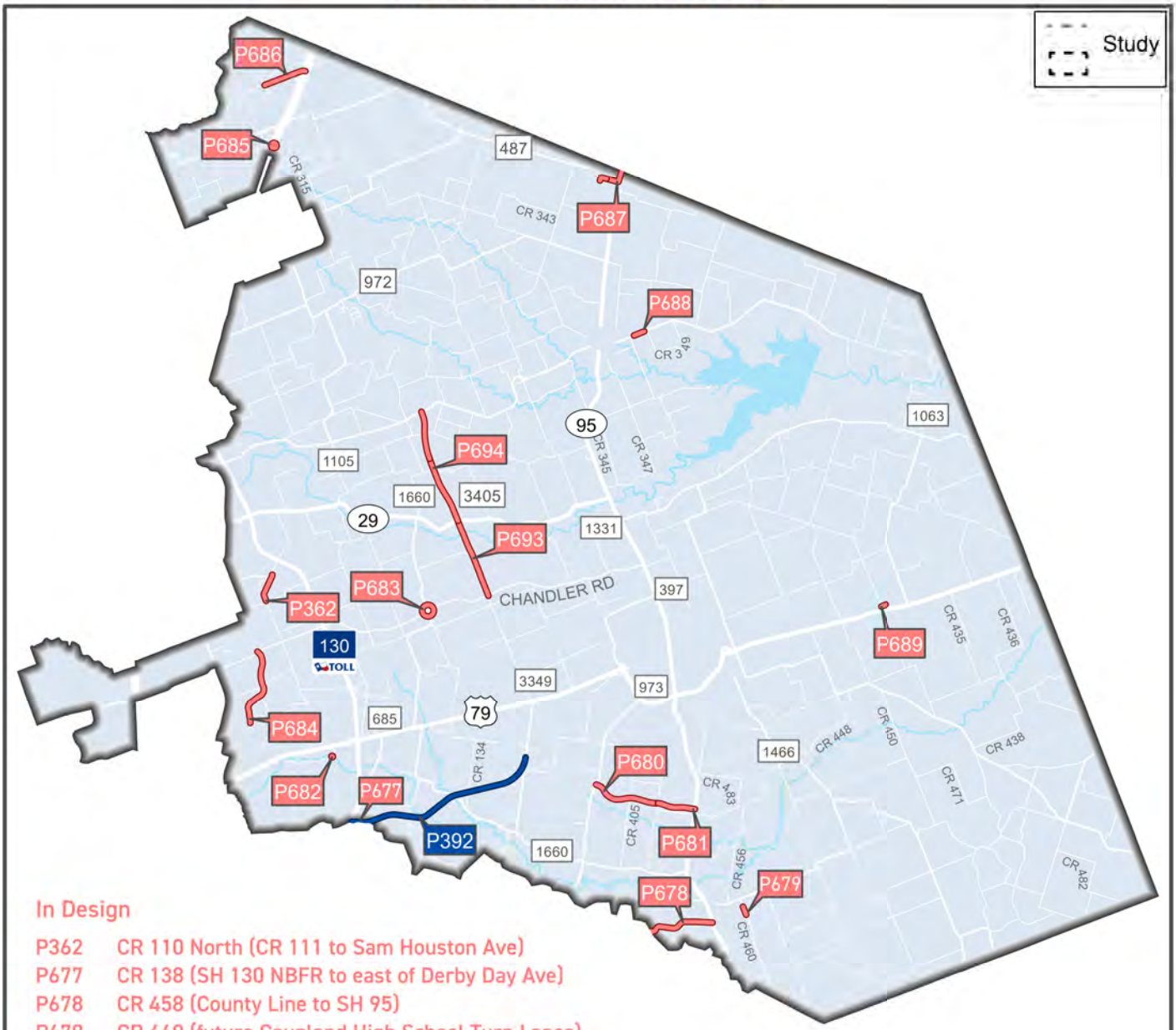
296 CR 366 (Chandler Road to Carlos G Parker Boulevard Northwest)
307 Bud Stockton Extension Traffic Signal at FM 487
332 East Wilco Highway (FM 3349/US 79 Interchange) (US 79 to CR 404)
377 CR 112 Widening (FM 1460/A.W. Grimes to CR 117)
378 CR 112 Widening (CR 117 to CR 110)
381 Old Settlers Boulevard (North Red Bud Lane/CR 122 to CR 110)
459 Corridor C / SH 29 Bypass (Sam Houston Avenue at Patriot Way to SH 29)

Completed/Open to Traffic

292 CR111/CR105 Westinghouse (FM 1460 to SH 130)
307 Bud Stockton Extension (CR 305 to FM 487)
359 East Wilco Highway (Future SH 29 to Ronald Reagan Extension/ Corridor D
360 East Wilco Highway (Ronald Reagan Ext. / Corridor D to IH 35 / CR 305)
366 CR 332 Realignment (South of FM 487 to North of CR 313)
369 Bartlett Project (Cottrell Street)
370 MoKan (Georgetown Inner Loop to University Boulevard)
371 East Wilco Highway (US 79 to Chandler Rd/Corridor B2)
372 East Wilco Highway (Future SH 29 to Chandler Rd)
373 Coupland Street Project (S. Broad & Muery Streets)
374 Thrall Street Project - S Bounds Street
375 CR 129 (South of Brushy Creek to North of the South Williamson County Line)
376 CR 134/CR 132 Extension (Hutto Arterial)
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)
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)
391a CR 132 Realignment
392 East Wilco Highway (Southeast Loop Segment 2, Phase 1) (CR 137 to CR 404)
394 CR 307 Reconstruction (CR 307 North of CR 305 Jarrell)
463 East Wilco Highway (Southeast Loop Segment 1, Phase 1) (CR 138 to CR 137)
463a CR 138 Right Turn Lane at SH 130
486 Granger Project (Davilla Street Culvert) (Davilla Street to N Walton Street)
619a Samsung Highway (Future County Road) (CR 404 to FM 973)
620 FM 973 at Taylor High School Signal

2023 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



In Design

P362 CR 110 North (CR 111 to Sam Houston Ave)
P677 CR 138 (SH 130 NBFR to east of Derby Day Ave)
P678 CR 458 (County Line to SH 95)
P679 CR 460 (future Coupland High School Turn Lanes)
P680 Corridor A2 (FM 973 to CR 406)
P681 Corridor A2 (CR 406 to SH 95)
P682 CR 123 (Brushy Creek)
P683 Chandler Road (FM 1660 Overpass)
P684 Kenney Fort Boulevard - Segments 5 & 6 (Old Settlers Boulevard to North of University Boulevard)
P685 Sonterra Boulevard (IH-35 Frontage Road and Sonterra Blvd Intersection)
P686 CR 305 (IH 35 to CR 307)
P687 Salt Lake, Brook, Front Street (Salt Lake Street to Clark Street)
P688 FM 971 (future Granger High School Turn Lanes)
P689 North Barker Street (CR 424 to east end of North Barker Street)
P693 East Wilco Highway (Segment 5) (Chandler Road to SH 29)
P694 East Wilco Highway (Segment 6) (Future SH 29 to FM 971)

Under Construction/Bidding

P392 East Wilco Highway (Southeast Loop - Segment 2)(Corridor E1) (Construction)(CR 137 south of Hutto and CR 404)

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	8/31/2023			534	240	774

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	6
2	9/1/2021	9/30/2021	30	$328,739.28	$1,096,150.34	$36,526.58	$121,794.48	10	10
3	10/1/2021	10/31/2021	31	$221,811.16	$1,317,961.50	$24,645.69	$146,440.17	12	14
4	11/1/2021	11/30/2021	30	$278,008.69	$1,595,970.19	$30,889.85	$177,330.02	14	17
5	12/1/2021	12/31/2021	31	$331,070.23	$1,927,040.42	$36,785.58	$214,115.60	17	21
6	1/1/2022	1/31/2022	31	$624,535.89	$2,551,576.31	$69,392.88	$283,508.48	22	25
7	2/1/2022	2/28/2022	28	$352,666.85	$2,904,243.16	$39,185.20	$322,693.68	25	29
8	3/1/2022	3/31/2022	31	$815,310.79	$3,719,553.95	$90,590.09	$413,283.77	33	33
9	4/1/2022	4/30/2022	30	$741,856.71	$4,461,410.66	$82,428.53	$495,712.30	39	37
10	5/1/2022	5/31/2022	31	$625,433.98	$5,086,844.64	$69,492.66	$565,204.96	44	41
11	6/1/2022	6/30/2022	30	$498,845.27	$5,585,689.91	$55,427.25	$620,632.21	49	45
12	7/1/2022	7/31/2022	31	$521,580.90	$6,107,270.81	$57,953.44	$678,585.65	53	49
13	8/1/2022	8/31/2022	31	$672,002.44	$6,779,273.25	$74,666.93	$753,252.58	59	53
14	9/1/2022	9/30/2022	30	$936,075.41	$7,715,348.66	$104,008.38	$857,260.96	67	57
15	10/1/2022	10/31/2022	31	$851,880.44	$8,567,229.10	-$406,354.16	$450,906.80	71	61
16	11/1/2022	11/30/2022	30	$625,071.12	$9,192,300.22	$32,898.48	$483,805.28	76	65
17	12/1/2022	12/31/2022	31	$290,510.48	$9,482,810.70	$15,290.02	$499,095.30	79	69
18	1/1/2023	1/31/2023	31	$55,998.20	$9,538,808.90	$2,947.27	$502,042.57	79	73
19	2/1/2023	2/28/2023	28	$161,924.00	$9,700,732.90	$8,522.32	$510,564.89	80	76
20	3/1/2023	3/31/2023	31	$291,588.78	$9,992,321.68	$15,346.78	$525,911.67	83	80
21	4/1/2023	4/30/2023	30	$160,641.77	$10,152,963.45	$8,454.83	$534,366.50	84	84
22	5/1/2023	5/31/2023	31	$79,909.01	$10,232,872.46	$4,205.73	$538,572.23	98	88
23	6/1/2023	6/30/2023	30	$355,060.22	$10,587,932.68	$18,687.38	$557,259.61	88	92
24	7/1/2023	7/31/2023	31	$61,540.97	$10,649,473.65	$3,239.00	$560,498.61	88	96
25	8/1/2023	8/31/2023	31	$316,670.90	$10,966,144.55	$16,666.89	$577,165.50	91	100
26	9/1/2023	9/30/2023	0	$84,593.72	$11,050,738.27	$4,452.30	$581,617.80	92	100
27	10/1/2023	10/31/2023	0	$8,808.52	$11,059,546.79	$463.61	$582,081.41	92	100

12/31/2024 Comments - Closeout is underway.

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.

Change Order Number	Approved	Cost This CO	Total COs
05	7/20/2023	1,093,581.24	1,649,338.56

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.

Change Order Number	Approved	Cost This CO	Total COs
06	9/27/2023	-1,015,961.92	633,376.64

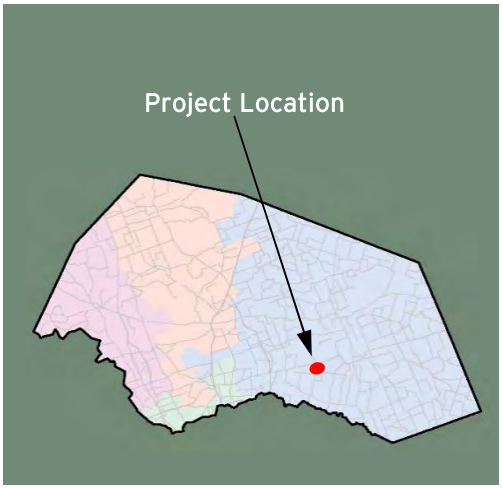
3M. County Convenience. Other. Due to the existing utility conflicts impeding the remaining construction, this Change Order will remove all remaining work from Phases 2-4 from the project.

Change Order Number	Approved	Cost This CO	Total COs
07	11/26/2024	551,162.41	1,184,539.05

2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order provides the final balancing for the overruns/underruns of contract quantities on the project that are a result of addressing field conditions not accounted for in the original plans.
3A. Dispute resolution (not resulting from error in plans or differing site conditions). This Change Order also settles the overhead claim dispute between the Contractor and Williamson County.

Adjusted Price = $12,711,328.14





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: $84 Million



DECEMBER 2024 IN REVIEW

12/6/24: James Construction Group (JCG) continued excavating drainage swales along both frontage roads. JCG formed and poured various culvert safety-end-treatments and backless inlets throughout the project. Subcontractor Patin Construction continued pouring concrete riprap for the southbound frontage road medians. Subcontractor Austin Traffic Signal installed conduit boxes within the bridge rail for both bridges.

12/13/24: JCG continued grading the FM 3349 medians south of US 79. JCG placed the remaining concrete beams for the northbound frontage road bridge. Subcontractor AK Fuquay continued seeding and placing soil retention blankets throughout the project. Subcontractor Austin Traffic Signal continued installing conduit for illumination north of US 79.

12/20/24: JCG formed and poured various culvert safety-end-treatments and backless inlets throughout the project. Subcontractor AK Fuquay continued seeding and placing soil retention blankets throughout the project.

12/27/24: No work performed due to the holidays.



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	$1,453,458.85	$12,981,727.36	$0.00	$0.00	15	14
7	4/26/2023	5/25/2023	30	$1,672,497.88	$14,654,225.24	$0.00	$0.00	17	16
8	5/26/2023	6/25/2023	31	$3,188,150.58	$17,842,375.82	$0.00	$0.00	21	18
9	6/26/2023	7/25/2023	30	$2,251,767.13	$20,094,142.95	$0.00	$0.00	24	20
10	7/26/2023	8/25/2023	31	$2,453,925.93	$22,548,068.88	$0.00	$0.00	27	22
11	8/26/2023	9/30/2023	36	$4,580,138.95	$27,128,207.83	$0.00	$0.00	32	25
12	10/1/2023	10/25/2023	25	$3,017,528.73	$30,145,736.56	$0.00	$0.00	36	27
13	10/26/2023	11/25/2023	31	$2,172,558.80	$32,318,295.36	$0.00	$0.00	38	29
14	11/26/2023	12/25/2023	30	$1,638,115.30	$33,956,410.66	$0.00	$0.00	40	31
15	12/26/2023	1/25/2024	31	$4,633,009.82	$38,589,420.48	$0.00	$0.00	46	33
16	1/26/2024	2/25/2024	31	$4,487,381.38	$43,076,801.86	$0.00	$0.00	51	36
17	2/26/2024	3/25/2024	29	$3,973,465.64	$47,050,267.50	$0.00	$0.00	56	38
18	3/26/2024	4/25/2024	31	$1,993,459.10	$49,043,726.60	$0.00	$0.00	58	40
19	4/26/2024	5/25/2024	30	$1,414,938.37	$50,458,664.97	$0.00	$0.00	60	42
20	5/26/2024	6/25/2024	31	$3,026,457.98	$53,485,122.95	$0.00	$0.00	63	44
21	6/26/2024	7/25/2024	30	$832,712.20	$54,317,835.15	$0.00	$0.00	64	46
22	7/26/2024	8/25/2024	31	$1,793,923.46	$56,111,758.61	$0.00	$0.00	67	49
23	8/26/2024	9/25/2024	31	$940,489.83	$57,052,248.44	$0.00	$0.00	68	51
24	9/26/2024	10/25/2024	30	$1,765,660.58	$58,817,909.02	$0.00	$0.00	70	53
25	10/26/2024	11/25/2024	31	$3,097,560.74	$61,915,469.76	$0.00	$0.00	73	55

12/31/2024 Comments - James Construction Group (JCG) continued excavating drainage swales along both frontage roads and continued excavating and grading the FM 3349 medians, south of US 79. JCG formed and poured various culvert safety-end-treatments and backless inlets throughout the project. JCG placed the remaining concrete beams for the northbound frontage road bridge. Subcontractor Patin Construction continued pouring concrete riprap and curb and gutter for the southbound frontage road medians and gores. Subcontractor AK Fuquay continued seeding and placing soil retention blankets throughout the project. Subcontractor Austin Traffic Signal continued installing conduit for illumination north of US 79.

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.

Change Order Number	Approved	Cost This CO	Total COs
03	7/20/2023	195,302.81	1,202,657.22

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.

Change Order Number	Approved	Cost This CO	Total COs
04	8/8/2023	-472,492.20	730,165.02

3. County Convenience. 4D Other "Deletion of work requested by the City of Hutto": This Change Order eliminates City of Hutto 16-inch water main line relocations project and 50 LF of 16-inch water line relocation under City of Hutto water line casing project from the original scope of work. The omission of work was requested by the City of Hutto. The cost for restocking of the ordered material and any other related fee is 100% reimbursable by the City of Hutto.

Change Order Number	Approved	Cost This CO	Total COs
05	0/14/23	-5,274.97	724,890.05

5. Contractor Convenience. 5E Other: This Change Order is to revise the Stone Riprap material cost due to a material substitution request from the contractor. James Construction proposed material that has a specific gravity below the Contract requirements but has been accepted by TxDOT in other projects. The EOR approved the use of this material and recommended a reduction in price. This Change Order will result in a cost savings for the proposed material. This Change Order also adds new items to the Contract to pay the Contractor for additional work that was originally paid under the Force Account Line item.

Change Order Number	Approved	Cost This CO	Total COs
06	10/20/2023	130,053.00	854,943.05

3. County Convenience. 3F Additional work desired by the County: This Change Order compensates the contractor for upsizing 562 LF of 12-inch PVC pipe and fittings to 16-inch PVC pipe for the Jonah waterline project due to increased demand. The decision to upsize the pipe was at Jonah's request and will be 100% funded by the Jonah Water Special Utility District.

Change Order Number	Approved	Cost This CO	Total COs
07	10/20/2023	661,031.30	1,515,974.35

3F. Additional work desired by the County : This Change Order compensates the contractor for installing southbound frontage road right turn lane at FM 3349 for City of Hutto Mega Site. This work was requested by the City of Hutto and is 100% reimbursable by the City of Hutto.

Change Order Number	Approved	Cost This CO	Total COs
08	10/20/2023	327,321.48	1,843,295.83

1. Design Error or Omission. 1B. Other: This Change Order compensates the contractor for installation of 280 linear feet of 36-inch Ductile Iron (DI) pipe for City of Hutto water line project, instead of the previously specified 36-inch PVC pipe. This adjustment is required for the 48-inch bored steel casing under FM 3349 and the transition to a 56-inch casing for the open cut section. This modification was requested by and is 100% reimbursable by the City of Hutto.

Change Order Number	Approved	Cost This CO	Total COs
09	1/30/2024	-368,749.53	1,474,546.30

5. Contractor Convenience. 5A Contractor exercises option to change the traffic control plan: This Change Order revises the as-bid Traffic Control Plan (TCP) and construction phasing of the FM 3349 project. The modified TCP allows the Contractor to work on both, the North Bound and South Bound Frontage Roads simultaneously. The changes to the TCP and construction phasing do not impact the project’s completion date and results in savings on several contract items.

Change Order Number	Approved	Cost This CO	Total COs
10	1/30/2024	67,965.30	1,542,511.60

4. Third Party Accommodation. 4B. Third party requested work: This Change Order compensates the Contractor for installing 390 LF of 4-inch steel casing with 1.5" HDPE water service line and fittings for the Jonah waterline project on FM 3349 at station 475+50. This work was requested by the Jonah Water Special Utility District and is 100% reimbursed by the Jonah Water Special Utility District.

Change Order Number	Approved	Cost This CO	Total COs
11	2/1/2024	271,902.72	1,814,414.32

3. County Convenience. 3F. Additional work desired by the County: This Change Order provides compensation to the Contractor for the installation of a 24-inch Steel Encasement Sleeve spanning 470 linear feet in the Jonah water line project on FM 3349 at station 426+51. The sleeve is part of the Williamson County real estate agreement executed during the ROW acquisition.

Change Order Number	Approved	Cost This CO	Total COs
12	4/16/2024	64,791.00	1,879,205.32

1. Design Error or Omission - 1A. Incorrect PS&E. 4B. Third party requested work: This Change Order provides compensation to the Contractor for modifying the length and elevation of the Jonah water line under US79 and UPRR tracks, and for abandoning the existing 2-lnch Jonah water line located within the UPRR ROW on the south side of US79.

Change Order Number	Approved	Cost This CO	Total COs
13	4/16/2024	82,301.65	1,961,506.97

2. Differing Site Conditions (unforeseeable) 2I. Additional safety needs: This Change Order provides compensation to the Contractor for performing pavement repairs, within the project limits, on the existing FM 3349 roadway. The repairs include fixing ruts and cracks and repairing a crash cushion and MBGF damaged by the public. This Change Order also adds new items to install additional small signs to improve safety on the CR 101 (Jughandle Road), pay for off duty police officers, and locating an existing utility line.

Change Order Number	Approved	Cost This CO	Total COs
14	4/16/2024	101,248.22	2,062,755.19

2C. New Development (Conditions Changing After PS&E Completed). This Change Order provides compensation to the Contractor for relocating box culvert No. 4 on the southbound frontage road, to accommodate the location of the new City of Hutto street (Spine Road). The culvert and crossover to FM 3349 were moved approximately 36ft. to the north to align with the centerline of the Spine Road.

Change Order Number	Approved	Cost This CO	Total COs
15	7/16/2024	24,513.18	2,087,268.37

2. Differing Site Conditions (unforeseeable). 2C. New development (conditions changing after PS&E completed). This Change Order provides compensation to the Contractor for additional construction surveying, traffic control management, and low production asphalt placement due to the different site conditions on driveway No. 5 of the northbound frontage road.

Change Order Number	Approved	Cost This CO	Total COs
16	7/16/2024	35,324.07	2,122,592.44

2. Differing Site Conditions (unforeseeable) 2I. Additional safety needs: This Change Order provides compensation to the Contractor for performing pavement repairs, within the project limits, on the existing US 79 eastern turnaround roadway. The repairs include removal of existing failed asphalt surface and flex base areas and replacing it with full depth hot mixed asphalt.

Change Order Number	Approved	Cost This CO	Total COs
17	7/16/2024	11,849.07	2,134,441.51

1. Design Error or Omission 1A. Incorrect PS&E: This Change Order provides compensation to the Contractor for abandoning the water well and removing the pump house, ancillary pipes and fittings, electrical power supply, concrete slab, and performing dirt work within the project right-of-way (ROW) and the Jonah SUD water line easement. The roadway plans do not show the well, and the Jonah water line plans include a note stating, "County to coordinate abandonment of structure with property owner." However, a pay item was not included in the original Contract.

Change Order Number	Approved	Cost This CO	Total COs
18	8/13/2024	18,623.43	2,153,064.94

2. Differing Site Conditions. 2G Unadjusted Utility (unforeseeable): This Change Order compensates the Contractor for modifying the jacked & bored and open trench sections of the Jonah 36-in steel encased water line on Line A. During construction, a newly installed gas line along the northside of US 79 was found to be in conflict with the proposed water line. To clear the conflict, the jacked & bored section of the water line was lowered by 5 ft. This change created the need for additional shoring and material handling, and fittings to return the water line to its original elevation before continuing with the open cut section. To mitigate the cost, Jonah SUD provided revised plan sheets reducing the length of the jacked & bore section and increasing the length of the open cut section. The unused steel casing and spacers were delivered to Jonah SUD for future use.

Change Order Number	Approved	Cost This CO	Total COs
19	8/13/2024	9,869.00	2,162,933.94

1. Design Error or Omission. 1A Incorrect PS&E : This Change Order compensates the Contractor for replacing the bridge blister anchor bolts for the illumination poles on the northbound and southbound bridges. The as-bid plan set specified the incorrect type of base plate and anchor bolts for the bridge mounted poles. The Contractor submitted an RFI proposing to use the specified base plates with the correct type of anchor bolts. The Engineer of Record (EOR) reviewed the request and agreed with the Contractor's proposal. As a result of this change, 27 previously approved and fabricated anchor bolt sets, will be replaced with the correct type for the specified illumination poles. The supplier did not give the Contractor the option to pay a re-stocking fee for the original anchor bolts. Therefore, 27 anchor bolts will be delivered to Wilco maintenance yard to be used in future projects.

Change Order Number	Approved	Cost This CO	Total COs
20	10/8/2024	167,583.65	2,330,517.59

4B. Third party requested work. This Change Order adds an item for lettering and logos with lighting on both northbound and southbound frontage road bridges over US79. The cost of this work will be split equally between the cities of Hutto and Taylor.

Change Order Number	Approved	Cost This CO	Total COs
21	12/19/2024	5,462.50	2,335,980.09

1B. Design Error or Omission. This Change Order compensates the Contractor for installing long-span metal beam guard fence in the project. At several locations on south bound frontage road (SBFR), the backless concrete inlets conflict with the location of the wooden posts supporting the metal beam guard fence (MBGF) runs. These conflicts were reviewed by the Engineer of Record, and it was recommended to utilize the TxDOT standard long-span MBGF to clear the conflicts. This solution has been agreed to by TxDOT Georgetown Area Office.

Adjusted Price = $84,277,018.22

Project Name: 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	8/23/2024	10/10/2024		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
5	6/1/2023	6/30/2023	30	$1,603,804.24	$3,745,589.67	$178,200.47	$416,176.63	23	34
6	7/1/2023	7/31/2023	31	$781,944.84	$4,527,534.51	$86,882.76	$503,059.39	28	40
7	8/1/2023	8/31/2023	31	$1,589,668.07	$6,117,202.58	$176,629.79	$679,689.18	38	46
8	9/1/2023	9/30/2023	30	$933,910.69	$7,051,113.27	$103,767.85	$783,457.03	44	52
9	10/1/2023	10/31/2023	31	$448,939.28	$7,500,052.55	$49,882.14	$833,339.17	46	58
10	11/1/2023	11/30/2023	30	$314,298.57	$7,814,351.12	$34,922.07	$868,261.24	48	64
11	12/1/2023	12/31/2023	31	$413,086.23	$8,227,437.35	$45,898.47	$914,159.71	51	70
12	1/1/2024	1/31/2024	31	$452,008.26	$8,679,445.61	$50,223.14	$964,382.85	54	76
13	2/1/2024	2/29/2024	29	$653,498.36	$9,332,943.97	$72,610.92	$1,036,993.77	58	82
14	3/1/2024	3/31/2024	31	$1,806,457.71	$11,139,401.68	-$450,709.47	$586,284.30	65	88
15	4/1/2024	4/30/2024	30	$1,982,213.76	$13,121,615.44	$104,327.04	$690,611.34	77	93
16	5/1/2024	5/31/2024	31	$493,857.95	$13,615,473.39	$25,992.52	$716,603.86	80	99
17	6/1/2024	6/30/2024	30	$581,362.25	$14,196,835.64	$30,598.02	$747,201.88	83	105
18	7/1/2024	7/31/2024	31	$412,312.68	$14,609,148.32	$21,700.66	$768,902.54	88	111
19	8/1/2024	8/31/2024	23	$1,634,444.26	$16,243,592.58	$86,023.39	$854,925.93	98	116
20	9/1/2024	9/30/2024	0	$660,945.77	$16,904,538.35	-$509,935.35	$344,990.58	99	116
21	10/1/2024	10/31/2024	0	$110,804.68	$17,015,343.03	$2,261.32	$347,251.90	100	116
22	11/1/2024	11/30/2024	0	$25,574.01	$17,040,917.04	$521.92	$347,773.82	100	116

12/31/2024 Comments - James Construction Group awaiting vegetation establishment, project close-out is in progress.

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.

Change Order Number	Approved	Cost This CO	Total COs
02	12/12/2023	$ 82,015.80	$ 93,578.30

2I: Additional safety needs (unforeseeable): This Change Orders provides funds to compensates the Contractor to implement a full closure of CR 366 until the completion of the project. The full closure is needed due to the severe rutting and pavement failures the road experienced after construction started. Williamson County and the City of Taylor agreed to close the road to through traffic and implement a detour route to improve the safety of the traveling public and facilitate the construction of the new road. 2E: Miscellaneous difference in site conditions (unforeseeable)(Item 9): This Change Order also creates new contract items for mowing and potholing to locate unmarked utilities within the project limits.

Change Order Number	Approved	Cost This CO	Total COs
03	5/7/2024	71,050.63	164,628.93

2I. Additional safety needs (unforeseeable): This Change Order compensates the Contractor for various items paid under Force Account to address required additional safety improvements, repairs to the existing CR 366, and potholing to locate existing fiber optic lines. 3F. Additional work desired by the County: This Change Order also compensates the Contractor for widening a driveway on CR 369, replacing unsuitable material on CR 366, installing an underdrain pipe, removing Oncor poles on CR 366 and FM 397, and paying off duty police officers.

Change Order Number	Approved	Cost This CO	Total COs
04	9/12/2024	67,778.02	232,406.95

1B. Design Error or Omission. Other.: This Change Order adds striping items to the Contract that were not included in the bid tabs or the original plans.

Adjusted Price = $17,926,669.41

Project Name: 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	8/14/2023			177	6	183

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	$509,598.69	$683,284.34	$56,622.07	$75,920.48	13	26
3	4/1/2023	4/30/2023	30	$596,757.76	$1,280,042.10	$66,306.42	$142,226.90	25	42
4	5/1/2023	5/31/2023	31	$935,377.65	$2,215,419.75	$103,930.85	$246,157.75	43	59
5	6/1/2023	6/30/2023	30	$493,627.50	$2,709,047.25	$54,847.50	$301,005.25	52	75
6	7/1/2023	7/31/2023	31	$1,774,451.07	$4,483,498.32	$197,161.23	$498,166.48	86	92
7	8/1/2023	8/31/2023	14	$822,967.99	$5,306,466.31	-$218,878.78	$279,287.70	92	100
8	9/1/2023	9/30/2023	0	$220,970.36	$5,527,436.67	-$166,482.87	$112,804.83	98	100
9	10/1/2023	10/31/2023	0	$27,078.46	$5,554,515.13	$552.62	$113,357.45	98	100
10	11/1/2023	3/1/2024	0	$15,204.70	$5,569,719.83	$310.30	$113,667.75	99	100

12/31/2024 Comments - Awaiting vegetation establishment.

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.

Change Order Number	Approved	Cost This CO	Total COs
02	8/23/2023	$ 97,110.00	$ 132,940.59

2. Differing Site Conditions (unforeseeable) 2E: Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order compensates the Contractor for performing full-depth repairs to the existing Bud Stockton Loop pavement prior to the 1-inch overlay of hot mix asphalt.

Change Order Number	Approved	Cost This CO	Total COs
03	2/14/2024	-292,169.97	-159,229.38

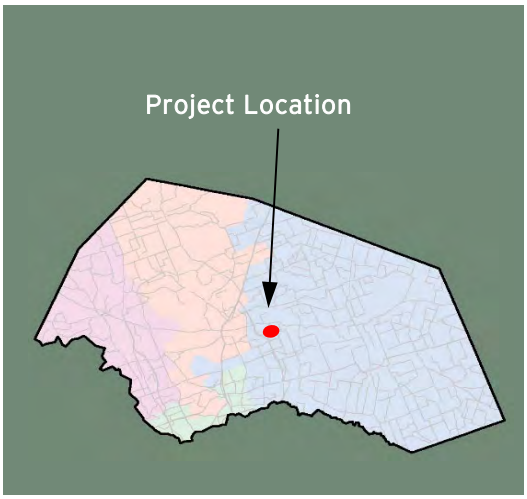
2E. Miscellaneous difference in site conditions (unforeseeable) (Item 9). This Change Order provides the final balancing for the overruns/underruns of Contract quantities on the project that are a result of addressing field conditions not accounted for in the original plans. 2I. Additional safety needs (unforeseeable). Due to the new stop condition on FM 487, TxDot requested LED stop signs and rumble strips be installed to make a safer condition at the new all-way stop. 2J. Other: Installing a 6in sleeve for Jarrell ISD High School under their new driveway off of Bud Stockton.

Change Order Number	Approved	Cost This CO	Total COs
04	7/16/2024	2,905.00	-156,324.38

4.Third Party Accommodations. 4B. Third party requested work: This Change Order compensates the contactor for adding additional "T" post and tightening a portion of the newly installed fence along the Hawthorne Parcel and Wilco ROW.

Adjusted Price = $5,760,950.62





Corridor C / SH 29 Bypass
(Sam Houston Avenue at Patriot Way to SH 29)

Project Length: 2.3 Miles
Roadway Classification: Suburban Arterial

Project Schedule: October 2023 - Summer 2026
Estimated Construction Cost: $30.5 Million



DECEMBER 2024 IN REVIEW

12/6/24: Capital Excavation continued project wide clean up. Subcontractor Lone Star Paving began placing the final surface throughout the project.

12/13/24: Capital Excavation continued clean-up throughout the project. Subcontractor Lone Star Paving completed the surface from SH 29 to the east side of West Mankins Bridge including CR 106. Subcontractor Scott Derr continued painting the interior concrete rails along the SH 130 Bridge.

12/20/24: Capital Excavation continued clean-up and vegetative watering throughout the project. Subcontractor Scott Derr completed painting the interior concrete rails along the SH 130 Bridge. Subcontractor Flasher striped the remaining portions of the project. The Ribbon Cutting Ceremony was held on 12/16/24. The road opened to traffic on 12/20/24.

12/27/24: No work performed due to the holidays.



Design Engineer: Atkins
Contractor: Capital Excavation
Construction Observation:
Joseph Jones, HNTB

Williamson County
Road Bond Program

Corridor C / SH 29 Bypass
Project No. 23IFB67

Original Contract Price = $30,540,848.03

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
8/15/2023	8/22/2023	9/20/2023	9/30/2023				973		973

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	9/30/2023	9/30/2023	1	$1,397,211.48	$1,397,211.48	$155,245.72	$155,245.72	5	0
2	10/1/2023	10/31/2023	31	$1,541,032.92	$2,938,244.40	$171,225.88	$326,471.60	11	3
3	11/1/2023	11/30/2023	30	$1,838,538.26	$4,776,782.66	$204,282.03	$530,753.63	17	6
4	12/1/2023	12/31/2023	31	$2,431,249.16	$7,208,031.82	$270,138.79	$800,892.42	26	10
5	1/1/2024	1/31/2024	31	$1,078,672.93	$8,286,704.75	$119,852.55	$920,744.97	30	13
6	2/1/2024	2/29/2024	29	$2,770,832.24	$11,057,536.99	$307,870.25	$1,228,615.22	40	16
7	3/1/2024	3/31/2024	31	$1,644,580.73	$12,702,117.72	$182,731.19	$1,411,346.41	46	19
8	4/1/2024	4/30/2024	30	$3,003,806.67	$15,705,924.39	$333,756.30	$1,745,102.71	57	22
9	5/1/2024	5/31/2024	31	$1,749,723.10	$17,455,647.49	$194,413.68	$1,939,516.39	63	25
10	6/1/2024	6/30/2024	30	$3,336,725.12	$20,792,372.61	-$845,180.99	$1,094,335.40	72	28
11	7/1/2024	7/31/2024	31	$769,078.30	$21,561,450.91	$40,477.81	$1,134,813.21	74	31
12	8/1/2024	8/31/2024	31	$1,686,094.26	$23,247,545.17	$88,741.80	$1,223,555.01	80	35
13	9/1/2024	9/30/2024	30	$1,598,196.81	$24,845,741.98	$84,115.62	$1,307,670.63	86	38
14	10/1/2024	10/31/2024	31	$1,274,170.93	$26,119,912.91	$67,061.63	$1,374,732.26	90	41
15	11/1/2024	11/30/2024	30	$642,378.80	$26,762,291.71	$33,809.41	$1,408,541.67	92	44

12/31/2024 Comments - Capital Excavation continued clean-up and vegetative watering throughout the project. Subcontractor Scott Derr completed painting the interior concrete rails along the SH 130 Bridge. Subcontractor Flasher striped the remaining portions of the project. Ribbon Cutting was held on 12/16/2024 and the road opened to traffic on 12/20/24.

Change Order Number	Approved	Cost This CO	Total COs
01	5/2/2024	$ 6,201.00	$ 6,201.00

2. Differing Site Conditions (Unforeseeable) 2J. Other: This Change Order compensates the contractor for installing and removing a temporary 2-strand electric fence to maintain cattle while the Jonah water line is installed across private property.

Change Order Number	Approved	Cost This CO	Total COs
02	7/3/2024	$ 9,568.50	$ 15,769.50

1B. Design Error or Omission. Other.: This Change Order compensates the contractor for maintaining an existing Jonah water meter that was not accounted for in the plans.

Adjusted Price = $30,556,617.53

County Road 129
Project No. 24IFB23

Original Contract Price = $2,463,313.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
1/17/2024	1/30/2024	2/21/2024	3/4/2024	9/25/2024			215		215

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	3/4/2024	3/31/2024	28	$81,166.50	$81,166.50	$9,018.50	$9,018.50	4	13
2	4/1/2024	4/30/2024	30	$310,646.25	$391,812.75	$34,516.25	$43,534.75	18	27
3	5/1/2024	5/31/2024	31	$263,047.50	$654,860.25	$29,227.50	$72,762.25	30	41
4	6/1/2024	6/30/2024	30	$231,940.35	$886,800.60	$25,771.15	$98,533.40	40	55
5	7/1/2024	7/31/2024	31	$174,474.36	$1,061,274.96	$19,386.04	$117,919.44	48	70
6	8/1/2024	8/31/2024	31	$670,955.33	$1,732,230.29	-$26,749.42	$91,170.02	74	84
7	9/1/2024	9/30/2024	20	$413,907.85	$2,146,138.14	-$47,371.28	$43,798.74	89	93

12/31/2024 Comments - Chasco awaiting vegetation establishment. Project close-out is underway.

Adjusted Price = $2,463,313.00

CR 332 Realignment
Project No. 24IFB14

Original Contract Price = $2,545,345.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/5/2023	12/12/2023	2/5/2024	2/15/2024	7/22/2024	8/2/2024		240		240

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	2/5/2024	2/29/2024	15	$535,916.70	$535,916.70	$59,546.30	$59,546.30	24	6
2	3/1/2024	3/31/2024	31	$565,245.45	$1,101,162.15	$62,805.05	$122,351.35	50	19
3	4/1/2024	4/30/2024	30	$108,512.78	$1,209,674.93	$12,056.98	$134,408.33	55	32
4	5/1/2024	5/31/2024	31	$194,134.50	$1,403,809.43	$21,570.50	$155,978.83	64	45
5	6/1/2024	6/30/2024	30	$417,247.12	$1,821,056.55	$46,360.79	$202,339.62	83	57
6	7/1/2024	7/31/2024	22	$553,976.59	$2,375,033.14	-$153,869.56	$48,470.06	99	66
7	8/1/2024	8/31/2024	0	$14,171.17	$2,389,204.31	$289.21	$48,759.27	100	66
8	9/1/2024	9/30/2024	0	$6,184.53	$2,395,388.84	$126.22	$48,885.49	100	66
9	10/1/2024	12/31/2024	0	$4,897.40	$2,400,286.24	$99.94	$48,985.43	100	66

12/31/2024 Comments - Awaiting vegetation establishment. Chasco continued vegetative watering.

Change Order Number	Approved	Cost This CO	Total COs
01	4/24/2024	$ 17,175.00	$ 17,175.00

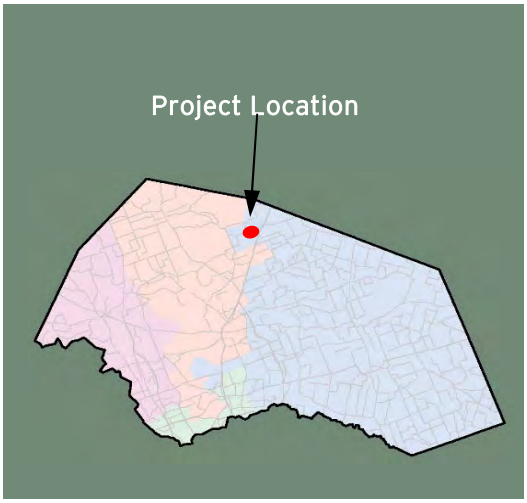
4. Third Party Accommodation 4B: Third party requested work: While performing the pre-shutdown for the Sonterra water line it was determined that Sonterra had a valve that would not close. Sonterra requested that the contractor replace the damaged valve as well as relocate an existing air release that was in conflict with the new tie-in.

Change Order Number	Approved	Cost This CO	Total COs
02	11/26/2024	$ (113,248.33)	$ (96,073.33)

2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order provides the final balancing for the overruns/underruns of Contract quantities on the project that are a result of addressing field conditions not accounted for in the original plans.

Adjusted Price = $2,449,271.67





Bud Stockton at FM 487 Traffic Signal
(Intersection of Bud Stockton & FM 487)

Project Length: 1000 Feet
Roadway Classification: Major Collector

Project Schedule: July 2024 - Late 2024
Estimated Construction Cost: $0.6M



DECEMBER 2024 IN REVIEW

12/6/24: Austin Traffic Signal continued excavating and forming ground boxes and pedestrian pole foundations and continued electrical connections for the Bud Stockton and FM 487 intersection.

12/13/24: Austin Traffic Signal continued excavating and trenching for the electrical service connections to the ground boxes and cabinet controller on the northwest corner of the Bud Stockton and FM 487 intersection.

12/20/24: Austin Traffic Signal completed pouring concrete for the remaining ground box aprons, pedestrian pole foundations, and electric service meter at various locations on the corners of the Bud Stockton and FM 487 intersection.

12/27/24: No work performed due to the holidays.



Design Engineer: Kimley Horn
Contractor: Austin Traffic Signal
Construction Observation:
Joseph Jones, HNTB

Williamson County
Road Bond Program

Project Name: Bud Stockton at FM 487 Traffic Signal
Project No. 24IFB33

Original Contract Price = $553,983.00

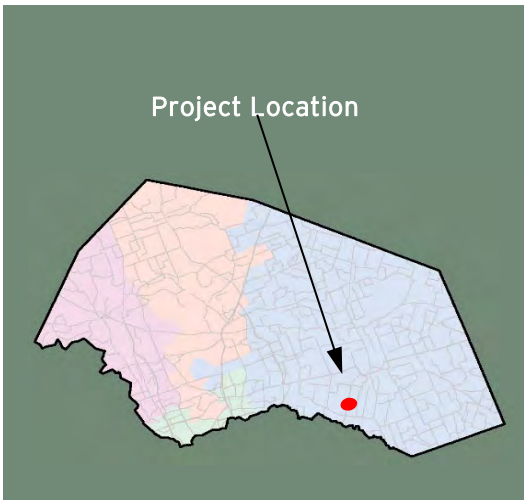
Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
3/14/2024	4/25/2024	7/12/2024	7/22/2024				263		263

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	7/1/2024	9/30/2024	71	$100,800.00	$100,800.00	$11,200.00	$11,200.00	20	27
2	9/1/2024	10/31/2024	61	$51,615.00	$152,415.00	$5,735.00	$16,935.00	31	50

12/31/2024 Comments - Austin Traffic Signal completed pouring concrete for the remaining ground box aprons, pedestrian pole foundations, and electric service meter at various locations on the corners of the Bud Stockton and FM 487 intersection.

Adjusted Price = $553,983.00





East Wilco Highway (Southeast Loop - Segment 2)
(CR 137 south of Hutto and CR 404)

Project Length: 4.658 miles
Roadway Classification: Rural Arterial

Project Schedule: September 2024 - Summer 2028
Estimated Construction Cost: $64.4M



DECEMBER 2024 IN REVIEW

12/6/24: Capital Excavation completed the initial lime treatment of subgrade and began the remix of the lime treated material in the areas between FM 1660 and FM 3349. The contractor formed and poured the footing of the box culvert just west of CR 134. Subcontractor GK Construction tied the reinforcing steel for the drill shafts on the Brushy Creek Bridge.

12/13/24: Capital Excavation formed and poured the columns for bents 5 and 6 of the Cottonwood Creek Bridge and formed Abutment 1. Subcontractor Wylie Drilling drilled and poured concrete for all drill shafts for Abutment 1. Subcontractor Ranger Excavation continued processing embankment in various locations from FM 1660 to FM 3349.

12/20/24: Capital Excavation tied steel for Abutment 1 and bents 2-8 of the Brushy Creek Bridge. Drainage crews finished forming and pouring the walls for culvert west of CR 134. Subcontractor Ranger Excavation continued cutting ditches and drainage swells in various locations from FM 1660 to FM 3349.

12/27/24: No work performed due to the holidays.



Design Engineer: JMT
Contractor: Capital Excavation
Construction Observation:
Kyle McCoy, HNTB

Williamson County
Road Bond Program

Project Name: East Wilco Highway (Southeast Loop, Segment 2)
Project No. 24IFB59

Original Contract Price = $64,407,606.63

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
7/17/2024	7/30/2024	8/30/2024	9/12/2024				1345		1345

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	9/12/2024	10/31/2024	50	$4,044,752.86	$4,044,752.86	$449,416.98	$449,416.98	7	4
2	11/1/2024	11/30/2024	30	$3,359,150.02	$7,403,902.88	$373,238.90	$822,655.88	13	6

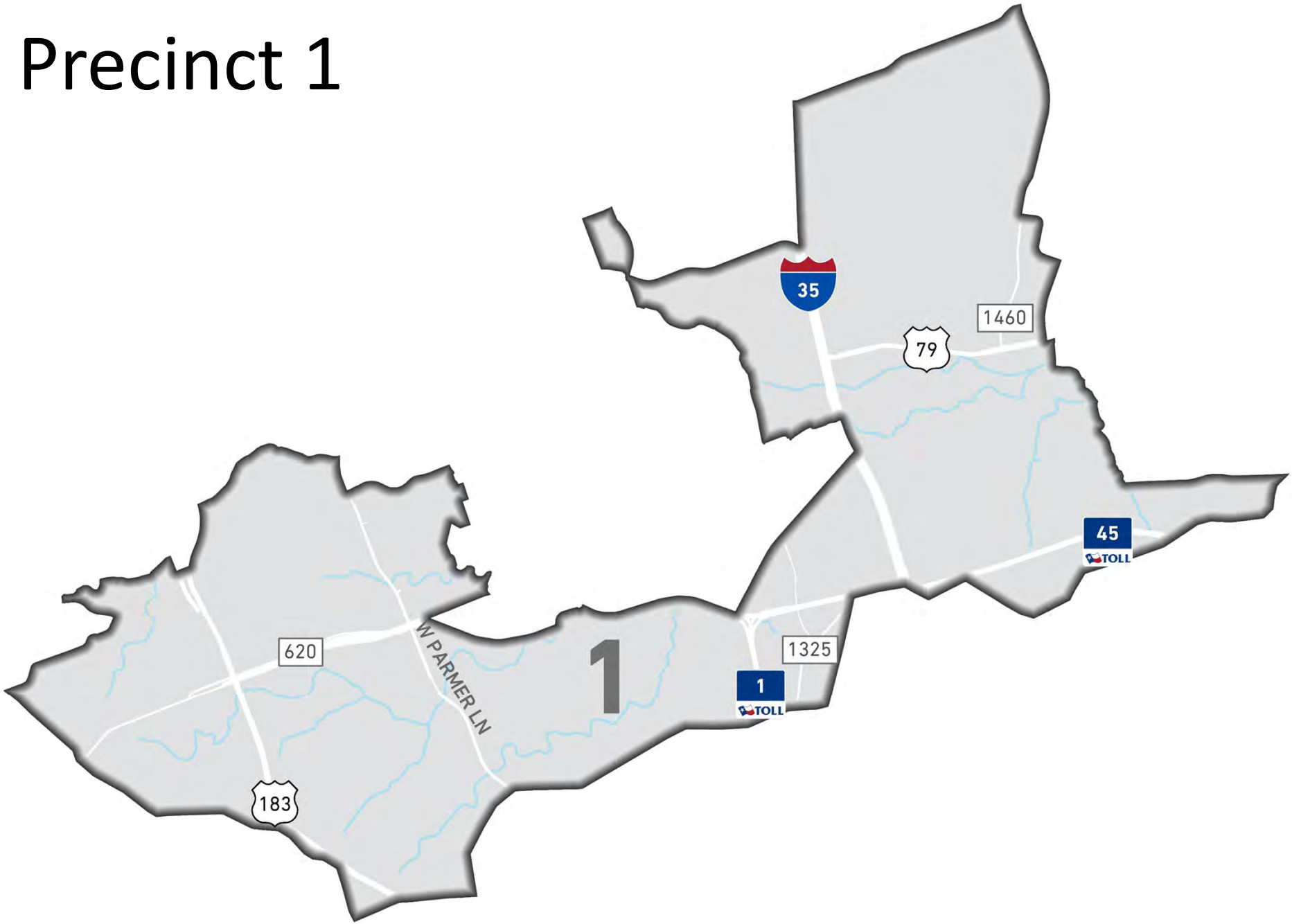
12/31/2024 Comments - Capital Excavation tied steel for Abutment 1 and bents 2-8 of the Brushy Creek Bridge. Capital formed and poured the columns for Bent 2 of the Cottonwood Creek Bridge. Capital formed and poured the cap for Abutment 1 on Bridge 4 and formed and poured the backwall for Abutment 1 on Bridge 6. The contractor completed the remix of the lime treated material in the areas between FM 1660 and FM 3349. The drainage crew finished forming and pouring the walls for culvert just west of CR 134. Subcontractor Ranger Excavation continued over excavating and processing embankment and continued cutting ditches and drainage swells in various locations from FM 1660 to FM 3349.

Adjusted Price = $64,407,606.63

Williamson County Commissioners Court

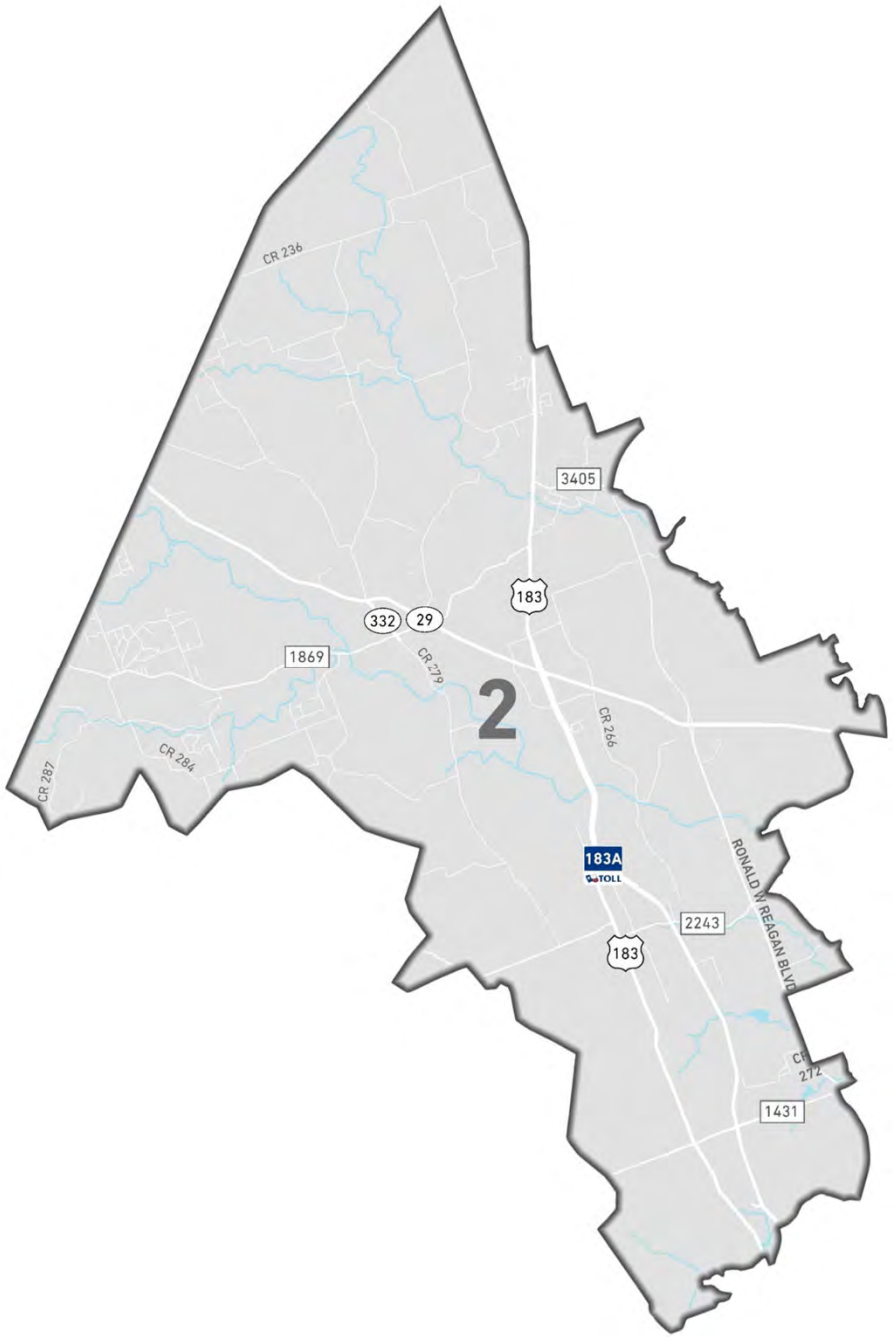
Road Bond Program
January 28, 2025

Precinct 1



Projects under planning and design, no active construction projects.

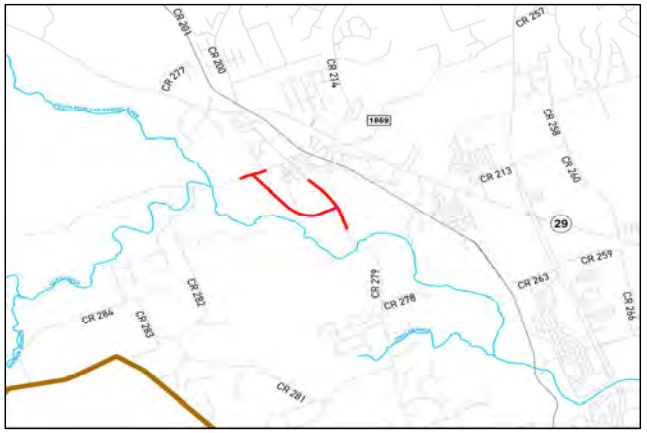
Precinct 2


CR 236
3405
183
332
29
1869
CR 279
2
CR 266
CR 284
CR 287
183A
TOLL
RONALD W REAGAN BLVD
2243
183
1431

Liberty Hill (SH 29) Bypass
(RM 1869 to FM 3405)

Anticipated Completion

Late 2025



Original Contract Price = $14,149,449.00

Total Change Orders to Date = $280,462.00

Adjusted Contract Price = $ 14,429,911.00

Expenditures to Date = $8,373,257.65 (58%)

Liberty Hill (SH 29) Bypass
RM 1869 to CR 279



Liberty Hill (SH 29) Bypass
RM 1869 to CR 279



WILCO TEXAS

Liberty Hill (SH 29) Bypass
RM 1869 to CR 279

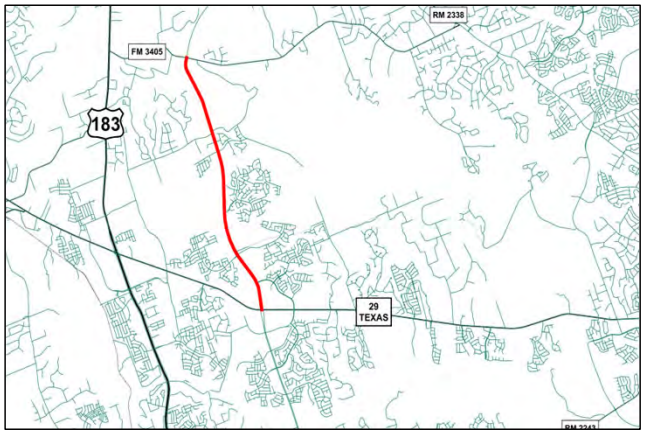


WILCO TEXAS

Ronald Reagan Widening
(SH 29 to FM 3405)

Anticipated Completion

Summer 2027



Original Contract Price = $52,159,299.00

Total Change Orders to Date = $203,752.50

Adjusted Contract Price = $52,363,051.50

Expenditures to Date = $9,831,651.49 (19%)

Ronald Reagan Widening
(SH 29 to FM 3405)



WILCO TEXAS

Ronald Reagan Widening
(SH 29 to FM 3405)

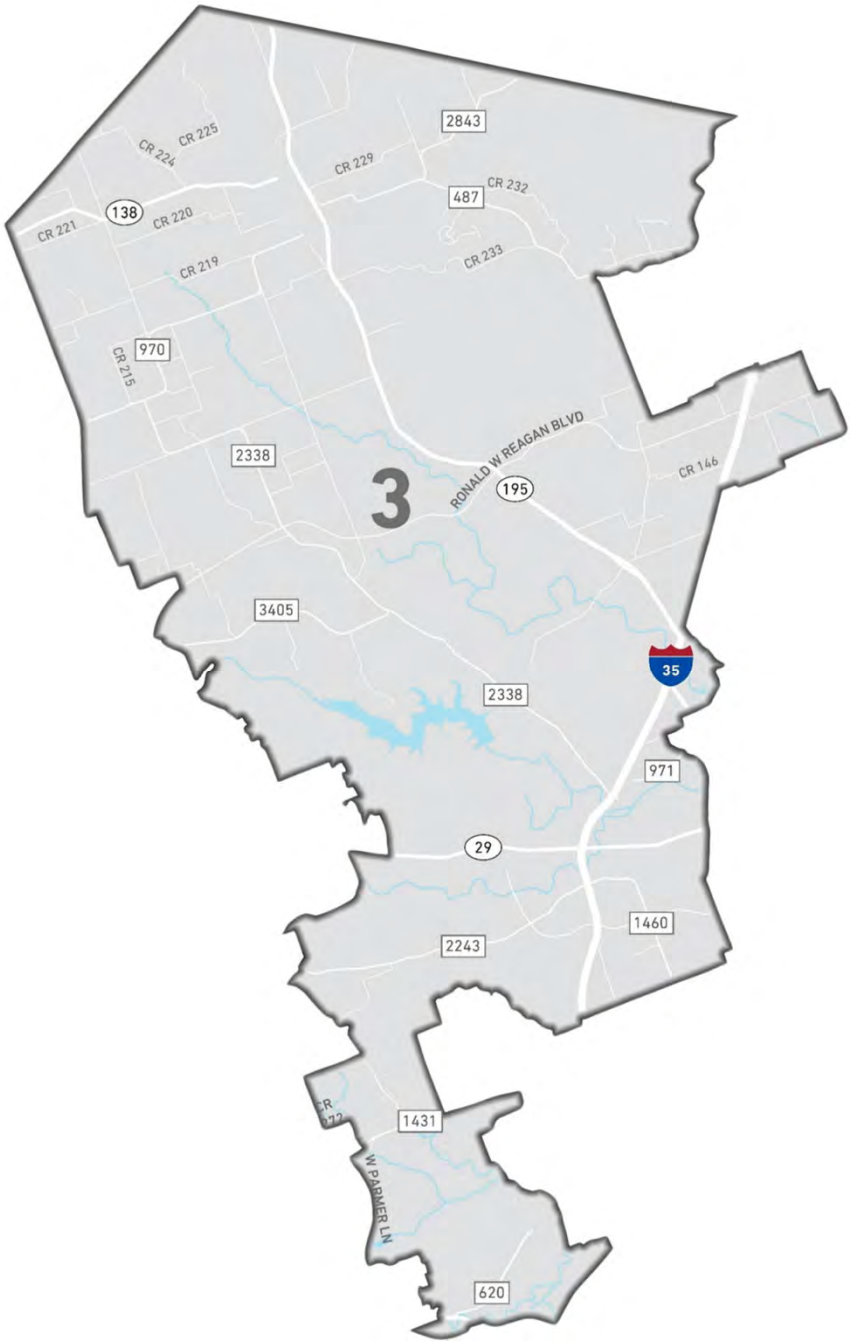


Ronald Reagan Widening
(SH 29 to FM 3405)



WILCO TEXAS

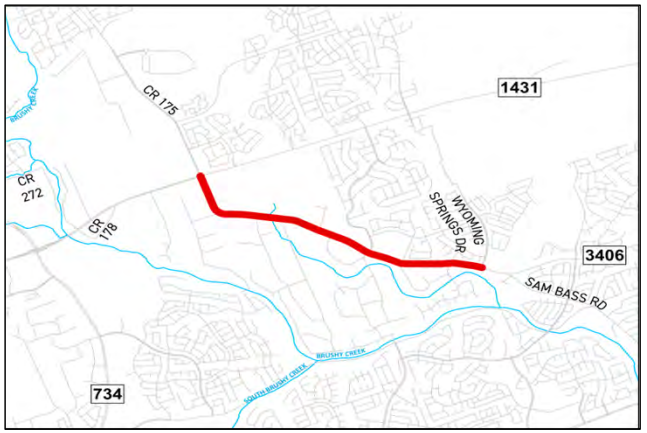
Precinct 3


3
2843
CR 224
CR 225
CR 229
CR 232
487
138
CR 221
CR 220
CR 219
CR 233
970
CR 215
2338
RONALD W REAGAN BLVD
195
CR 146
3405
35
2338
971
29
1460
2243
1431
W PARMER LN
620

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 = -$2,192,985.66

Adjusted Contract Price = $33,952,973.34

Expenditures to Date = $18,752,581.47 (55%)

Corridor H/Sam Bass
(RM 1431 to Wyoming Springs Drive)



WILCO TEXAS

Corridor H/Sam Bass
(RM 1431 to Wyoming Springs Drive)



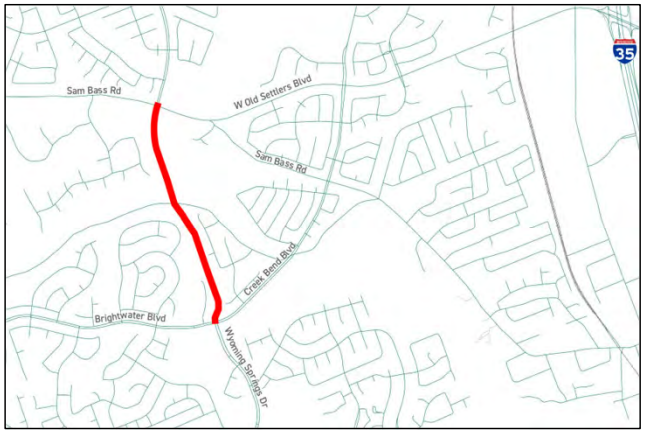
Corridor H/Sam Bass
(RM 1431 to Wyoming Springs Drive)



Wyoming Springs Extension
(Brightwater Boulevard/Creek Bend to Sam Bass Road)

Anticipated Completion

Late 2026



Partnership with the City of Round Rock

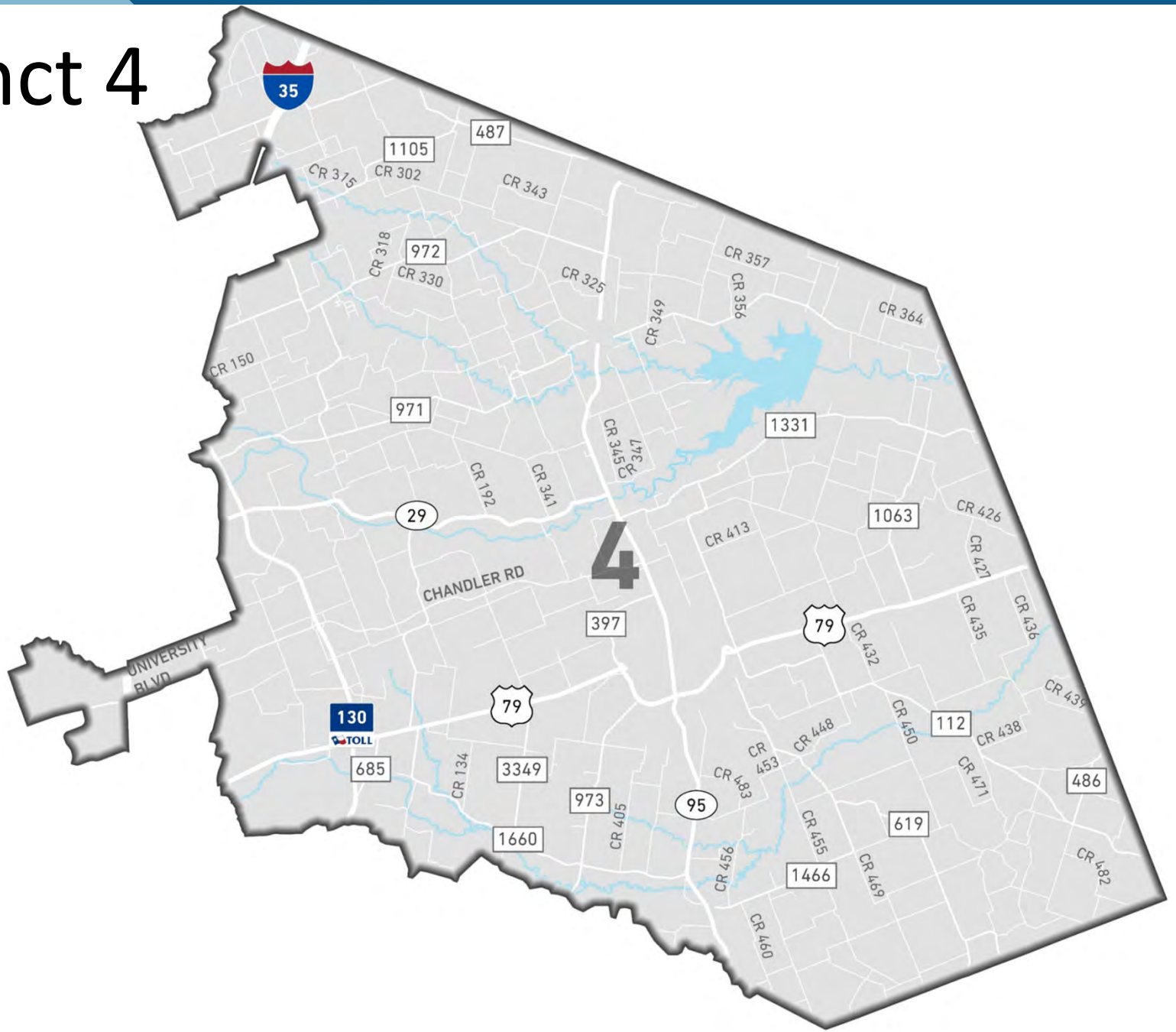
Original Contract Amount = $25,917,630.47

Construction is managed by the City of Round Rock

Wyoming Springs Extension
(Brightwater Boulevard/Creek Bend to Sam Bass Road)



Precinct 4


35
1105
487
CR 315
CR 302
CR 343
CR 318
972
CR 330
CR 325
CR 357
CR 356
CR 349
CR 364
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
UNIVERSITY BLVD
130
TOLL
79
CR 439
CR 450
112
CR 448
CR 438
CR 453
CR 483
CR 471
685
CR 134
3349
973
95
486
CR 405
619
CR 455
1660
CR 456
1466
CR 469
CR 482
CR 460

Kenney Fort Boulevard – Seg. 2 and 3
(Forest Creek Drive to SH 45)

Substantially Complete

December 2024



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)



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 = $2,335,980.09

Adjusted Contract Price = $84,277,018.22

Expenditures to Date = $61,915,469.59 (73%)

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)



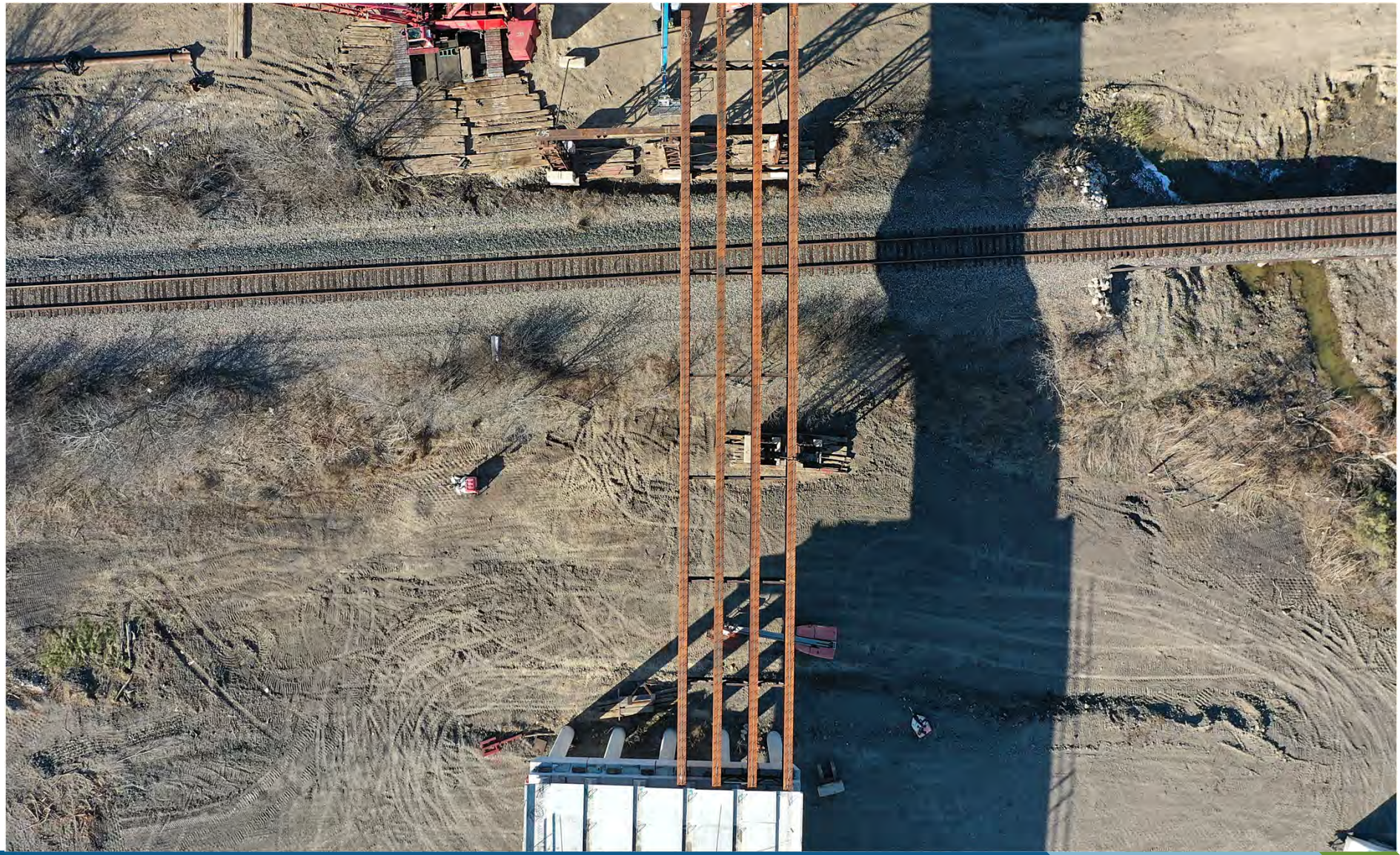
East Wilco Highway (FM 3349 / US 79 Interchange)
(US 79 to CR 404)



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)



WILCO
TEXAS

East Wilco Highway (FM 3349 / US 79 Interchange)
(US 79 to CR 404)



WILCO TEXAS

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)



WILCO
TEXAS

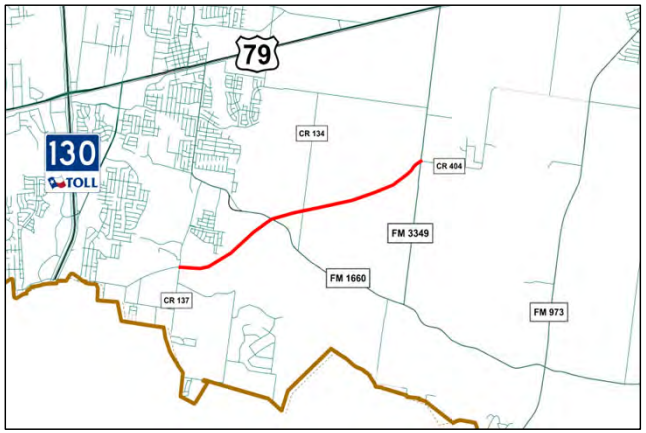
East Wilco Highway (FM 3349 / US 79 Interchange)
(US 79 to CR 404)



East Wilco Highway - Segment 2
(CR 137 South of Hutto and CR 404)

Anticipated Completion

Summer 2028



Original Contract Amount = $64,407,606.63

Total Change Orders = $0.00

Adjusted Contract Price = $64,407,606.63

Expenditures to Date = $8,226,558.76 (13%)

East Wilco Highway – Segment 2
(CR 137 South of Hutto and CR 404)



East Wilco Highway – Segment 2
(CR 137 South of Hutto and CR 404)



WILCO
TEXAS

East Wilco Highway – Segment 2
(CR 137 South of Hutto and CR 404)



WILCO TEXAS

Bud Stockton Extension
(Traffic Signal at FM 487)

Anticipated Completion

Early 2025



Original Contract Amount = $553,983.00

Total Change Orders = $0.00

Adjusted Contract Price = $ 553,983.00

Expenditures to Date = $169,350.00 (31%)

Bud Stockton Extension
(Traffic Signal at FM 487)



Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)

Anticipated Completion

Fall 2025



Partnership with the City of Round Rock

Original Contract Amount = $14,920,847.10

Construction is managed by the City of Round Rock

Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)

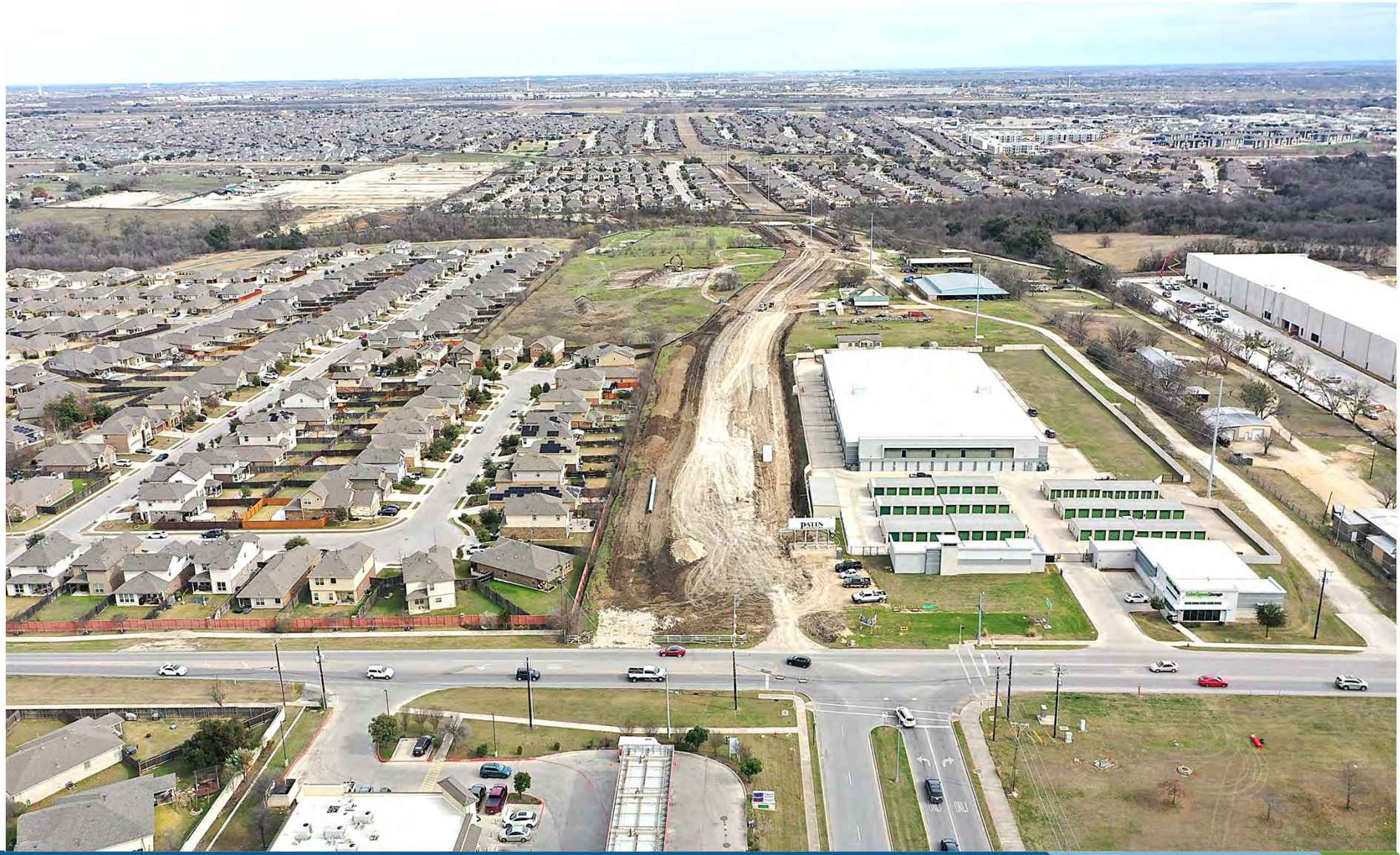


WILCO TEXAS

Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)



Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)



Commissioners Court - Regular Session **70.**

Meeting Date: 01/28/2025

Consent and Development Agreement for Lakshmi MUD 1

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a Consent and Development Agreement between Williamson County, Lakshmi Land Group LLC, and the proposed Lakshmi Municipal Utility District No. 1.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Consent and Development Agreement - Lakshmi MUD 1

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:37 AM
Form Started By: Adam Boatright		Started On: 01/23/2025 11:29 AM
Final Approval Date: 01/23/2025		

CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

LAKSHMI LAND GROUP, LLC;

AND

LAKSHMI MUNICIPAL UTILITY DISTRICT NO. 1

CONSENT AND DEVELOPMENT AGREEMENT

This **CONSENT AND DEVELOPMENT AGREEMENT** (this "*Agreement*") is by **Williamson County, Texas**, a Texas political subdivision (the "*County*"), and **Lakshmi Land Group LLC** (the "*Owner*"). Subsequent to its creation, **Lakshmi Municipal Utility District No. 1**, a proposed municipal utility district to be created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54, Texas Water Code as contemplated by this Agreement (the "*District*"), will become a party to this Agreement. The County, the Developer and the District are sometimes referred to individually herein as a "*Party*" and collectively as the "*Parties*".

RECITALS

WHEREAS, the Owner has approximately **244.602** acres of land located within the boundaries of the County (the "*Land*"); and

WHEREAS, the Land is more particularly described by metes and bounds and map depiction on the attached **Exhibit A**; and

WHEREAS, the Owner intends that the Land will be developed in phases as a master-planned, residential community that will include park and recreational facilities to serve the Land; and

WHEREAS, the Owner and the County wish to enter into this Agreement to encourage innovative and comprehensive master-planning of the Land, provide certainty of regulatory requirements throughout the term of this Agreement, and result in a high-quality development for the benefit of the present and future residents of the County and the Land; and

WHEREAS, the Owner has proposed to create the District over the Land pursuant an application to be filed with the Texas Commission on Environmental Quality (the "TCEQ"); and

WHEREAS, the purposes of the proposed District include designing, constructing, acquiring, installing, and financing, water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements as authorized by the Texas Constitution and Texas Water Code to serve the area within the District (collectively, the "*District Improvements*"); and

WHEREAS, construction of the District Improvements will occur in phases, as determined by the District and the Owner, and in accordance with this Agreement; the applicable regulations of the County; Chapters 49 and 54, Texas Water Code, as amended; the rules and regulations of the TCEQ, as amended; and applicable state and federal regulations (collectively, the "*Applicable Regulations*"); and

WHEREAS, the District is authorized to enter into this Agreement pursuant to the provisions of Texas law, including but not limited to, Chapters 49 and 54, Texas Water Code, as amended; and Chapter 791, Texas Government Code, as amended; and

WHEREAS, the County is a political subdivision of the State of Texas and the County has the authority to enter into this Agreement;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the Parties contract as follows:

ARTICLE I
DEFINITIONS

Section 1.01. Definitions. In addition to the terms defined elsewhere in this Agreement or in the County's regulations, the following terms and phrases used in this Agreement will have the meanings set out below:

Applicable Rules means the County's rules and regulations in effect as of the date of County's execution of this Agreement, including the County's Long Range Transportation Plan ("LRTP"), as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any amendments, approvals, variances, waivers, and exceptions to such rules that are approved by the County; (iii) any applicable interlocal agreement to which the County is a party; and (iv) any additional restrictions or regulations agreed to by Owner in writing.

Agreement means this Consent and Development Agreement.

Commission or TCEQ means the Texas Commission on Environmental Quality or its successor agency.

County means Williamson County, Texas.

District means the Municipal Utility District identified herein-above, a political subdivision of the State of Texas to be created over the Land.

District Improvements means the water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements, as authorized by the Texas Constitution and Texas Water Code, to serve the District.

Land means approximately **244.602** acres of land located in Williamson County, Texas, as described by metes and bounds on **Exhibit A**.

LRTP means the Williamson County Long Range Transportation Plan as adopted and as may be amended by the Williamson County Commissioners Court.

Owner means the owner of the Land, identified herein-above, its company or its successors and assigns under this Agreement.

Provisional Acceptance means the County accepting a roadway after the completion of construction and approval by the County for traffic operations only, but not for maintenance.

Reimbursement Agreement means any agreement between Developer and District for the reimbursement of eligible costs associated with the construction of any works, improvements, facilities, plants, equipment and appliances necessary to accomplish any purpose or function permitted by the District.

Road Projects means any road projects or improvements in aid of such road projects that the District is authorized to undertake pursuant to Article III, Section 52, Article XVI, Section 59 of the Texas Constitution, as amended, or Chapters 49 and 54, Texas Water Code, as amended, or otherwise pursuant to any authority granted to the District by special act of the Texas Legislature or by Texas law.

Subdivision Roads means all roads within the Land, regardless of size or functional classification, that are not identified as LRTP Arterials or Corridor Projects within the LRTP. Subdivision Roads include, but are not limited to the pavement structure (including but not limited to HMA or concrete surface, base material, subgrade material, geogrid, pavement striping, curbs, gutters, and shoulders), any stormwater conveyance devices (including but not limited to culverts, ditches, channels, storm drains, and inlets), structural components (including but not limited to bridges, bridge-class culverts, and retaining walls), water quality and detention devices, vegetation control, and any improvements in aid of roads.

ARTICLE II
CREATION OF DISTRICT AND EXECUTION OF AGREEMENTS

Section 2.01. Creation of District. The County acknowledges receipt of notice of the Owner's request to the TCEQ for creation of the District over the Land. The County agrees that this Agreement will constitute and evidence the County's non-opposition to the creation of the District and that no further action will be required on the part of the County related to the creation of the District. Within 10 business days after the County's execution of this Agreement, the County shall withdraw its request for a contested case hearing and withdraw as a party from the TCEQ proceeding captioned *Petition by Lakshmi Land Group, LLC; Jason Toy; and Arya Varthi for the creation of Lakshmi Municipal Utility District No. 1*, TCEQ Internal Control Number D-06172024-030 ("TCEQ Proceeding"). Failure of the County to withdraw from the TCEQ Proceeding in accordance with this paragraph renders this Agreement null and of no further force or effect.

Section 2.02. District Execution of Agreement. The Owner shall cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement within thirty (30) days after the date the District's Board of Directors holds its organizational meeting.

ARTICLE III
ROADWAY IMPROVEMENTS

Section 3.01. Right of Way Dedications.

(a) LRTP Corridor Project Dedication. The County has adopted a LRTP which provides for the planning and future construction of certain road corridors within the County ("Corridor Project"). The Owner, or an affiliated entity under common control of the Owner, will convey, or cause to be conveyed, by special warranty deed, in fee simple and free and clear of all liens and encumbrances, to County, at no cost to the County, 100% of the right-of-way owned by Owner, or an affiliated entity under common control of the Owner, required for any roads which are shown within and/or adjacent to the boundaries of the Land as Corridor Projects in the LRTP, as depicted in **Exhibit B,** within the earlier of thirty (30) days after the final alignment for any Corridor Project is set; or, in the case that a final alignment for any Corridor Project has not been set, prior to the approval of any preliminary plat containing any Corridor Project within or adjacent to the Land. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is that is not otherwise owned by Owner, or any affiliated entity under common control of Owner, the County shall be responsible for acquiring said right-of-way.

(b) LRTP Arterial(s) Dedication. The Owner, or an affiliated entity under common control of Owner, will dedicate to the County, in fee simple and free and clear of all liens and encumbrances, at no cost to the County, through plat or otherwise, as determined by the County, 100% of the right-of-way owned by the Owner, or an affiliated entity under common control of Owner, required for any roads which are shown within and/ or adjacent to the boundaries of the Land as arterial roadways in the LRTP ("LRTP Arterial(s)"), as depicted in **Exhibit B**. To the extent the right-of-way dedication is needed on land that is outside the boundaries of the Land and is not owned by Owner, or an affiliated entity under common control of Owner, the County shall be responsible for acquiring said right-of-way.

(c) Right of Way Reimbursements. The Owner reserves the right to seek reimbursement for any such right-of-way dedications from the District in accordance with the laws of the State of Texas. The Parties acknowledge that the final location of any Corridor Project and/or LRTP Arterial(s) right-of-way may be subject to minor changes from those shown on **Exhibit B**, subject to approval by Owner which will not be unreasonably withheld. Owner shall have no obligation to convey any lands to the County not located within or adjacent to the Land.

Section 3.02. Road Construction. Except in cases when the Owner or District constructs a portion of a Corridor Project to serve the District pursuant to the Applicable Rules, the County agrees that it or another governmental entity, not including the District, will be responsible for the design and construction of any Corridor Project and paying the cost for same. The actual construction date of any Corridor Project is at this time undetermined and dependent upon the success of future County or City road bond elections. The construction of all Subdivision Roads shall be the responsibility of the Owner or the District and shall be constructed pursuant to the then existing Williamson County Subdivision Regulations and any other Applicable Rules. The Owner

shall be entitled to reimbursement for expenses of such Subdivision Roads from the District, as allowed by the laws of the State of Texas.

Section 3.03. Road Maintenance. The County will not ever accept the Subdivision Roads for maintenance and the Owner, Developer and District acknowledge and agree that the District shall be solely responsible for all maintenance, repair and/or reconstruction of Subdivision Roads, including paying the cost for same, and, except for traffic operations, the County shall not be responsible those items. The Owner hereby acknowledges and agrees that it shall cause the District creation to include the powers and authority necessary to maintain, repair and or reconstruct such Subdivision Roads. The District shall not be responsible for maintenance of any roads other than Subdivision Roads.

ARTICLE IV
DEVELOPMENT OF LAND

Section 4.01. Uniform and Continued Development. The Parties intend that this Agreement provides for the uniform review and approval of plats and development plans for the Land; and provide other terms and consideration. Accordingly, the portion of the Land within the County will be developed and the infrastructure required for such portion of the Land will be designed and constructed in accordance with the Applicable Rules and this Agreement. Subject to the terms and conditions of this Agreement, the County confirms and agrees that the Owner has vested authority to develop the portion of the Land located in the County in accordance with the Applicable Rules in effect as of the date of the County's execution of this Agreement. Applicable Rules or changes or modifications to the Applicable Rules adopted after the date of County's execution of this Agreement will only be applicable to the extent permitted by Chapter 245, Texas Local Government Code. If there is any conflict between the Applicable Rules and the terms of this Agreement, the terms of this Agreement will control.

Section 4.02. Additional Land. Any land located in Williamson County, Texas that is added to the District in addition to the Land described in **Exhibit A**, whether by annexation or any other means, shall be considered part of the Land and subject to the terms and conditions of this Agreement; provided, however, such additional land shall be excepted from the vesting rights set out in Section 4.02 and shall be developed in accordance the Applicable Rules in effect on the date a complete plat application or development permit is filed with the County for the specific portion of the additional land that is sought to be developed.

Section 4.03. Manufactured Home for District Elections. One (1) HUD-certified manufactured home may be located within the Land solely for the purpose of providing qualified voters within the District for the District's confirmation, director, and bond elections. The manufactured home permitted by this Agreement will not require any permit or other approval by the County and will be promptly removed when no longer needed.

ARTICLE V
TERM, ASSIGNMENT, AND REMEDIES

Section 5.01. Term. The term of this Agreement shall commence following the County's and Owner's execution hereinbelow and shall continue until the District is dissolved in accordance with the laws of the State of Texas or until this Agreement terminates by its terms, whichever is sooner.

Section 5.02. Termination and Amendment by Agreement. This Agreement may be terminated or amended as to all of the Land at any time by mutual written consent of the County, the Owner, and following creation of the District, the District. This Agreement may be terminated or amended only as to a portion of the Land at any time by the mutual written consent of the County, the owner of the portion of the Land affected by the amendment or termination and, following creation of the District, the District. After full-build out of the Land and issuance of all bonds by the District for reimbursement of Owner's eligible costs, this Agreement may be terminated or amended at any time by the mutual written consent of the County and the District.

Section 5.03. Assignment.

(a) This Agreement, and the rights of the Owner and Developer hereunder, may be assigned by the Owner, with the County's written consent which will not be unreasonably withheld, as to all or any portion of the Land. Any assignment will be in writing, specifically set forth the assigned rights and obligations, be executed by the proposed assignee, and be delivered to the County. Notwithstanding the foregoing, Owner shall have the right to assign the Agreement, in whole or in part, to any affiliated entity under common control of the Owner without the County's written consent; provided, however, that the Owner shall provide the County written notice of the assignment to the affiliated entity under common control.

(b) The terms of this Agreement will run with the Land and will be binding upon the Owner and its permitted assigns, and shall survive judicial or non-judicial foreclosure, for so long as this Agreement remains in effect.

(c) This Agreement is not intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully subdivided, developed, and improved lot within the Land.

Section 5.04. Remedies.

(a) If the County defaults under this Agreement, the Owner or the District may give notice setting forth the event of default ("*Notice*") to the County. If the County fails to cure any default that can be cured by the payment of money ("*Monetary Default*") within forty-five (45) days from the date the County receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within forty-five (45) days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the Owner or the District may enforce this Agreement by a writ of mandamus from a Williamson County District Court or terminate this Agreement.

(b) If the Owner or the District defaults under this Agreement, the County may give Notice to the defaulting party. If the Owner or the District fails to cure any Monetary Default within forty-five (45) days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within forty-five (45) days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the County may enforce this Agreement by injunctive relief against the defaulting party from a Williamson County District Court or terminate this Agreement. If Owner fails to cause the District's Board of Directors to approve, execute, and deliver to the County this Agreement as required by Section 2.02 of this Agreement, the County shall have the right to enjoin Owner from executing any Reimbursement Agreements with the District and collecting reimbursements from the District for Owner's eligible costs.

(c) If any Party defaults, the prevailing Party in the dispute will be entitled to recover its reasonable attorney's fees, expenses, and court costs from the non-prevailing Party.

ARTICLE VI
MISCELLANEOUS PROVISIONS

Section 6.01. Notice. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the Party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the Party to be notified and with all charges prepaid; or (iii) by personally delivering it to the Party, or any agent of the Party listed in this Agreement. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposed of notice, the addresses of the Parties will, until changed as provided below, be as follows:

County: Williamson County
Attn: County Judge
710 Main Street, Ste. 101
Georgetown, Texas 78628

District: At the address set forth under District's execution below

Owner(s): At the address set forth under Owner's execution below

The Parties may change their respective addresses to any other address within the United States of America by giving at least five days' written notice to the other party.

Section 6.02. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid, or enforceable provision as is possible.

Section 6.03. Waiver. Any failure by a Party to insist upon strict performance by the other party of any material provision of this Agreement will not be deemed a waiver thereof or of any other provision, and such Party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

Section 6.04. Applicable Law and Venue. The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Williamson County, Texas.

Section 6.05. Entire Agreement. This Agreement contains the entire agreement of the Parties. There are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement supersedes all other agreements between the Parties concerning the subject matter.

Section 6.06. Exhibits, Headings, Construction, and Counterparts. All schedules and exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. The Parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument.

Section 6.07. Time. Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays, and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday, or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday, or legal holiday.

Section 6.08. Authority for Execution. The County certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with state law. The Owner and District hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with the constituent documents of each person or entity executing on behalf of the Owner and District.

Section 6.09 **Force Majeure**. If, by reason of force majeure, any Party is rendered unable, in whole or in part, to carry out its obligations under this Agreement, the Party whose performance is so affected must give notice and the full particulars of such force majeure to the other Parties within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the Party giving such notice, will, to the extent it is affected by such force majeure, be suspended during the continuance of the inability but for no longer period. The Party claiming force majeure must endeavor to remove or overcome such inability with all reasonable dispatch. The term "*force majeure*" means Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a Party to perform due to any other causes not reasonably within the control of the Party claiming such inability.

Section 6.10. Interpretation. As used in this Agreement, the term "including" means "including without limitation" and the term "days" means calendar days, not business days. Wherever required by the context, the singular shall include the plural, and the plural shall include the singular. Each defined term herein may be used in its singular or plural form whether or not so defined.

Section 6.11. No Third-Party Beneficiary. This Agreement is solely for the benefit of the Parties, and neither the County, the District, nor the Owner intends by any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit upon or enforceable rights under this Agreement or otherwise upon anyone other than the County, the District, and the Owner (and any permitted assignee of the Owner).

Section 6.12. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Metes and Bounds Description and Map of the Land

Exhibit B - LRTP Corridor Project and/or Arterial Locations

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below.

(Signatures on the following pages.)

WILLIAMSON COUNTY, TEXAS
(COUNTY)

By:_____

Name: _____

Title: As Presiding Officer of the Williamson County Commissioners Court

Date:_____

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 20___, by _____, as Presiding Officer of the Williamson County Commissioners Court, on behalf of said County.

_____
Notary Public Signature

(Seal)

OWNER:

Lakshmi Land Group, LLC, a Texas limited liability company

By: _____

Name: Jason Toy

Its: _____

Date: 8/22/24

Address for Notice:

1821 Margaret St, Austin, TX 78704

Attn: _____

_____

_____, _____ _____

THE STATE OF Texas §
§
COUNTY OF Travis §

This instrument was acknowledged before me on the 22 day of August, 2024, by Jason Toy, as owner of Lakshmiland Group, LLC, on behalf of Owner.

(SEAL)

Notary Public Signature

ANABEL RIVAS
Notary ID #132979847
My Commission Expires
March 17, 2025

LAKSHMI MUNICIPAL UTILITY DISTRICT NO. 1

By:_____

Name:_____

Title:_____

Date:_____

Address for Notice:

_____

Attn: _____

_____

_____, _____ _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, _____, by _____, President of the Board of Directors of _____ Municipal Utility District No. _____, on behalf of said District.

_____

(SEAL) Notary Public Signature

EXHIBIT A

Metes and Bounds Description
and
Map of the Land

[attached]

EXHIBIT A

Lakshmi MUD
244.602 Acres of Land

LEGAL DESCRIPTION

FIELD NOTES FOR A 244.602 ACRE TRACT OF LAND IN THE SILAS PALMER SURVEY, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 244.579 ACRE TRACT OF LAND AS CONVEYED UNTO LAKSHMI LAND GROUP, LLC IN DOCUMENT NUMBER 2022052457, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 244.602 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-inch iron pipe found on the north right-of-way line of State Highway (S.H.) 29 (R.O.W. ~ 80', as monumented) no reference found, at the common corner of said 244.579 acre tract and a called 158.465 acre tract of land (Tract Three) as conveyed unto Terrell Timmerman Farms, LP in Document Number 2017102681, and described as Tract Three in Document Number 2005053706, both recorded in the Official Public Records of Willianson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 21°23'35" W, departing said right-of-way coincident with the common line of the 244.579 acre tract and said 158.465 acre tract, a distance of 1,804.10 feet to a 4-inch fence post found for an angle point of the herein described tract;

THENCE, N 21°27'30" W, continuing coincident with said common line, a distance of 1,587.42 feet to a 4-inch metal fence post found for an angle point of the herein described tract;

THENCE, N 21°28'34" W, continuing coincident with said common line, passing at a distance of 3,171.84 feet a 4-inch metal fence post found at the common corner of the 158.465 acre tract and a called 96.397 acre tract of land as conveyed unto JCN Family Partnership, LP in Document Number 2020099170 of the Official Public Records of Williamson County, Texas, from which a 1-inch iron pipe found bears S 68°31'31" W, a distance of 0.66 feet, and continuing coincident with th common line of the 158.465 acre tract and said 96.367 acre tract a total distance of 3,217.57 feet to 4-inch metal fence post found at the common corner of the 244.579 acre tract and a called 10.615 acre tract of land as conveyed unto Phong T. Nguyen in Document Number 2020024457 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE, N 68°07'06" E, coincident with the common line of the 244.579 acre tract, said 10.615 acre tract, a called 10.634 acre tract of land (Tract 2) as conveyed unto Chandra Shekhar Reddy and Srilatha Kancharla in Document Number 2020097209, a called 10.500 acre tract of land conveyed unto Friendly Restoration Services, LLC in Document Number 2020077991, and a called 10.757 acre tract of land as conveyed unto Raul Palacios and Lucerito Hernandez in Document Number 2020122249, as recorded in the Official Public Records of Williamson County, Texas, a total distance of 1,630.80 feet to a 1/2-inch iron rod found on the east line of a

called 234.960 acre tract of land as owned by Julia Byrom Whatley and Mark Bryom James and Carolyn Brysom Jancha as per the Williamson County Appraisal District website no reference found, at the common corner of the 244.579 acre tract and said 10.757 acre tract for the northeast corner of the herein described tract;

THENCE, coincident with the common line of the 244.579 acre tract and said 234.960 acre tract the following three (3) courses:

1) S 21°40'50" E, a distance of 3,221.27 feet to a 60-D Nail found in a 6-inch pipe found for an angle point of the herein described tract;

2) S 21°41'25" E, a distance of 1,585.32 feet to a 6-inch iron pipe found (Leaning) for an angle point of the herein described tract;

3) S 21°42'56" E, passing at a distance of 1.34 feet a 1-inch iron pipe found, and continuing a total distance of 655.74 feet to a 2-inch steel fence post found at the common corner of the 244.579 acre tract and a called 10.000 acre tract of land (Tract 1) as conveyed unto Randy Wayne Wadley and Jennifer Lynn Wadley in Document Number 2015110572 of the Official Public Records of Williamson County, Texas, for a corner of the herein described tract;

THENCE, S 67°55'56" W, coincident with the common line of the 244.579 acre tract and said 10.000 acre tract a distance of 405.50 feet to a 2-inch steel fence post found for a re-entrant corner of the herein described tract;

THENCE, S 21°41'44" E, continuing coincident with said common line, a distance of 1,073.46 feet to a 1/2-inch iron rod with a cap stamped “DIAMOND” found at the common corner of the 10.000 acre tract and a called 5.002 acre tract of land as conveyed unto randy W. Wadley and Jennifr L. Wadley in Document Number 2015043574 of the Official Public Records of Williamson County, Texas, for an angle point of the 244.579 acre tract and the herein described tract;

THENCE, S 16°02'54" E, coincident with the common line of the 244.579 acre tract and said 5.002 acre tract a distance of 449.13 feet to a 1/2-inch iron rod with a cap stamped “DIAMOND” found on the aforementioned north right-of-way line of S.H. 29 at the common corner of the 244.579 acre tract and the 5.002 acre tract for the southeast corner of the herein described tract;

THENCE, coincident with the common line of the 244.579 acre tract and said right-of-way the following three (3) courses:

1) S 82°45'25" W, a distance of 755.02 feet to a 1/2-inch iron rod with a cap stamped “TRIAD RPLS 5952” found at the beginning of a non-tangent curve of the herein described tract;

2) Curving to the right, with a radius of 1,870.08 feet, an arc length of 293.16 feet, a central angle of 08°58'55", a chord bearing of S 87°17'42" W, and a chord distance of 292.86 feet to a 1/2-inch iron rod found at the end of this curve of the herein described tract;

3) N 88°11'08" W, a distance of 218.90 feet to the **POINT OF BEGINNING** and containing 244.602 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95 and does reflect the results of an on the ground survey but is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The Basis of Bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD 83. A plat of survey accompanies this description.

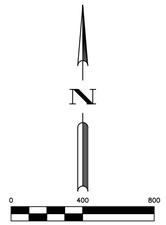


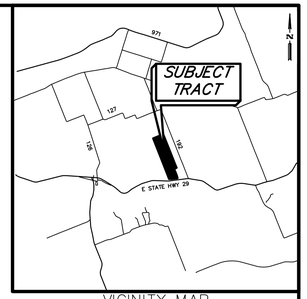
4/16/2024
Date

Dion P. Albertson RPLS No. 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPLS Licensed Surveying Firm No. 10194490

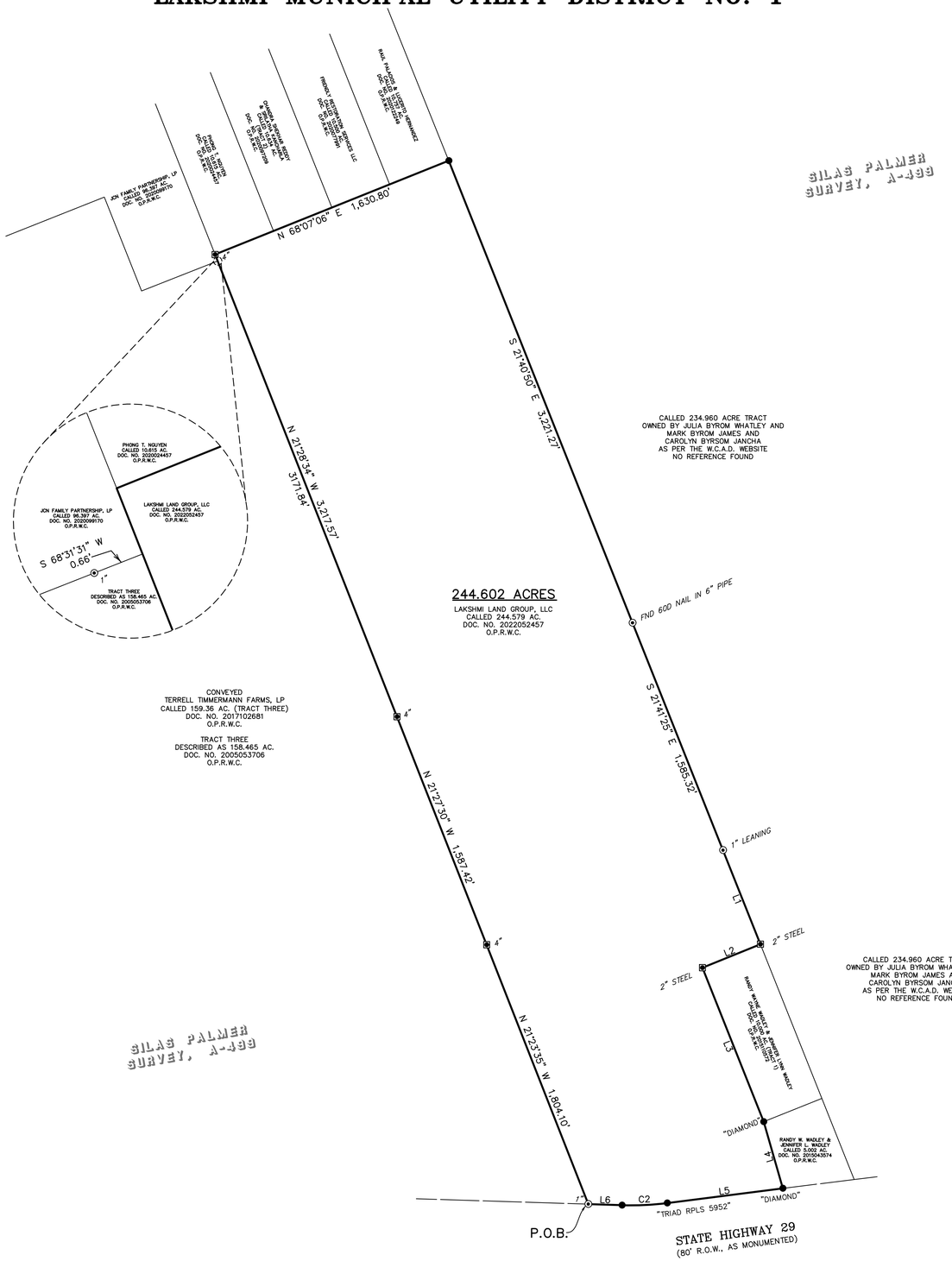
Date: April 16, 2024
Job No: 11297-00

LAKSHMI MUNICIPAL UTILITY DISTRICT NO. 1





VICINITY MAP
NOT TO SCALE



LEGEND

DOC.	DOCUMENT
FND.	FOUND
I.	IRON
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊙	FOUND PIPE (UNLESS OTHERWISE NOTED)
■	FOUND FENCE POST

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 21°42'56" E	655.74'
L2	S 67°55'56" W	405.50'
L3	S 21°41'44" E	1,073.46'
L4	S 16°02'54" E	449.13'
L5	S 82°45'25" W	755.02'
L6	N 88°11'08" W	218.90'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	293.16'	1,870.08'	8°58'55"	S 87°17'42" W	292.86'

This document was prepared under 22 Texas Administrative Code § 138.95 and does reflect the results of an on the ground survey but is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 16th day of April, 2024.

DION P. ALBERTSON RPLS NO. 4963
BGE, INC.

STATE OF TEXAS
REGISTERED
DION P. ALBERTSON
4963
PROFESSIONAL
LAND SURVEYOR

BGE, Inc.
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216
Tel: 210-581-3600 ● www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10194490

Copyright 2024

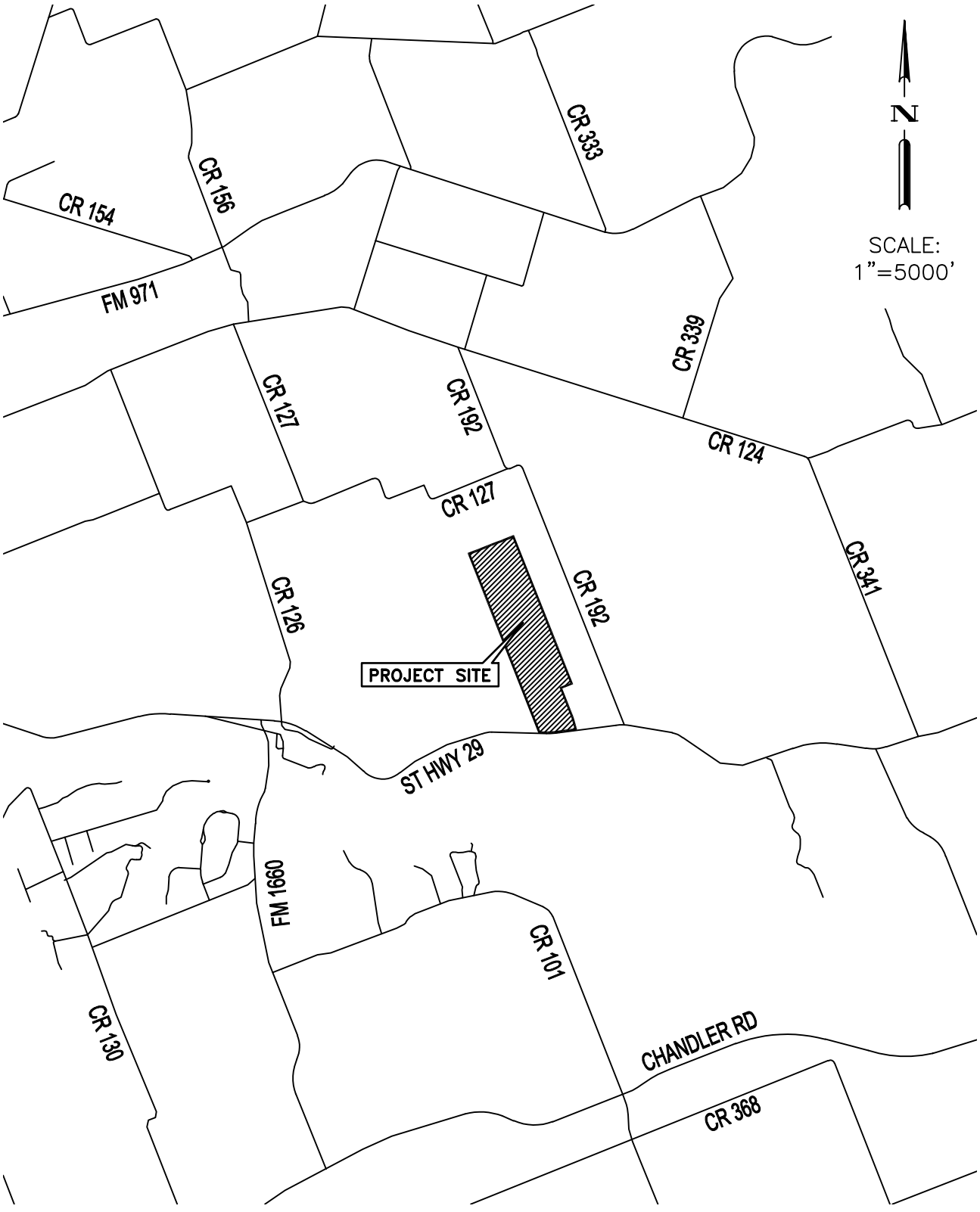
BOUNDARY MAP OF LAKSHMI MUNICIPAL UTILITY DISTRICT NO. 1 244.602 ACRES SITUATED IN THE SILAS PALMER SURVEY, A– 499

WILLIAMSON COUNTY, TEXAS

PARTY CHIEF:	C.T.	ISSUE DATE:	04/15/2024	SHEET	1
TECHNICIAN:	T.S.	SCALE:	1"=400'		
R.P.L.S.:	D.P.A.	JOB NUMBER:	11297-00		
FIELD BOOK NAME:		134		OF	1
BASE FILE:	G:\TXC\Projects\Lakshmi_Land_Group\00011297-00-Lakshmi-247ac_SH_29\SV\01_Calcs\Lakshmi-BASE-SURF				

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LAKSHMI TRACT - LOCATION MAP

EXHIBIT A

BROWN & GAY ENGINEERS, INC.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728 TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

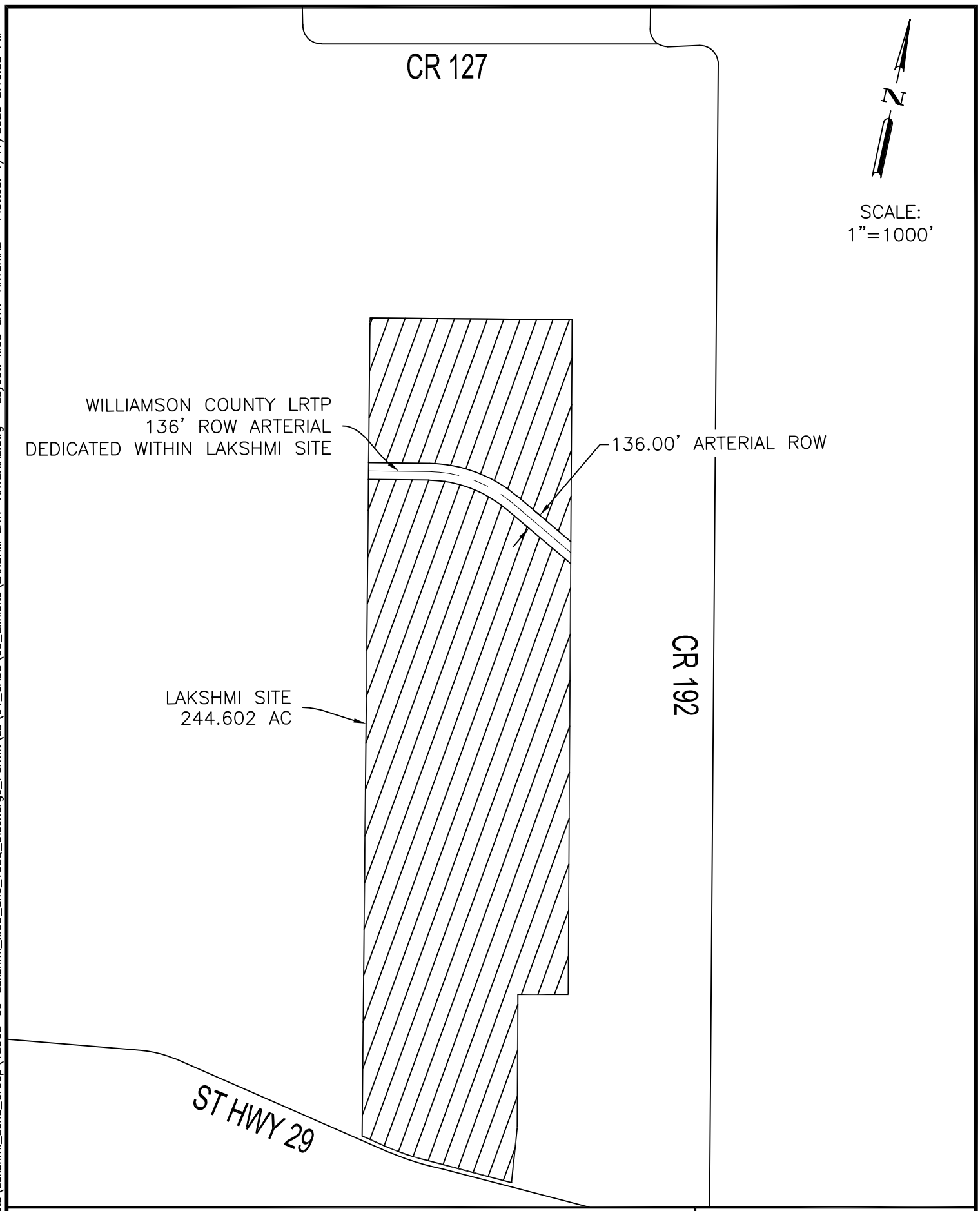
G:\TXC\Projects\Lakshmi_Land_Group\12895-00-Lakshmi_Prelim_and_Drainage_Study\LD\01_CADD\05_Exhibits\12895-C-LOCATION MAP.dwg Layout: LOCATION MAP Plotted: 4/26/2024 3:44:08 PM

EXHIBIT B

Corridor Project and/or LRTP Arterial Locations

[attached]

G:\TXC\Projects\Lakshmi_Land_Group\12962-00-Lakshmi_MUD_and_TCEQ_Discharge_Permit\LD\01_CADD\05_Exhibits\LAKSHM LRTP ARTERIAL.dwg Layout: MUD LRTP ARTERIAL Plotted: 1/17/2025 2:10:38 PM



LAKSHMI TRACT - LRTP ARTERIAL LOCATION

EXHIBIT B

BROWN & GAY ENGINEERS, INC.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728 TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

Commissioners Court - Regular Session **71.**

Meeting Date: 01/28/2025

Approval of Renewal #2 (FINAL) for Contract #23IFB14 Striping with D.I.J. Construction, Inc. for Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the second and FINAL Renewal of Contract #23IFB14 for Striping for the same terms and conditions without any price increase but with additional items added as per the attached bid tabulation with D.I.J. Construction Inc. for a 12-month term from January 10, 2025, to January 9, 2026.

Background

This is the second and FINAL renewal to this contract, for Contract #23IFB14 for Striping. The contract with D.I.J. Construction Inc. is for a 12-month term from January 10, 2025, to January 9, 2026. The second renewal is retroactively covering the period from January 10, 2025, to January 9, 2026. The reason for this being retroactively approved, is that the department first intended to issue a new solicitation, but after careful analysis decided it is more beneficial to the county to add the items to the existing contract. The added items will not exceed the 25% threshold of the contract amount. The Road and Bridge Department has confirmed that the vendor met the County requirements for this contract and requests renewal. The funding source is 01.0200.0210.003542. The Department's point of Contact is Kelly Murphy.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Renewal 2(FINAL)

1295 form

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	01/23/2025 08:46 AM
County Judge Exec Asst.	Delia Colon	01/23/2025 08:52 AM
Form Started By: Cheryl Johnson		Started On: 01/22/2025 10:03 AM
Final Approval Date: 01/23/2025		

WILCO PURCHASING

Summary Agreement for Renewal of Williamson County Contract

Contract Number:	23IFB14	**Department:**	ROAD AND BRIDGE
Vendor Name:	D.I.J. Construction, Inc		
Purpose/Intended Use of Product or Service (summary):			
(RENEWAL#2) Second and FINAL renewal for striping			
Type of Contract:	IFB	**Start Date:**	01-10-2025
Purchasing Contact:	CHERYL JOHNSON	**End Date:**	01-09-2026
Department Contact:	Kelly Murphy		

- **Williamson County wishes to extend this bid/proposal however, the renewal will maintain the same terms and conditions without a price increase, but additional items have been added (please see the bid tab).**
- PLEASE INCLUDE THE FOLLOWING:
  - COMPLETED 1295 FORM; AND
  - RENEWED INSURANCE CERTIFICATE IF IT WAS REQUIRED IN BID/PROPOSAL.

Renewal Option Period 2	January 10, 2025-- January 09-2026
Renewal Option Period 1	January 10, 2024-- January 09, 2025
Initial Contract Period	January 10, 2023 -- January 09-2024

BY SIGNING BELOW, THE PARTIES AGREE TO THE TERMS OF EXTENSION SET FORTH AS STATED ABOVE

Vendor D.I.J. Construction, Inc.

Name Terry Nix

Title President

Signature

Date 1-22-2025

Williamson County, 710 Main St., Georgetown, TX 78626

Bill Gravell, Jr

Williamson County Judge

Signature _____

Date _____

FY 2024/2025 Pricing

Item #	BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	TY II (PAINT) UNIT PRICE	TY I (THERMO, 90 mil) UNIT PRICE
	RETRACE STRIPING				
1	REFL PAV MRK (Y) 4" (SLD)	20000	LF	$ 0.15	$ 0.42
2	REFL PAV MRK (Y) 4" (BRK)	5000	LF	$ 0.15	$ 0.37
3	REFL PAV MRK (W) 4" (SLD)	20000	LF	$ 0.15	$ 0.42
4	REFL PAV MRK (W) 4" (BRK)	5000	LF	$ 0.15	$ 0.42
5	REFL PAV MRK (W) 4" (PROFILE)	10000	LF	$ 0.01	$ 0.60
6	REFL PAV MRK (Y) 4" (PROFILE)	15000	LF	$ 0.01	$ 0.60
7	REF PAV MRK (W) (ARROW)	150	EA	$ 35.00	$ 105.00
8	REF PAV MRK (W) (DBL ARROW)	40	EA	$ 35.00	$ 105.00
9	REFL PAV MRK (Y) 8"(SLD)	9000	LF	$ 0.20	$ 0.30
10	REFL PAV MRK (W) 8"(SLD)	9000	LF	$ 0.22	$ 0.65
11	REFL PAV MRK (Y) 12"(SLD)	5000	LF	$ 0.80	$ 2.85
12	REFL PAV MRK (W) 12"(SLD)	5000	LF	$ 1.10	$ 7.00
	NEW STRIPING				
13	REFL PAV MRK (Y) 4" (SLD)	20000	LF	$ 0.22	$ 0.42
14	REFL PAV MRK (Y) 4" (BRK)	5000	LF	$ 0.22	$ 0.37
15	REFL PAV MRK (W) 4" (SLD)	20000	LF	$ 0.22	$ 0.42
16	REFL PAV MRK (W) 4" (BRK)	5000	LF	$ 0.22	$ 0.42
17	REFL PAV (W) 4" (PROFILE)	10000	LF	$ 0.01	$ 0.60
18	REFL PAV (Y) 4" (PROFILE)	15000	LF	$ 0.01	$ 0.60
19	REF PAV MRK (W) (ARROW)	150	EA	$ 45.00	$ 105.00
20	REF PAV MRK (W) (DBL ARROW)	40	EA	$ 45.00	$ 105.00
21	REFL PAV MRK (Y) 8"(SLD)	12500	LF	$ 0.20	$ 0.30
22	REFL PAV MRK (W) 8"(SLD)	12500	LF	$ 0.40	$ 0.70
23	REFL PAV MRK (Y) 12"(SLD)	10000	LF	$ 0.85	$ 1.70
24	REFL PAV MRK (W) 12"(SLD)	10000	LF	$ 1.10	$ 7.00
25	REF PAV MRK (W) 18" (YLD TRI)	100	EA	$ 15.00	$ 23.00
26	REF PAV MRK (W) 36" (YLD TRI)	100	EA	$ 15.00	$ 23.00
27	REFL PAV MRK (W) (WORD)	40	EA	$ 60.00	$ 165.00
28	REFL PAV MRK (W)(RR XING) (X RR)	20	EA	$ 215.00	$ 400.00
29	RE PM (ACC PRK)(WHT)(SYMBOL ONLY)	20	EA	$ 20.00	$ 50.00
30	JIGGLE BAR TILE TY W	100	EA	$ 6.00	$ 6.00
31	REFL PAV MRKR TY II (BLUE)	100	EA	$ 5.00	$ 5.00
32	REFL PAV MRKR TY II-C-R	5000	EA	$ 3.25	$ 3.25
33	REFL PAV MRKR TY I-C	5000	EA	$ 3.25	$ 3.25
34	REFL PAV MRKR TY II-A-A	5000	EA	$ 3.50	$ 3.50
35	TRAFFIC BUTTON TY Y	200	EA	$ 2.25	$ 2.25
36	TRAFFIC BUTTON TY W	200	EA	$ 2.25	$ 2.25
37	ELIM EXT PAV MRK & MRKS (4")	2000	LF	$ 0.60	$ 0.60
38	ELIM EXT PAV MRK & MRKS (8")	1000	LF	$ 1.00	$ 1.00
39	ELIM EXT PAV MRK & MRKS (12")	1000	LF	$ 4.00	$ 4.00
40	ELIM EXT PAV MRK & MRKS (SYMBOL)	100	SF	$ 4.00	$ 4.00
41	ELIM EXT (RAISED PAVEMENT MARKERS)	1000	EA	$ 0.50	$ 0.50
42	RUMBLE STRIP	500	LF	$ 15.00	$ 15.00
43	ELIMINATE RUMBLE STRIP	500	LF	$ 5.00	$ 5.00
44	PAVEMENT SEALER 4"	5000	LF	$ 0.16	$ 0.16
45	PAVEMENT SEALER 8"	500	LF	$ 0.32	$ 0.32
46	PAVEMENT SEALER 12"	500	LF	$ 1.50	$ 1.50
47	PAVEMENT SEALER 18"	500	LF	$ 1.75	$ 1.75
48	PAVEMENT SEALER 24"	250	LF	$ 1.75	$ 1.75
49	WK ZN PAV MRK SHT TERM (TAB)TY W (REMOVAL ONLY	5000	EA	$ 0.75	$ 0.75
50	WK ZN PAV MRK SHT TERM (TAB)TY Y (REMOVAL ONLY)	5000	EA	$ 0.75	$ 0.75
	MISCELLANEOUS				
51	INSTALL CURB SYSTEM (Y)	500	LF	$ 130.00	$ 130.00
52	INSTALL CURB SYSTEM (W)	500	LF	$ 130.00	$ 130.00
53	REMOVE CURB SYSTEM	500	LF	$ 80.00	$ 80.00
54	CURB PAINTING (Y) (INCLUDES STENCILING)	2000	LF	$ 1.15	$ 0.01
55	CURB PAINTING (RED) (INCLUDES STENCILING)	2000	LF	$ 1.50	$ 0.01

FY 2025 ADDITIONAL ITEMS

Item #		BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	TY II (PAINT) UNIT PRICE	TY I (THERMO, 90 mil) UNIT PRICE
		RETRACE STRIPING				
56		REFL PAV MRK (Y) 6" (SLD)	1000	LF	$ 0.23	$ 0.63
57		REFL PAV MRK (Y) 6" (BRK)	1000	LF	$ 0.23	$ 0.56
58		REFL PAV MRK (W) 6" (SLD)	1000	LF	$ 0.23	$ 0.63
59		REFL PAV MRK (W) 6" (BRK)	1000	LF	$ 0.23	$ 0.63
60		REFL PAV (W) 6" (PROFILE)	1000	LF	$ 0.01	$ 0.90
61		REFL PAV (Y) 6" (PROFILE)	1000	LF	$ 0.01	$ 0.90
		NEW STRIPING				
62		REFL PAV MRK (Y) 6" (SLD)	1000	LF	$ 0.33	$ 0.63
63		REFL PAV MRK (Y) 6" (BRK)	1000	LF	$ 0.33	$ 0.56
64		REFL PAV MRK (W) 6" (SLD)	1000	LF	$ 0.33	$ 0.63
65		REFL PAV MRK (W) 6" (BRK)	1000	LF	$ 0.33	$ 0.63
66		REFL PAV (W) 6" (PROFILE)	1000	LF	$ 0.01	$ 0.90
67		REFL PAV (Y) 6" (PROFILE)	1000	LF	$ 0.01	$ 0.90
68		ELIM EXT PAV MRK & MRKS (6")	1000	LF	$ 0.90	$ 0.90
69		PAVEMENT SEALER 6"	100	LF	0.25	0.25

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1259702

Date Filed:
01/22/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
D.I.J. Construction, Inc.
Bertram, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
23IFB14
Pavement markings and markers

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Floyd, Danny	Bertram, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

[redacted] County, State of Texas, on the 22 day of January, 2025.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1259702

Date Filed:
01/22/2025

Date Acknowledged:
01/22/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

D.I.J. Construction, Inc.
Bertram, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

23IFB14
Pavement markings and markers

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Floyd, Danny	Bertram, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **72.**

Meeting Date: 01/28/2025

East Wilco Highway Segment 6 THC Antiquities Permit Application

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding an Antiquities Permit Application to the Texas Historical Commission (THC), required as part of the Due Diligence Environmental Investigation on the East Wilco Highway Segment 6, a 2023 Road Bond project in Commissioner Precinct 4. Project: P694.

Background

The permit requests the approval of an intensive archaeological pedestrian survey with subsurface testing and a reconnaissance-level historic resources survey to supplement the Antiquities Code of Texas (ACT) for due diligence purposes, required by the Texas Historical Commission (THC) on the East Wilco Highway Segment 6 project. No investigations will take place until a permit is received from the Texas Historical Commission. The file was reviewed for sensitive information to be redacted to protect restricted information from being published, but none was identified, so the complete document is attached.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

EWHSeg6-THC-AntiquitiesPermitApp

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:57 AM
Form Started By: Marie Walters		Started On: 01/09/2025
Final Approval Date: 01/23/2025		

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION FORM ARCHEOLOGY

GENERAL INFORMATION

I. PROPERTY TYPE AND LOCATION

Project Name (and/or Site Trinomial) East Wilco Highway Segment 6
County (ies) Williamson
USGS Quadrangle Name and Number Weir (3097-314)
UTM Coordinates Zone 14 E 639589-641645 N 3397393-33906206
Location The proposed project consists of a new roadway located from 1,000 feet (304.8 meters) north of State Highway 29 to County Road 237 for a length of approximately 4.5 miles (7.2 kilometers).
Federal Involvement ☑ Yes ☐ No
Name of Federal Agency U.S. Army Corps of Engineers Fort Worth District
Agency Representative Arlo Mckee

II. OWNER (OR CONTROLLING AGENCY)

Owner Williamson County
Representative Bill Gravell Jr. (County Judge)
Address 710 Main Street, Suite 101
City/State/Zip Georgetown, TX 78226
Telephone (include area code) 512-943-1550 Email Address ctyjudge@wilco.org

III. PROJECT SPONSOR (IF DIFFERENT FROM OWNER)

Sponsor Williamson County (see above)
Representative
Address
City/State/Zip
Telephone (include area code) Email Address

PROJECT INFORMATION

I. PRINCIPAL INVESTIGATOR (ARCHEOLOGIST)

Name Annie Carter
Affiliation Halff, Inc.
Address 5113 Southwest Parkway, Suite 140
City/State/Zip Austin, TX 78735
Telephone (include area code) 352-634-0229 Email Address acarter@halff.com

(OVER)

ANTIQUITIES PERMIT APPLICATION FORM (CONTINUED)

II. PROJECT DESCRIPTION

Proposed Starting Date of Fieldwork February 10, 2025
Requested Permit Duration 5 Years 0 Months (1 year minimum)
Scope of Work (Provided an Outline of Proposed Work) Intensive archeological survey in accordance with the CTA Survey Standards. A detailed scope of work is attached.

III. CURATION & REPORT

Temporary Curatorial or Laboratory Facility Halff, Inc.
Permanent Curatorial Facility Center for Archaeological Studies

IV. OWNER'S CERTIFICATION

I, Bill Gravell, as legal representative of the Owner, Williamson County, do certify that I have reviewed the plans and research design, and that no investigations will be performed prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Owner, Sponsor, and Principal Investigator are responsible for completing the terms of the permit.
Signature _____ Date _____

V. SPONSOR'S CERTIFICATION

I, Bill Gravell, as legal representative of the Sponsor, Williamson County, do certify that I have review the plans and research design, and that no investigations will be performed prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Sponsor, Owner, and Principal Investigator are responsible for completing the terms of this permit.
Signature _____ Date _____

VI. INVESTIGATOR'S CERTIFICATION

I, Annie Carter, as Principal Investigator employed by Halff, Inc. (Investigative Firm), do certify that I will execute this project according to the submitted plans and research design, and will not conduct any work prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Principal Investigator (and the Investigative Firm), as well as the Owner and Sponsor, are responsible for completing the terms of this permit.
Signature Annie Carter Date 1/10/2025

Principal Investigator must attach a research design, a copy of the USGS quadrangle showing project boundaries, and any additional pertinent information. Curriculum vita must be on file with the Archeology Division.

FOR OFFICIAL USE ONLY

Reviewer _____ Date Permit Issues _____
Permit Number _____ Permit Expiration Date _____
Type of Permit _____ Date Received for Data Entry _____

Texas Historical Commission
Archeology Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512-463-6096
thc.texas.gov

TEXAS HISTORICAL COMMISSION
real places telling real stories
thc.texas.gov

January 7, 2025

Rebecca Shelton
Texas Historical Commission
P.O. Box 12275
Austin, Texas 78711-2276

Subject: **Request for Antiquities Permit to Conduct Cultural Resources Investigations for the East Wilco Highway Segment 6 Project, Williamson County, Texas / Halff Project No. 56571.001**

Dear Rebecca Shelton:

This letter is a request for a Texas Antiquities Permit to conduct cultural resources investigations for the East Wilco Highway Segment 6 Project in Williamson County, Texas (project). The project consists of a new roadway located from 1,000 feet (304.8 meters [m]) north of State Highway 29 to County Road 237 for a length of approximately 4.5 miles (7.2 kilometers). The project includes an at grade roadway with bridges spanning Pecan Branch, Farm-to-Market Road 971 and the Georgetown Railroad. The proposed right of way width is generally 350 feet (106.7 m). As the proposed project is being undertaken by Williamson County, a political subdivision of the State of Texas, a Texas Antiquities Permit is required in accordance with the Antiquities Code of Texas (Texas Natural Resources Code, Title 9, Chapter 191) and accompanying Rules of Practice and Procedure (Texas Administrative Code, Title 13, Chapter 26).

If you have any questions, please contact me by phone at 352-634-0229 or email at acarter@halff.com.

Sincerely,
HALFF

Annie Carter

Annie Carter, MS
Principal Investigator
acarter@halff.com
352-634-0229

Scope of Work

Cultural Resources Survey for the East Wilco Highway Segment 6 Project, Williamson County, Texas

U.S. Army Corps of Engineers Project Number SWF-2024-00521

Prepared for

County of Williamson

Prepared by

Halff

Annie Carter, MS, Principal Investigator

AVO 56571
January 10, 2025

Introduction

The County of Williamson (County) contracted with Halff to conduct a cultural resources survey for the proposed East Wilco Highway Segment 6 Project in Williamson County, Texas (**Figure 1**). The proposed project consists of a new roadway located from 1,000 feet (304.8 meters [m]) north of State Highway (SH) 29 to County Road (CR) 237 for a length of approximately 4.5 miles (7.2 kilometers [km]). The proposed project includes an at grade roadway with bridges spanning Pecan Branch, Farm-to-Market Road (FM) 971 and the Georgetown Railroad (**Figure 2**). The proposed right of way (ROW) width is generally 350 feet (106.7 m).

Because the project is being developed by the County, a political sub-entity of the State of Texas, it requires compliance with the Texas Antiquities Code (TAC), through consultation with the Texas Historical Commission (THC) to evaluate potential impacts to archeological and above ground historic resources. In addition, the project requires authorization by U.S. Army Corps of Engineers Fort Worth District (USACE) pursuant to Section 404 of the Clean Water Act, which is a federal action requiring compliance with Section 106 of the National Historic Preservation Act (Section 106).

Halff identified Waters of the United States (WOUS) within the project area that fall under jurisdiction of the USACE. The direct Area of Potential Effects (APE) consists of a 600-foot (182.9-m) buffer of the WOUS jurisdictional areas as shown in **Figure 3**. An indirect APE was established from a 600-foot (182.9-m) buffer of the APE to account for visual effects to above ground historic resources. Typical proposed construction depths for the at grade roadway are less than 2 feet (ca. 60 centimeters [cm]), with deeper impacts (i.e., greater than 3 feet [ca. 1 m]) for the proposed bridge structures.

The TAC Project Area (PA) comprises the full 4.5-mile (7.2-km) long, 350-foot (106.7-m) wide and 251.7-acre project limits. The APE is limited to the 600-foot buffered WOUS permit areas, comprising a 59.94-acre and 1.24-mile (2.0-km) long portion of the PA (see **Figure 3**). The PA and APE are collectively referred to hereafter as the PA unless denoted otherwise. This scope of work summarizes the results of the desktop research performed for the proposed project and outlines the methodology developed for a cultural resources survey of the PA in compliance with Section 106 and the TAC.

Environmental Setting

The project is mapped within the Brazos River drainage basin (TWDB 2024) and the Northern Blackland Prairies ecoregion of Texas (Griffith et al. 2007:61-63). The general physiography of the Northern Blackland Prairies consists of irregular plains that are lightly to moderately dissected, low to moderate gradient streams and an elevation range of 300 to 1050 feet above sea level. The Northern Blackland Prairies stretches over 300 miles from North Central to Central Texas, generally coincides with a belt of Upper Cretaceous chalks, marls, limestones and shales, and a coincidence of soils, vegetation, land cover, and geologic patterns (Griffith et al. 2007:61).

According to the Weir, Texas Topographic Quadrangle map and recent aerial photography (see **Figures 2 and 3**), the local topography is gently rolling with elevations ranging from 650 to 750 above mean sea level. The majority of the PA and surrounding area is comprised of rural and agricultural land. The PA crosses two named streams, consisting of Pecan Branch and Big Horn Branch, both of which are tributaries of the San Gabriel River, which is mapped some 0.6-mile (1 km) to the south.

Soils and Geology

A review of the Natural Resource Conservation Service Web Soil Survey (NRCS 2024) revealed that the PA is composed of thirteen soil units, which are described below in **Table 1** and mapped in **Figure 4**. According to the Geologic Atlas of Texas (USGS 2024a), the local geology is composed of three geologic units, which are listed and described below in **Table 2** and mapped in **Figure 5**. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map data, the portion of the PA that crosses Pecan Branch is within a flood zone (see **Figure 4**).

Table 1: Soil Map Unit Descriptions and Frequencies (NRCS 2024).

Map Unit Symbol	Map Unit Name	General Characteristics	Potential for Buried Holocene-age Deposits if Undisturbed	Acres / %
AsB	Austin silty clay, 1 to 3 percent slopes	Landform: ridges Surface texture: silty clay Parent material: residuum weathered from chalk	No	68.1 acres / 27.0%
AwD3	Austin-Whitewright complex, 2 to 6 percent slopes, eroded	Landform: ridges Surface texture: silty clay Parent material calcareous clayey residuum weathered from chalk	No	14.1 acres / 5.6%
BrA	Branyon clay, 0 to 1 percent slopes	Landform: stream terraces Surface texture: clay Parent material: calcareous clayey alluvium derived from mudstone of Pleistocene age	No	23.6 acres / 9.4%
BrkB	Branyon-Krum complex, 1 to 3 percent slopes	Landform: stream terraces Surface texture: clay Parent material: calcareous clayey alluvium derived from Pleistocene-age mudstone	No	9.4 acres / 3.7%
CaB	Castephen silty clay, 1 to 3 percent slopes	Landform: ridges Surface texture: silty clay Parent material: calcareous loamy residuum weathered from chalk	No	31.4 acres / 12.5%
CaC	Castephen silty clay, 3 to 5 percent slopes	Landform: ridges Surface texture: silty clay Parent material: residuum weathered from Austin Chalk formation	No	3.6 acres / 1.4%
EyB	Eddy very gravelly clay loam, 0 to 3 percent slopes	Landform: ridges Surface texture: very gravelly clay loam Parent material: residuum weathered from chalk	No	3.3 acres / 1.4%

Map Unit Symbol	Map Unit Name	General Characteristics	Potential for Buried Holocene-age Deposits if Undisturbed	Acres / %
EyD	Eddy very gravelly clay loam, 3 to 8 percent slopes	Landform: ridges Surface texture: very gravelly clay loam Parent material: calcareous loamy residuum weathered from chalk	No	5.9 acres / 2.4%
HoB	Houston black clay, 1 to 3 percent slopes	Landform: ridges Surface texture: clay Parent material: clayey residuum weathered from calcareous mudstone of upper Cretaceous age	No	73.5 acres / 29.2%
HoC2	Houston black clay, 3 to 5 percent slopes, moderately eroded	Landform: ridges Surface texture: clay Parent material: clayey residuum weathered from calcareous mudstone of the upper Cretaceous age	No	7.5 acres / 3.0%
KrA	Krum silty clay, 0 to 1 percent slopes	Landform: stream terraces Surface texture: silty clay Parent material: clayey alluvium of Pleistocene age derived from mixed sources	No	1.8 acres / 0.7%
QuF	Queeny-Surev complex, 5 to 15 percent slopes	Landform: paleoterraces Surface texture: clay loam Parent material: clayey alluvium derived from mudstone over gravelly alluvium derived from limestone	No	0.4 acre / 0.1%
WhC	White-Wright silty clay loam, 1 to 5 percent slopes	Landform: ridges Surface texture: silty clay loam Parent material: residuum weathered from Austin Chalk formation	No	9.1 acres / 3.6%
Totals				251.7 acres / 100%

Table 2: Geologic Map Unit Descriptions and Frequencies (USGS 2024a).

Map Unit Symbol	Map Unit Name	Period / Epoch	Potential for Buried Holocene-age Deposits	Acres / %
Kau	Austin Chalk	Cretaceous / Gulfian	No	237.2 acres / 94.3%
Knt	Navarro and Taylor Groups undivided	Cretaceous / Gulfian	No	2.2 acres / 0.8%
Qt	Fluvatile terrace deposits	Quaternary / Pleistocene	No	12.3 acres / 4.9%
Totals				251.7 acres / 100%

Potential Archeological Liability Map Data

The Texas Department of Transportation (TxDOT) Potential Archeological Liability Map (PALM) for the Austin District was reviewed to evaluate the potential for shallow and deeply buried archeological deposits with integrity. In general, the PALM data point to a moderate to low potential for such deposits as evidenced by the common occurrences of Map Units 5 and 1. A breakdown of the local PALM data is below in **Table 3** and a map showing the Map Unit distribution is provided in **Figure 6**.

Table 3: PALM Unit Descriptions and Frequencies.

Map Unit	Map Unit Description	Acres / %
0	Negligible potential	0.6-acre/ 0.2%
1	Low potential	99.6 acres / 39.6%
2	Low shallow potential, moderate deep potential	0.3-acre / 0.1%
4	Moderate shallow potential, low deep potential	5.3 acres / 2.1%
5	Moderate potential	128.6 acres / 51.1%
8	High shallow potential, moderate deep potential	6.7 acres / 2.7%
9	High potential	10.6 acres / 4.2%
Total		251.7 acres / 100%

Cultural Setting

Archeological Sites Atlas Review

A review of the Texas Archeological Sites Atlas maintained by the THC and Texas Archeological Research Laboratory (Atlas) was conducted on November 5, 2024. The Atlas review revealed that the PA contains no previously recorded archeological sites, cemeteries, or properties eligible for listing on the National Register of Historic Places (NRHP) or State Antiquities Landmark (SAL) designation. Six cultural resources are documented within a 1-km (0.6-mile) radius, consisting of five cemeteries and one historical marker

(**Table 4**). In addition, the Atlas review revealed that the PA has not been surveyed for cultural resources. A map showing the cultural resources sites documented in the Atlas search area is provided in **Figure 7**.

Table 4: Atlas Data (THC 2024).

Resource ID	Resource Type	Atlas Record Summary	Eligibility / Designation	Distance from Project	Year(s) Recorded
WM-C234	Cemetery	Whitley-Lunsford Cemetery; late 19th century; nine known graves	Historic Texas Cemetery	160 m	2023
WM-C166	Cemetery	Jonah Cemetery	None	416 m	N/A
WM-C165	Cemetery	Whitley-Yoes Cemetery; late 19th Century; four known graves	Historic Texas Cemetery	550 m	2023
Infor not available	Cemetery	Yoes Cemetery	None	501 m	N/A
WM-C198	Vicinity Cemetery	Steams Family Cemetery	None	1.4 km	N/A
9309	Historical Marker	Site of Neusser	None	720 m	1992

Historical Map Review

A summary of the historical topographic quadrangle maps (USGS 2024b) and aerial photographs (NETR 2024) reviewed for the project are summarized below in **Table 5**.

Table 5: Historical Map Review Summary.

Map Name and Year	Historic Structures/features mapped in the PA and/or indirect APE	General land use depicted
USGS1982 Weir, Texas Topographic Quadrangle (**Figure 8**)	One structure is depicted in the PA near the southern terminus and a cluster of one building and three outbuildings are mapped in the indirect APE near the north-central portion of the PA.	Rural and agricultural
Aerial photography from 1941 (**Figure 9**)	Two or three structures are visible in the PA near the southern terminus. The cluster of buildings mapped in the indirect APE near the north-central portion of the PA are depicted.	Rural and agricultural
Aerial photography from 1953 (**Figure 10**)	Same as the 1941 aerial photograph. The 1953 aerial better depicts the structures shown on the 1941 aerial photographs.	Rural and agricultural

Subsequent land use in the PA and adjacent properties includes the construction of county roads starting in the 1990's. However, the majority of the PA has retained its historic rural setting. The historic-age structures mapped within the PA and indirect APE on the historical maps (see **Table 5**) are visible on modern aerial photographs. As such, there is a high potential for historic resources in these areas. Additionally, the perceived lack of significant land development in the PA over time indicates there is potential for intact archeological materials. However, agricultural activities such as plowing and grading have likely displaced any archeological materials located on the surface or shallow-buried. The local soil, geologic, PALM and historic land use information support a recommendation for an intensive archeological survey consisting of pedestrian reconnaissance and shovel testing.

Methodology

The results of the background research were referenced in the development of the survey methodology to ensure that a sufficient level of field investigation is conducted to identify all archeological and above ground historic resources in the PA. The intensive archeological survey will conform to the Council of Texas Archeologists (CTA) Survey Standards for Texas and be performed by Halff Principal Investigator, Annie Carter and Staff Archaeologist, Joshua Cutler who meet the U.S. Secretary of the Interior (SOI) Professional Qualification Standards for Archaeology and Historic Preservation and professional qualification requirements for Principal Investigator. In addition, an architectural assessment of effects evaluation of historic structures will be performed by SOI-qualified Architectural Historian, Kathryn St. Clair. Components of the survey may include pedestrian reconnaissance, shovel testing, field notes, site documentation, artifact inventories, evaluations of above-ground historic-age structures, and digital photography. All exposed surfaces will be examined for evidence of cultural materials. The excavation of shovel tests will be done on a judgmental basis and conducted where the PA exhibits potential to contain buried and undisturbed cultural materials. Mechanical trenching is not a component of the archeological survey given the overall low-moderate potential for deeply buried archeological materials based on the local soil, geologic, PALM and historic land use data.

Archeological Survey

The CTA Survey Standards for the proposed 4.5-mile (7.2-km) long and 350-foot (ca. 100-m) wide PA require a minimum of 144 shovel tests placed along two transects and at an interval no greater than 100 m (ca. 300 feet). Shovel tests are excavated in settings that have potential for buried archeological materials, except on slopes greater than 20 percent or in settings with evidence of significant ground disturbance. Shovel tests are at least 30 cm (ca. 1 foot) in diameter and excavated to the lesser of 80 cm (ca. 2.6 feet) below the surface or base of Holocene-age deposits. All excavated soil matrices are screened through 0.25-inch (0.64-cm) hardware cloth or hand-sorted if clay and moisture content require. The location of each shovel test is documented using a Global Positioning System (GPS) capable of sub-meter accuracy. Soil/sediment depth and composition, and the presence/absence of cultural materials are recorded on standardized forms for each shovel test, which is backfilled upon completion. If previous ground disturbance precludes the excavation of shovel tests, GPS data points are recorded at each location along with photographs and descriptions of the disturbance. Shovel test intervals are adjusted as needed to avoid disturbed areas while adhering to the shovel test schedule to the extent possible. All photograph locations are mapped using GPS capable of sub-meter accuracy.

Archeological Site Recording Procedures

An archeological site will be defined as containing cultural materials or features that are at least 50 years in age or older and meeting at least one of the following criteria:

1. a single cultural feature observed on or below the surface,
2. three or more surface artifacts within a 15-m (ca. 50-foot) radius, and
3. two or more positive shovel tests located within 30 m (ca. 100 feet) of each other.

Archeological site boundaries are delineated based on the distribution of artifacts and features on the surface or within positive shovel tests. A minimum of six shovel tests are excavated to define site boundaries at 15-m (ca. 50-foot) intervals or less until two negative shovel tests in each direction or landform/project limits are reached. Additional and strategically placed shovel tests are excavated as needed to adequately sample site deposits. If shovel tests and other field observations indicate a negligible potential for buried

archeological materials, site boundaries are delineated based on the surface distribution of artifacts and/or features.

The survey will employ a non-collection strategy, meaning all artifacts observed in the PA are documented in the field and left where they were found. However, certain diagnostic materials may be collected to evaluate site chronology, function and NRHP/SAL eligibility potential. All encountered sites are documented on standardized forms with boundaries and significant feature/artifact localities mapped in the field with a GPS capable of sub-meter accuracy. The site data collected in the field are sufficient for a preliminary evaluation of NRHP/SAL eligibility potential. Electronic TexSite forms are completed for each documented site and submitted to the Texas Archeological Research Laboratory with site boundary shapefiles for permanent trinomial assignment.

Historic Architectural Assessment

SOI-qualified architectural historian, Kathryn St. Clair will conduct database searches of the Atlas and the TxDOT Historic Resources Aggregator to identify previously documented and listed historic properties/districts in the PA and APE (direct and indirect). The architectural historian will conduct fieldwork to identify, document, and evaluate all resources within the PA/APE that are 50 years old or older. A report will be prepared to document the methodology, documented resources, NRHP eligibility recommendations, and a recommendation regarding whether the proposed project would adversely affect NRHP-listed or -eligible properties/districts. The report will include descriptions of each documented resource, relevant mapping, photography, and other supporting materials. The architectural assessment will be completed at the reconnaissance level and the results incorporated into a single cultural resources report that includes the findings and recommendations resulting from the archeological survey.

Survey Report

Halff will prepare and submit a draft report that summarizes the findings of the archeological survey and historic architectural assessment. The report will conform to the CTA Reporting Standards and provide recommendations regarding any additional cultural resources work requirements with appropriate justifications. Following a period of County review, the draft report will be submitted to the THC and USACE for concurrent review. After addressing any agency comments, Halff will submit a final report to the County and furnish the THC with one final report copy containing the plotted locations of any sites recorded and one copy that excludes the site location data.

Curation

Pursuant to 13 TAC 26.17, and after acceptance of the final report by the THC, the administrative and field records, photographs, survey report and any collected artifacts will be prepared for permanent curation at the Center for Archaeological Studies located at Texas State University in San Marcos, Texas.

References

Griffith, Glenn, Sandy Bryce, James Omernik and Anne Rogers
2007 Ecoregions of Texas. Texas Commission on Environmental Quality.

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Natural Resource Conservation Service (NRCS)
2024 Web Soil Survey. Electronic document, https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm, accessed Novemeber 5, 2024.

Texas Historical Commission (THC)
2024 Texas Archeological Sites Atlas. Electronic document, https://atlas.thc.state.tx.us/ accessed November 5, 2024.

Texas Water Development Board (TWDB)
2024 River Basins. Electronic document, https://www.twdb.texas.gov/surfacewater/rivers/river_basins/index.asp, accessed November 5, 2024.

U.S. Geological Survey (USGS)
2024a Geologic Atlas of Texas Viewer. Electronic document, https://txpub.usgs.gov/txgeology/, accessed November 5, 2024.
2024b TopoView. Electronic document, https://ngmdb.usgs.gov/topoview/viewer/#4/40.01/-100.06, accessed November 5, 2024.

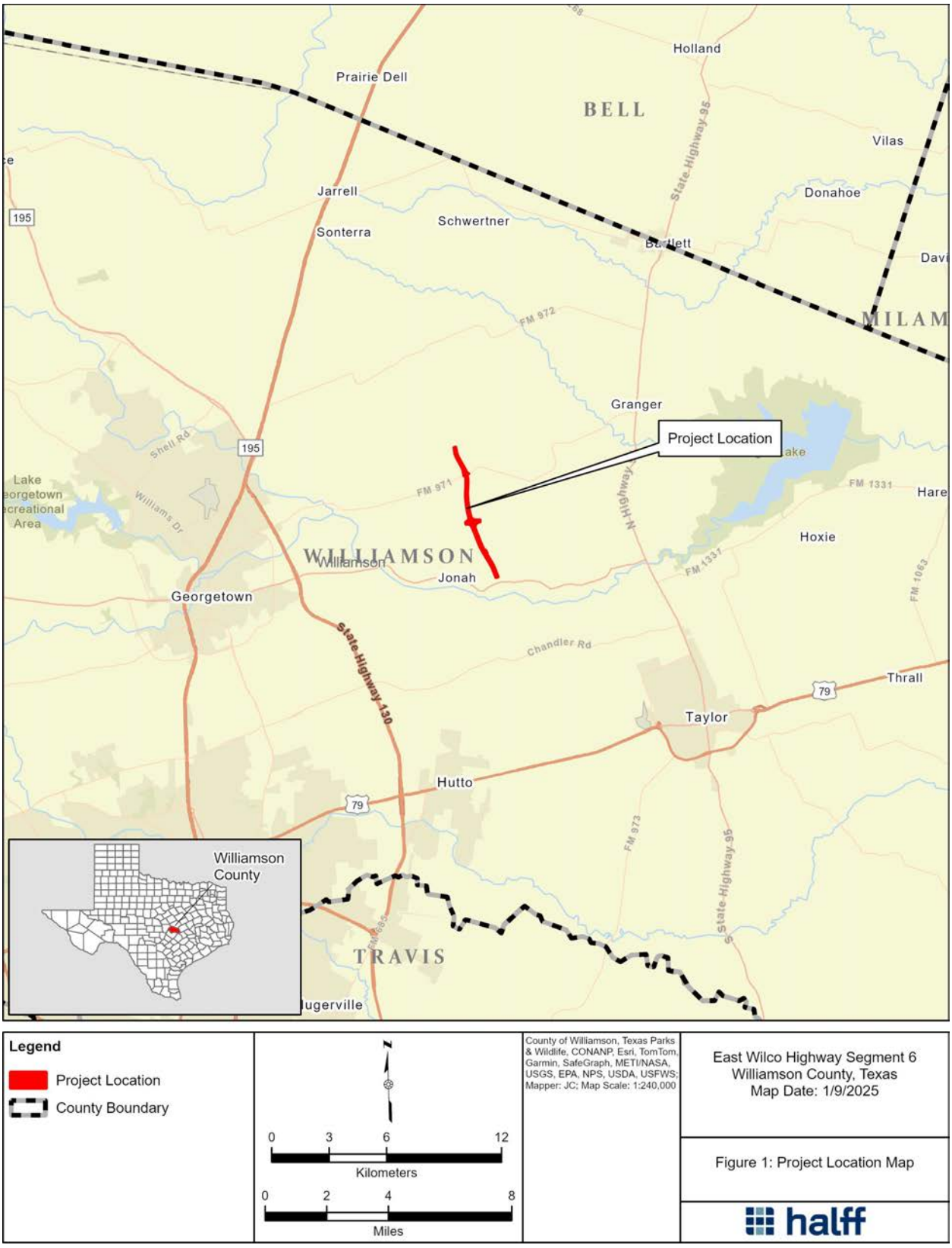


Figure 1: Project Location Map.

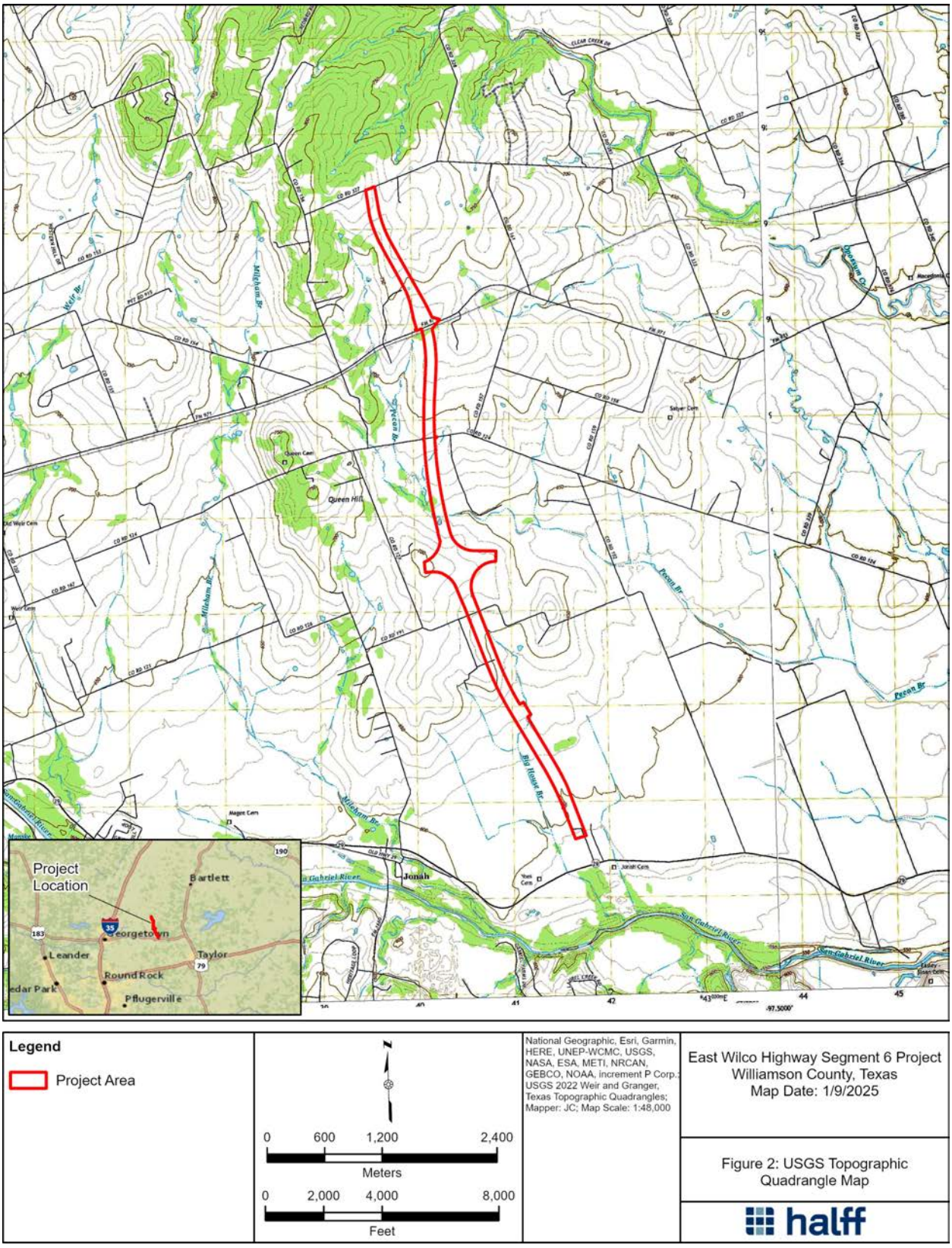


Figure 2: USGS Topographic Quadrangle Map.

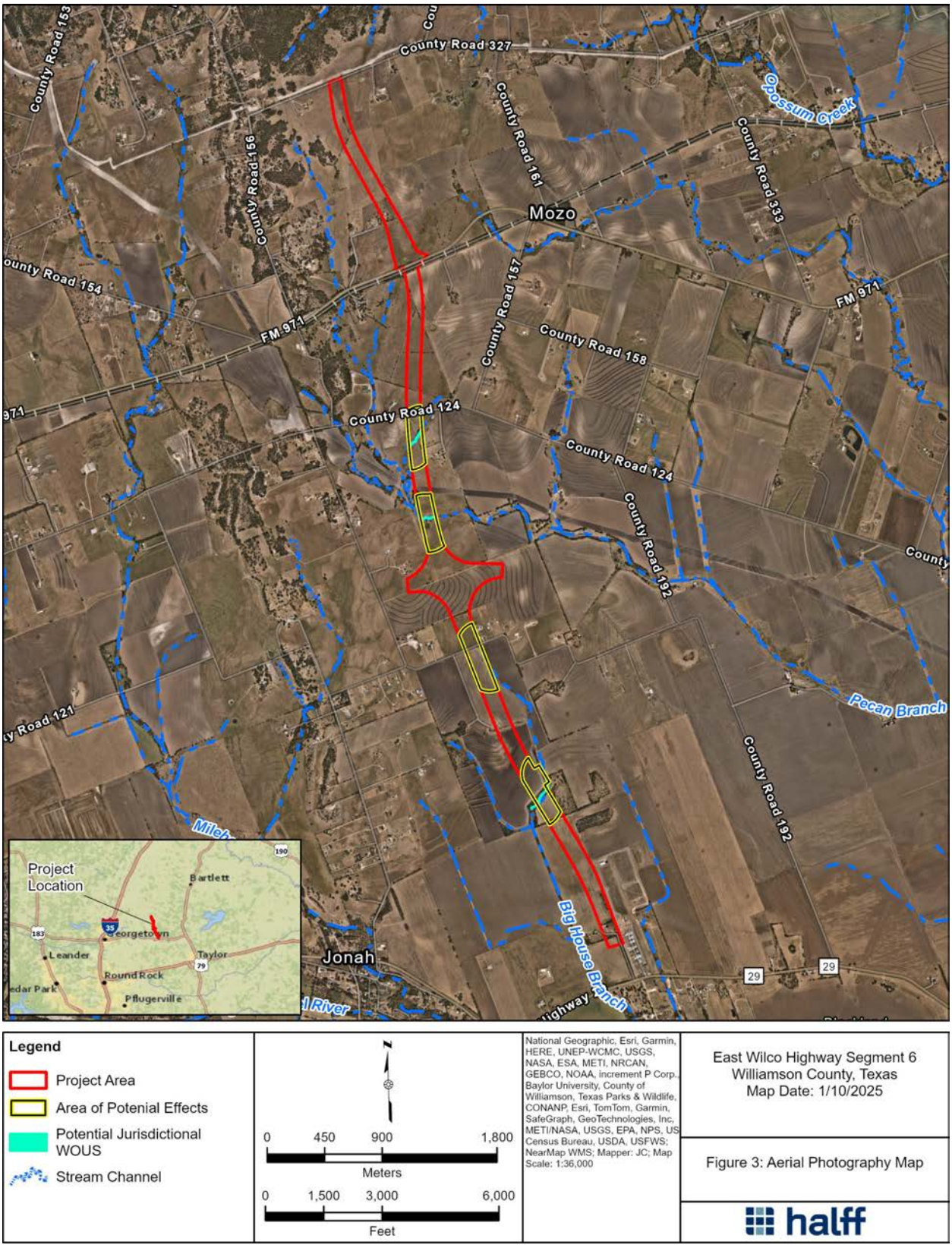


Figure 3: Aerial Photography Map.

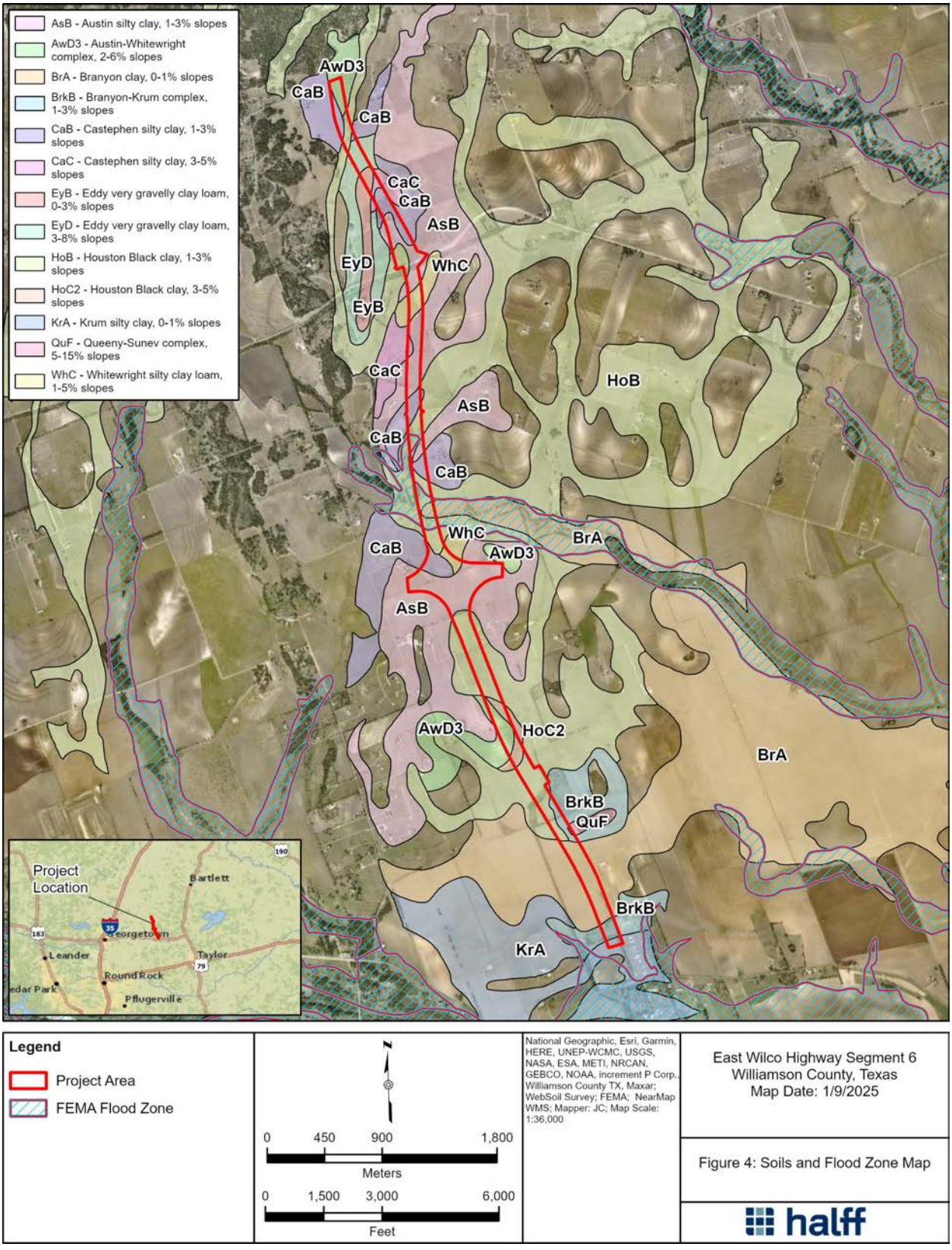


Figure 4: Soils and Flood Zone Map.

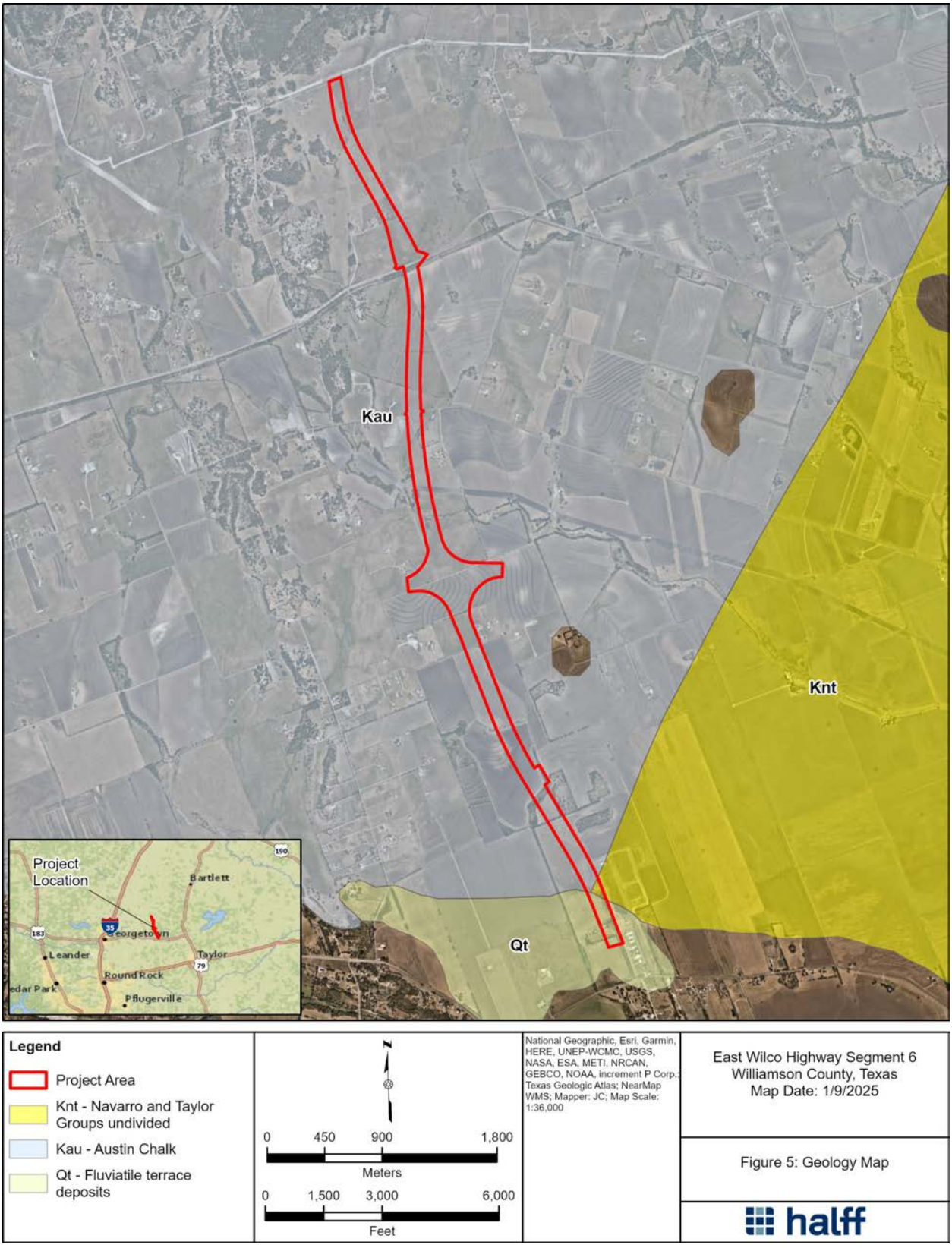


Figure 5: Geology Map.

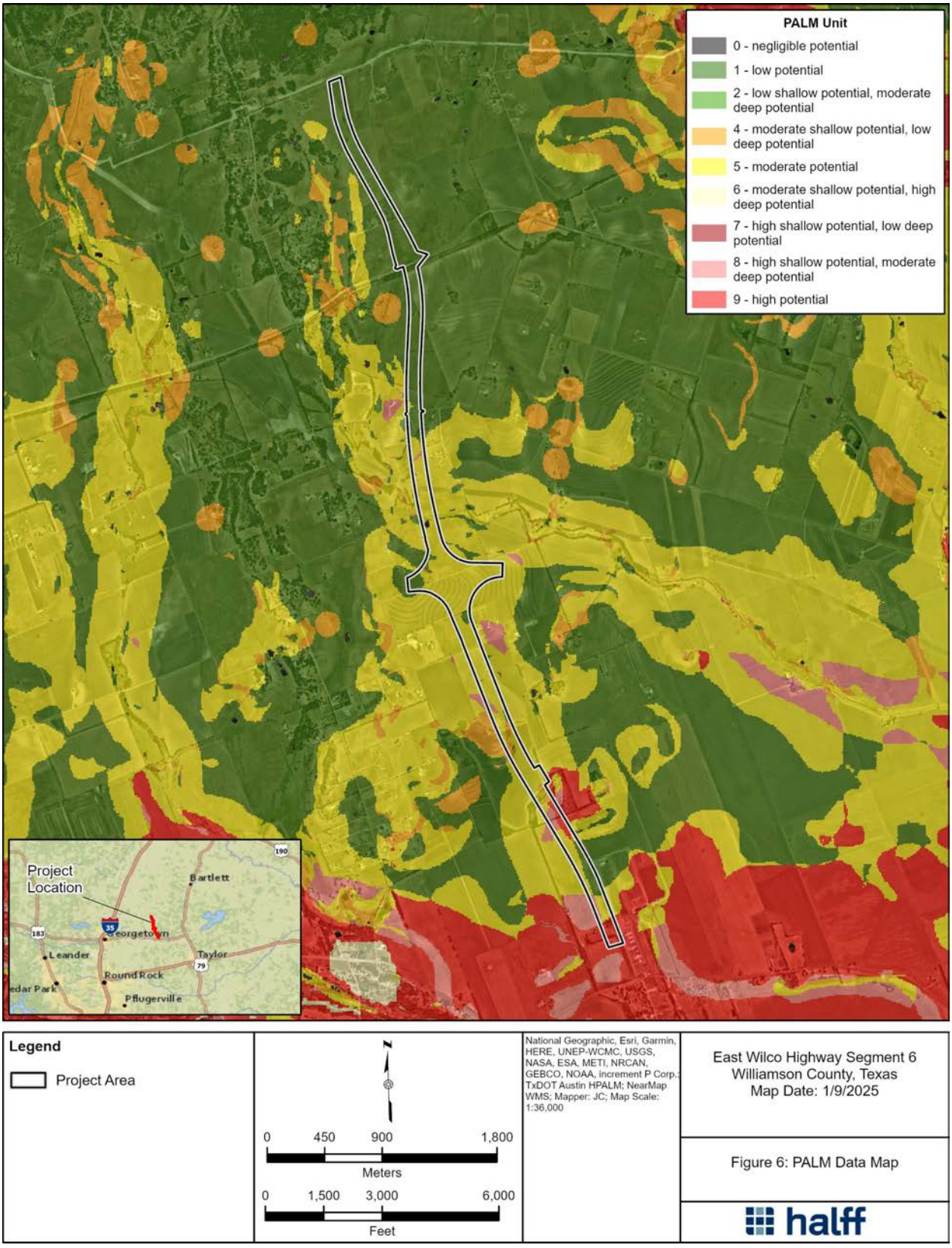


Figure 6: PALM Data Map.

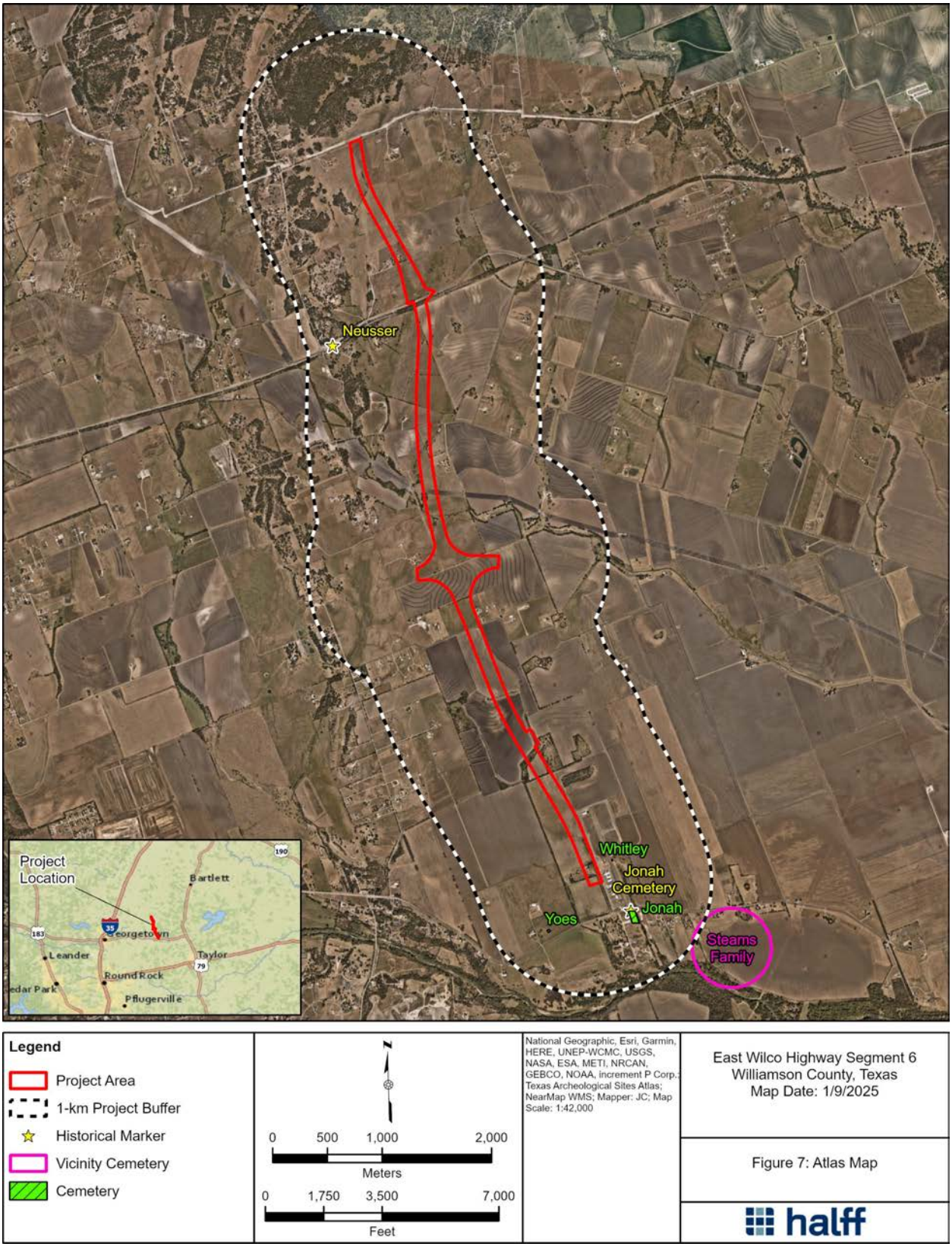


Figure 7: Atlas Map.

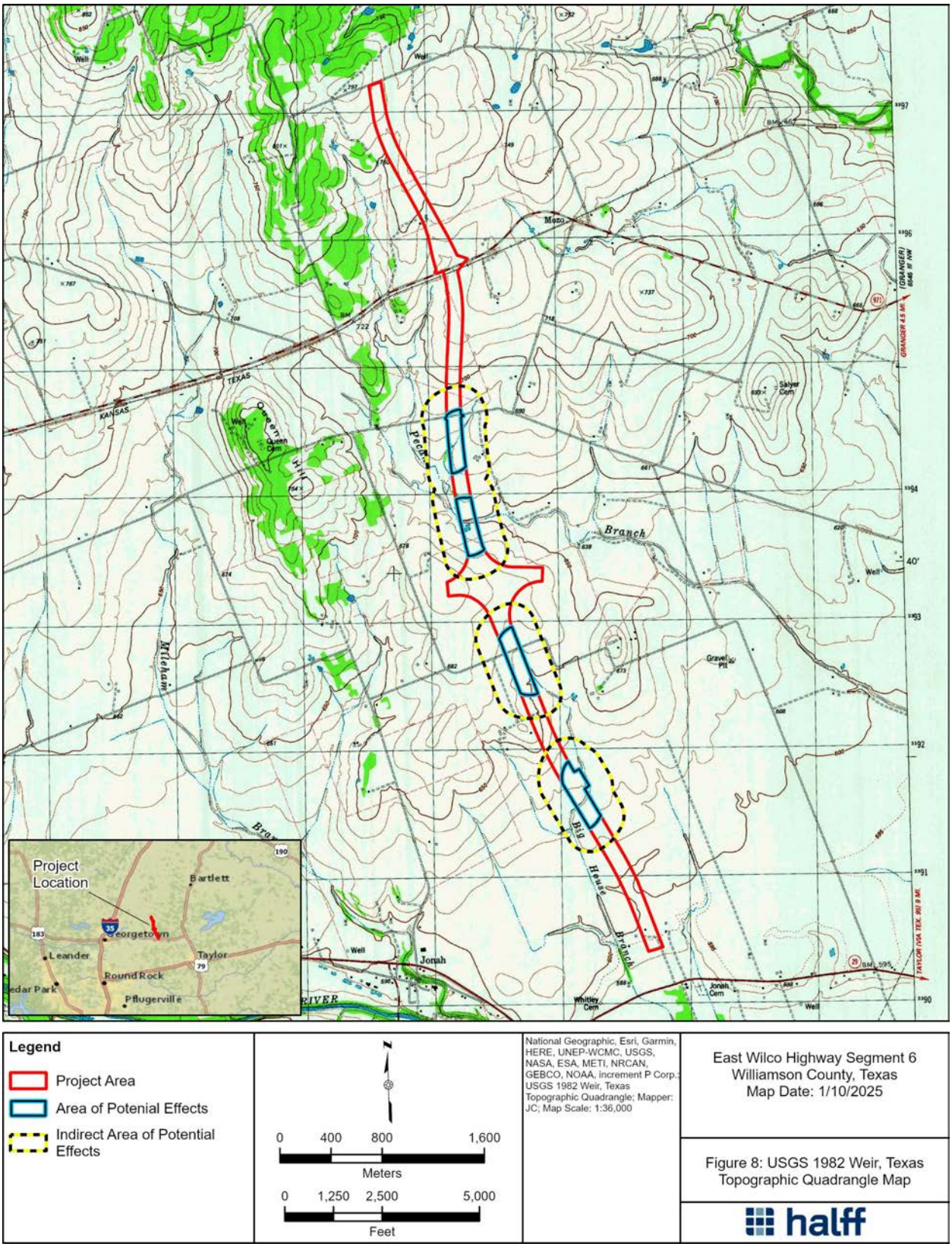


Figure 8: USGS 1982 Weir, Texas Topographic Quadrangle Map.

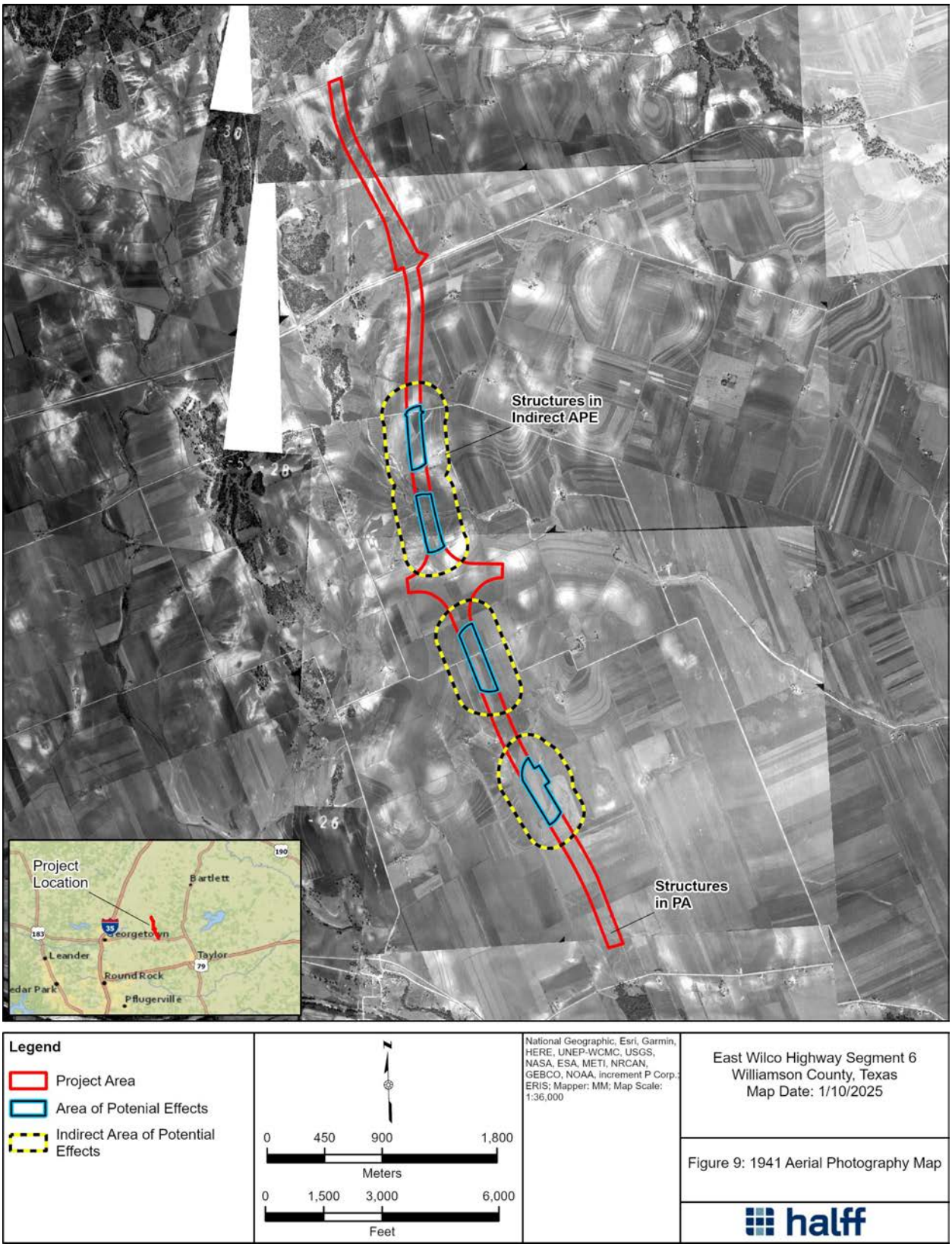


Figure 9: 1941 Aerial Photography Map.

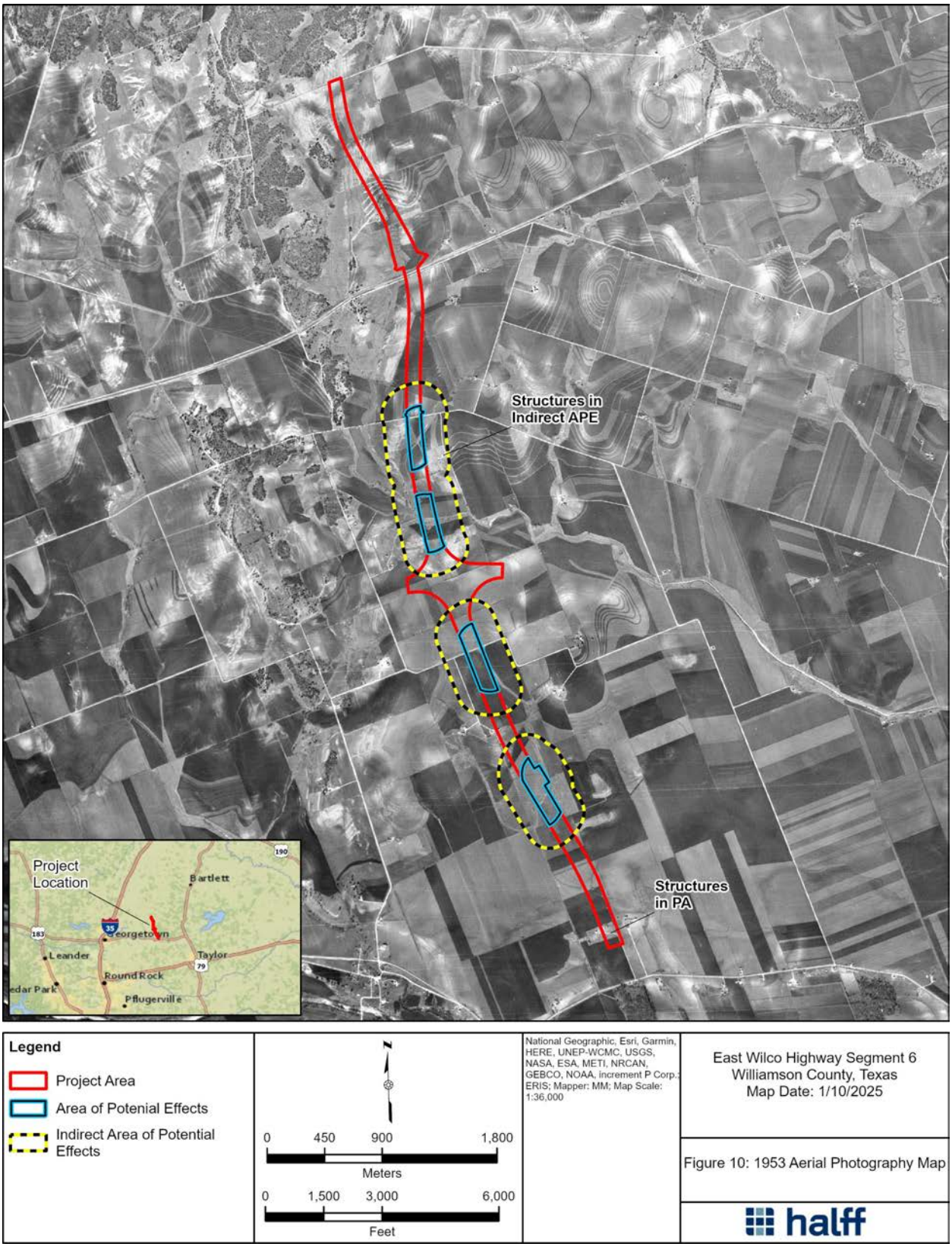


Figure 10: 1953 Aerial Photography Map.

Meeting Date: 01/28/2025

East Wilco Hwy (SE Loop) Seg 2 Phase 1 JMT PSA Amendment #7

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on Contract Amendment No. 7 to the Corridor A1 and A2 contract executed March 13, 2017, between Williamson County and Johnson, Mirmiran, & Thompson (JMT) relating to the 2023 Road Bond Program. Project: P392. Fund Source: Road Bonds.

Background

- The Contract Amendment No. 7 amends the contract compensation cap by $1,050,000.00 from $7,800,000.00 to $8,850,000.00. This will allow for the execution of the following items under the contract:
  Supplemental #6 to Work Authorization No. 5 in the amount of $319,825.00 to authorize revisions to the PS&E package for the FM 1660 and FM 3349/CR 404 intersections to allow for the development of a HUD Environmental Assessment (EA);
  Supplemental #2 to Work Authorization No. 6 in the amount of $85,964.00 for an increase of construction phase services for the remaining East Wilco Highway Segment 2 construction efforts;
  An expected $750k supplemental to Work Authorization No. 7 for archeological data recovery.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

EWH-SELoop-Seg2Ph1-JMT-Amendment07

EWH-SELoop-Seg2Ph1-JMT-WA05Supp06

EWH-SELoop-Seg2Ph1-JMT-WA06Supp02

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:59 AM
Form Started By: Marie Walters		Started On: 01/23/2025 10:30 AM
Final Approval Date: 01/23/2025		

CONTRACT AMENDMENT NO. 7
TO
WILLIAMSON COUNTY CONTRACT FOR ENGINEERING SERVICES

WILLIAMSON COUNTY LONG RANGE TRANSPORTATION CORRIDOR PROJECT:
Corridor A-1 and A-2 ("Project")

THIS CONTRACT AMENDMENT NO. 7 to Williamson County Contract for Engineering Services is by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and Johnson, Mirmiran & Thompson, Inc. (JMT) (the "Engineer") and becomes effective as of the date of the last party's execution below.

WHEREAS, the County and the Engineer executed the Williamson County Contract for Engineering Services dated effective March 13, 2011 (the "Contract");

WHEREAS, pursuant to Article 14 of the Contract, the terms of the Contract may be modified by a written fully executed Contract Amendment;

WHEREAS, the "Compensation Cap" under Article 5 of the Contract limits the maximum amount payable under the Contract to $7,800,000.00; and,

WHEREAS, the Rate Schedule in Exhibit D of the Contract are limited to the rates noted in said Exhibit D; and,

WHEREAS, it has become necessary to amend the Contract.

AGREEMENT

NOW, THEREFORE, premises considered, the County and the Engineer agree that the Contract is amended as follows:

I. The Compensation Cap under Article 5 of the Contract 1s hereby increased from $7,800,000.00 to $8,850,000.00.

All other terms of the Contract are unchanged and will remain in full force and effect.

IN WITNESS WHEREOF, the County and the Engineer have executed this Contract Amendment, in duplicate, to be effective as of the date of the last party's execution below.

ENGINEER:	**COUNTY:**
By: _____	By: _____
Signature	Signature
Kristi D. Flagg, P.E.	_____
Printed Name	Printed Name
Senior Vice President	_____
Title	Title
1/7/2025	_____
Date	Date

APPROVED
By Christen Eschberger at 10:24 am, Jan 23, 2025

SUPPLEMENTAL WORK AUTHORIZATION NO. 6
TO
WORK AUTHORIZATION NO. 5

WILLIAMSON COUNTY ROAD BOND PROJECT:
Southeast Loop Phase 2 (EWH Seg 2) PS&E

This Supplemental Work Authorization No. 6 to Work Authorization No. 5 is made pursuant to the terms and conditions of the Williamson County Contract for Engineering Services, being dated March 13, 2017 ("Contract") and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and Johnson, Mirmiran & Thompson, Inc. (the "Engineer").

WHEREAS, the County and the Engineer executed Work Authorization No. 5 dated effective July 16, 2021 (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 January 30, 2026. 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 $4,606,760.92 to $4,996,418.71. The revised Fee 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.

ENGINEER:	**COUNTY:**
By: _____	By: _____
Signature	Signature
Kristi Flagg	_____
Printed Name	Printed Name
Senior Vice President	_____
Title	Title
1/7/2025	_____
Date	Date

LIST OF ATTACHMENTS

Attachment A5-6 - Services to be Provided by County

Attachment B5-6 - Services to be Provided by Engineer

Attachment C5-6 - Work Schedule

Attachment D5-6 - Fee Schedule

APPROVED
By Christen Eschberger at 10:20 am, Jan 23, 2025

ATTACHMENT A5-6
SERVICES TO BE PROVIDED BY THE COUNTY
SOUTHEAST LOOP PHASE 2

In general, Williamson County and its representatives to their best efforts will render services as follows:

1. Name, business address, and phone number of Count's project manager.
2. Assistance to the Engineer, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.
3. Obtain Rights of Entry from landowners
4. Provide available appropriate County data on file including plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections)
5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.
6. Provide information on any meetings/discussions held with adjoining property owners that may impact the project.
7. Provide timely reviews and decisions necessary for the Engineer to maintain the project work schedule. Review recommendations offered by the Engineer, progress of work, and final acceptance of all documents.
8. Submittal of documentation and permits to regulatory agencies for review and comment, when specified.
9. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.
10. Post and maintain project information for public consumption on the County website.
11. Assist with Coordination between the Engineer and the County's other consultants.
12. Negotiate with all utility companies for any agreements and/or relocations required.
13. Provide an agent as necessary to secure proposed ROW and relocate/remove improvements on proposed ROW.

ATTACHMENT B5-6
SERVICES TO BE PROVIDED BY THE ENGINEER FOR SOUTHEAST LOOP PHASE 2

PROJECT DESCRIPTION

Project Limits
New location from CR 137 to CR 404.

Proposed Facility

Construct a new 2 lane roadway with a continuous two-way left turn lanes and shared use path to serve as the future eastbound / northbound frontage road.

TASK DESCRIPTIONS

The Engineer shall categorize each task performed to correspond with the following Task Numbers and descriptions.

Scope of work
Johnson, Mirmiran, & Thompson, Inc. has been requested and given notice to proceed on June 9, 2021 at scoping meeting to provide a detailed 45% Plans, Specification, and Estimate (PS&E) for Phase 2 of the Southeast Loop.

Supplemental #1 was to continue the effort and scope needed to advance the 45% PS&E to final construction documents.

Supplemental #2 was to Project Management effort past the original design effort to change project limits (tie into FM 3349 project north of Boggy Creek), incorporate QL A SUE not available prior to the 100% Submittal, missing ROE to complete the PS&E, for environmental services and supporting ROW exhibit requests. The supplemental adds additional effort for Submittal of an Approved Jurisdictional Determination, Submittal of Nationwide Permit and Historic Resources Coordination. Finally, the supplemental is needed to allow for design coordination, alternatives analysis and design revisions based on QL A SUE and coordination with utility companies to address utility conflicts, to reduce Waters of the U.S. impacts, and to support ongoing ROW acquisition efforts.

Supplemental #3 adds effort and scope for FM 1660 addendum to final construction documents including supplemental survey. Scope is for one submittal of FM 1660 addendum signed and sealed plans. Supplemental also includes scope for preparation of TAC permit for 41WM1535.

Supplemental #4 extended the termination date to October 31, 2024.

Supplemental #5 extended the termination date to January 31, 2025.

Supplemental #6 adds effort and scope for FM 1660 revisions and PS&E package for FM 1660 and FM 3349/CR 404. Also adds effort and scope for the development of an Environmental Assessment (EA) in accordance with *24 CFR Part 58 Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities* – Subpart E (Environmental Review Process: Environmental Assessments).

1. PROJECT MANAGEMENT (JMT)

a. General Project Management (January 2025 to December 2025):

- Designate one Licensed Professional Engineer (Texas) to be responsible for project management, and all communications with the County and its representatives.
- The Engineer shall establish a schedule for the engineering services to be performed by the subconsultants. The engineer shall be responsible for the coordination, supervision, review, and incorporation of the subconsultants' work.

b. Monthly Progress Report, Invoices, and Billings (January 2025 to December 2025):

- Submit monthly progress status reports to the GEC. Progress reports will include deliverable table, tasks completed, tasks/objectives that are planned for the upcoming periods, list or description of items or decisions needed from the County and its representative. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to ProjectWise.
- Prepare correspondence, invoices, and progress reports monthly in accordance with current County requirements.

c. Quality Assurance and Quality Control (QA/QC) Plan:

- For each deliverable submittal, provide evidence of their internal review and mark-up of that deliverable as preparation for submittal and in accordance with submitted project specific QA/QC plan.
- Provide continuous QA/QC throughout the duration of the scheduled services included herein to appraise both technical and business performance and provide direction for project activities.

d. Project Coordination & Administration (January 2025 to December 2025):

- Prepare and maintain routine project record keeping including records of meetings and minutes.
- Correspondence and coordination will be handled through & with the concurrence of the GEC.
- Manage project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, coordinate and review sub consultant work, correspond with the County and its representatives, and assist the County and its representatives in preparing responses to project-related inquiries.

e. Progress/Coordination Meetings:

- Attend monthly coordination/progress meeting with the County and its representatives and stakeholders, as necessary to communicate development of the project and design issues (2 external meeting assumed).

- Prepare agenda and sign-in sheets for external coordination/progress meetings (2 external meeting assumed).
- Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting (2 external meeting assumed).
- Conduct internal coordination meetings as required to advance the development of the project (2 internal meeting assumed).

f. Stakeholder Coordination (Utility coordination and peer review coordination meetings) NOT USED

g. Project Schedule (January 2025 to December 2025):

- Maintain a project schedule indicating tasks, subtasks, critical dates, milestones, and deliverables. Submit to County as requested.

h. Submittal Review Process:

- Attend Comment Resolution Meetings for each milestone submittal
- Respond to Review Comments

Deliverables:

- Monthly Invoices and Progress Reports including Deliverable Table
- Meeting Minutes, Sign-In Sheets, and Agendas
- Project Schedule and Updates
- Project Files
- QA/QC Documentation with Deliverable
- Document Response Comments

2. ROUTE AND DESIGN STUDIES (JMT) (No additional work in this supplemental)

3. DRAINAGE STUDY (JMT) (No additional work in this supplemental)

4. PUBLIC INVOLVEMENT (JMT)

a. Individual Property Owner Meeting Support

- Prepare materials and provide support for meetings with Individual Property Owners. One person will attend from engineering team as requested (Support for 10 parcels/exhibits).

5. RIGHT OF WAY (ROW) MAPPING (JMT/SAM) NOT USED

6. FIELD SURVEYING (SAM) (NOT USED)

7. ENVIRONMENTAL SERVICES (STN) (JMT)

EA will assess one Build Alternative and be prepared utilizing all previously prepared environmental documents in support of the HUD EA. Provide the appropriate level of additional information to support the following topics and provide the indicated project support tasks:

a. HERO documentation and management
   - Obtain a login to the HERO system and will manage the upload and comment/response process for HUD EA documentation.

b. Historic Resources
   - Prepare a letter to the Texas Historical Commission (THC) to update the agency regarding the change in the federal nexus since the time of the last coordination on the project (November 2022). Assumes no additional historic investigations will be required.
   - Will summarize the findings of the 2022 investigations for use in the EA and assemble the supporting documentation.

c. Archeological Resources
   - Coordinate with the THC to update the agency regarding the change in the federal nexus since the time of the Report of Findings from the 2023 archaeological survey. Assumes no further archaeological fieldwork will be necessary.
   - Will summarize the findings from the 2023 and 2022 surveys for use in the EA and assemble the supporting documentation.

d. Socioeconomic and Environmental Justice

e. HUD Noise Analysis (manual method to be completed according to HUD requirements)

f. Water Resources, Wetlands, and Floodplains (no hydrologic analysis or modelling included)
   - Update the Waters of the U.S. (including wetlands) determination and delineation for inclusion in the EA and assemble the supporting documentation. No USACE permits or jurisdictional determinations are included under this scope of work.

g. Natural resources (farmlands, etc)

h. Hazardous Materials Database Search and Analysis

i. Climate and GHG

j. Other HUD Categories including Airport Clear Zones/CZMA Proximity

k. Comment Response and RROF

l. USACE Permit and USACE Coordination if required by HUD

The EA will be prepared to comply with *24 CFR Part 50.4, 58.5, and 58.6 Laws and Authorities*

including statements with regard to these categories mentioned in the guidance**:**

- the National Historic Preservation Act of 1966 and other cultural resources regulations
- Floodplain Management
- Wetlands Protection
- Coastal Zone Management
- Sole Source Aquifers
- Endangered Species
- Wild and Scenic Rivers
- Air Quality
- Farmland Protection
- Noise Control and Abatement
- Explosive and Flammable Operations
- Airport Hazards (Runway Clear Zones)
- Contamination and Toxic Substances (a Hazardous Materials Database Search will be conducted)
- Environmental Justice (Executive Order 12898)

Deliverables:

- HUD EA Documentation

8. GEOTECHNICAL SERVICES (HVJ) NOT USED

9. PLAN PREPARATION (PS&E) SERVICES (JMT/H&H) (PS&E Package for FM 1660 and FM 3349/CR 404)

   Update design for FM 1660 revisions and prepare plans package for FM 1660 and FM 3349 and CR 404 intersections.

   a. Roadway Design/General:

      - Index of Sheets
        - Prepare index sheets for plan sheet updates resulting from the additional work included in this supplemental work authorization.
      - Project Layout
        - Prepare project layout sheets to include revised design resulting from the additional work included in this supplemental work authorization.
      - General Notes
        - Prepare general notes to comply with design changes included in this supplemental

work authorization.

- Construction Cost Estimate
  - Prepare construction cost estimate to comply with design changes included in this supplemental work authorization. In addition, update estimate bid item unit prices to reflect recent industry pricing trends.
- Horizontal Alignment Data
  - Prepare horizontal alignment data sheets to include revised design resulting from the additional work included in this supplemental work authorization.
- Quantity Summary Sheets
  - Prepare summary sheets to include revised design resulting from the additional work included in this supplemental work authorization.
- Roadway Plan & Profiles
  - Prepare roadway plan and profile sheets to include revised design resulting from the additional work included in this supplemental work authorization.
- Driveway Details
  - Prepare driveway layout sheets to include revised design resulting from the additional work included in this supplemental work authorization.
- Miscellaneous Roadway Details
  - Develop miscellaneous roadway detail sheets for the project that depict details required,which are not defined in standard detail sheets.
- Cross Sections / Cut and Fill Quantities
  - Prepare cross sections and earthwork analysis to include reflect revised design resulting from the additional work included in this supplemental work authorization.

b. Traffic Control:

- Traffic Control Plans (TCP)
  - Prepare traffic control narrative, traffic control typical sections, TCP layouts, and traffic control details to include revised design resulting from the additional work included in this supplemental work authorization.
  - Prepare Engineer's opinion of construction schedule to determine an approximate duration for each of the phases of construction.

c. Signing and Pavement Markings Layouts

- Prepare signing and pavement marking layouts.
  - Unless otherwise directed by the County, all at-grade intersections are assumed to be all-way stops.
- Prepare pavement marking details for non-standard conditions.

- Prepare detail sheets for small signs for non-standard signs.

d. Bridge Design (not included)

e. Drainage:

- Drainage Area Maps
  - Develop proposed external drainage area maps for updates to show the overall project and drainage basin divides.
  - Add up to one sheet for the Boggy Creek Watershed analysis and up to two additional sheets for the ditch drainage areas.
- Culvert Layout Sheets
  - Develop culvert layout sheets at all the major crossing locations, up to one (1) locations.
  - Identify areas of the culvert construction that will require trench protection or special shoring.
- Hydraulic Data Sheets
  - Develop updated hydraulic data sheet at affected crossing locations.
  - Up to three sheets will be added for the Boggy Creek Hydraulic analysis.
- Culvert Standards and Detail Sheets
  - Select culvert standards based on headwall configuration and fill conditions. Develop details as needed for non-standard headwalls, special grading at upstream and downstream transitions and energy dissipation.
- Parallel Drainage design
  - Prepare interior drainage area maps that depict drainage area boundaries and flow direction arrows. Each area will be identified and cross-referenced to the calculation sheets.
  - Prepare Drainage plan and profiles
    - Storm Sewer Design
      - Design and analyze storm drains using Geopak Drainage.
      - Size inlets, laterals, trunk line and outfall. Develop designs that minimize the interference with the passage of traffic or incur damage to the highway and local property in accordance with the State's Hydraulic Design Manual, District criteria and any specific guidance provided by the County.
      - Determine hydraulic grade line starting at the outfall channel each storm drain deign.Use the design water surface elevation of the outfall as the starting basis (tailwater) for the design of the proposed storm sewer system.
      - Limit discharge into existing storm drains and existing outfalls to the capacity of theexisting system, which will be determined by the Subconsultant.

- Roadside Ditch Design
  - Prepare calculations for run-off to each hydraulic crossing or driveway culvert(s) and ditch hydraulic information in accordance with Williamson County Design Criteria Manual and shown on the run-off and ditch computation sheets.
  - Prepare tabular ditch layout schedule that depicts pertinent information about the roadside ditch geometry and design. This table will include station, offset, flow line elevation, velocity, ditch lining material, as well as ditch bottom width. The tables will be shown on the hydraulic data sheets.
  - Provide drainage design details for "non-standard" drainage structures in instances wherethey are not covered by County or TxDOT standard details. Use standards details whererpractical.
  - Prepare storm sewer standard details sheets
  - Prepare miscellaneous drainage details sheet(s)

f. Stormwater Pollution Prevention Plan (SW3P):

- Prepare SWP3 sheet, and temporary erosion control layouts to include revised design resulting from the additional work included in this supplemental work authorization.

g. Traffic Signal Design:

- The Engineer will prepare construction documents including plans, specifications and estimates (PS&E) for the installation of a traffic control signal at the intersection of FM 1660 and SE Loop.
- Final plans and specifications will consist of:
  - General Notes and Summary of Quantities
  - Proposed Signal Layouts
  - Signal Elevations
  - Signal Electrical Wiring Details
  - Signal Phasing and Detection Schemes
  - ADA Ramps and associated pedestrian poles, pedestrian signal heads, and pedestrian push button units
  - TxDOT Standard Details
- Williamson County/TxDOT will develop the traffic signal timings for the signal

<u>Deliverables:</u>

- 60% PS&E Submittal including applicable items per Williamson County Submittal Checklists
- 90% PS&E Submittal including applicable items per Williamson County Submittal Checklists

- 100% PS&E Submittal including applicable items per Williamson County Submittal Checklists

10. BIDDING PHASE SERVICES

a. Prepare Specification List, Bid Form, Special Specifications and Provision documents for bidding. Manual to be developed by GEC.

b. Attend the pre-bid meeting.

c. Respond to bidder's questions during the bid period.

d. Prepare project addenda up to three (3) during bid period.

e. Analyze contractor bids, prepare bid tabulation, and make recommendation for award to the apparent low bidder via a letter.

Deliverables:

- Bid Tab and Construction documents
- Letter of Recommendation for Aard, with Bid Tabulation.

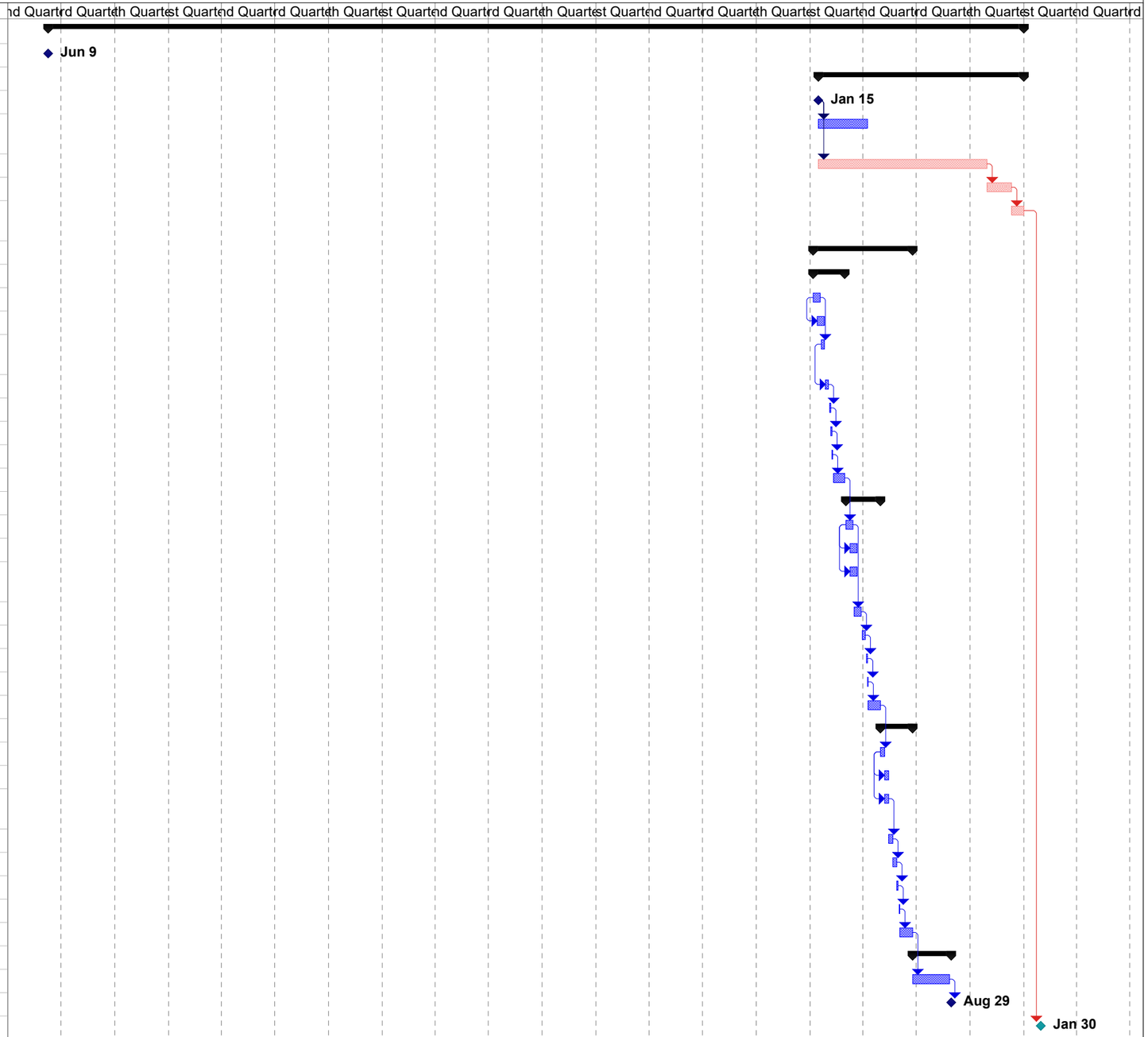
11. EXCLUSIONS:

a. The following items are not included in this work authorization:
- TRAFFIC DATA COLLECTION OR TRAFFIC ANALYSIS.
- CONSTRUCTION PHASE SERVICES.
- UTILITY COORDINATION OR RELOCATION ESTIMATES.

Willimson County, Texas
Southeast Loop Ph2

Southeast Loop Segment 2 Phase 1 PS&E
WORK SCHEDULE EXHIBIT C5-6

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Wilco Southeast Loop Ph2**	**1186 days**	**Wed 6/9/21**	**Wed 12/31/25**	
2	**Start Date**	**0 days**	**Wed 6/9/21**	**Wed 6/9/21**	
3	**HUD EA Approval**	**251 days**	**Wed 1/15/25**	**Wed 12/31/25**	
4	Notice to Proceed	0 days	Wed 1/15/25	Wed 1/15/25	
5	Technical Studies - Noise and Socioeconomic	60 days	Wed 1/15/25	Tue 4/8/25	4
6	HERO Coordination and Data Entry	206 days	Wed 1/15/25	Wed 10/29/25	4
7	EA Approval	30 days	Thu 10/30/25	Wed 12/10/25	6
8	HUD Notice of Intent to Request Release of Funds	15 days	Thu 12/11/25	Wed 12/31/25	7
9	**PS&E Update (2025)**	**122 days**	**Mon 1/6/25**	**Tue 6/24/25**	
10	**60% Submittal**	**40 days**	**Mon 1/6/25**	**Fri 2/28/25**	
11	Roadway Design and XS/Modeling Updates	10 days	Mon 1/6/25	Fri 1/17/25	
12	Drainage Design Updates	10 days	Mon 1/13/25	Fri 1/24/25	11SS+5 days
13	Misc. Design Updates (Signal, TCP, SPM, SW3P)	5 days	Mon 1/20/25	Fri 1/24/25	11
14	Plan Production	5 days	Mon 1/27/25	Fri 1/31/25	13SS+5 days
15	Internal QC	2 days	Mon 2/3/25	Tue 2/4/25	14
16	Supporting Documents	2 days	Wed 2/5/25	Thu 2/6/25	15
17	Submittal	1 day	Fri 2/7/25	Fri 2/7/25	16
18	Plan Review	15 days	Mon 2/10/25	Fri 2/28/25	17
19	**90% Submittal**	**43 days**	**Mon 3/3/25**	**Wed 4/30/25**	
20	Roadway Design and XS/Modeling Updates	10 days	Mon 3/3/25	Fri 3/14/25	18
21	Drainage Design Updates	10 days	Mon 3/10/25	Fri 3/21/25	20SS+5 days
22	Misc. Design Updates (Signal, TCP, SPM, SW3P)	10 days	Mon 3/10/25	Fri 3/21/25	20SS+5 days
23	Plan Production	10 days	Mon 3/17/25	Fri 3/28/25	20
24	Internal QC	5 days	Mon 3/31/25	Fri 4/4/25	23
25	Supporting Documents	2 days	Mon 4/7/25	Tue 4/8/25	24
26	Submittal	1 day	Wed 4/9/25	Wed 4/9/25	25
27	Plan Review	15 days	Thu 4/10/25	Wed 4/30/25	26
28	**100% Submittal**	**39 days**	**Thu 5/1/25**	**Tue 6/24/25**	
29	Roadway Design and XS/Modeling Updates	5 days	Thu 5/1/25	Wed 5/7/25	27
30	Drainage Design Updates	5 days	Thu 5/8/25	Wed 5/14/25	29SS+5 days
31	Misc. Design Updates (Signal, TCP, SPM, SW3P)	5 days	Thu 5/8/25	Wed 5/14/25	29SS+5 days
32	Plan Production	5 days	Thu 5/15/25	Wed 5/21/25	31
33	Internal QC	5 days	Thu 5/22/25	Wed 5/28/25	32
34	Supporting Documents	2 days	Thu 5/29/25	Fri 5/30/25	33
35	Submittal	1 day	Mon 6/2/25	Mon 6/2/25	34
36	Plan Review & Processing for Bid Phase	16 days	Tue 6/3/25	Tue 6/24/25	35
37	**Bid Phase**	**48 days**	**Wed 6/25/25**	**Fri 8/29/25**	
38	Advertise for bid	45 days	Wed 6/25/25	Tue 8/26/25	36
39	Bid Opening	0 days	Fri 8/29/25	Fri 8/29/25	38FS+3 days
40	**End Date**	0 days	Fri 1/30/26	Fri 1/30/26	8FS+21 days



Date: Tue 1/7/25

Task | Split | Milestone | Summary | Project Summary | External Tasks | External Milestone | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Critical | Critical Split | Progress | Deadline

EXHIBIT D5-6
FEE SCHEDULE

FOR
JOHNSON, MIRMIRAN & THOMPSON, INC

Southeast Loop Phase 2

For services described in the Scope of Services, we request the compensation as detailed below. Cost breakdowns for engineering services and explanation of expenses are shown on the following pages.

SWA6 to WA5 AMOUNT

$319,825.00

EXHIBIT D5-6 - FEE SCHEDULE

Fee Schedule Summary
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

	Description of Work or Task	JMT (90.6%)	SAM (2.4%)	STN (3.4%)	HVJ (0.0%)	H&H (3.6%)	Cost / Task Totals
W A 5	Task 1. PROJECT MANAGEMENT	$170,962.50	$0.00	$10,680.00	$0.00	$0.00	$181,642.50
	Task 2. ROUTE AND DESIGN STUDIES	$44,750.00	$0.00	$0.00	$0.00	$0.00	$44,750.00
	Task 3. DRAINAGE STUDY	$368,490.00	$0.00	$0.00	$0.00	$0.00	$368,490.00
	Task 4. PUBLIC INVOLVEMENT (to be included at a later d	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 5. RIGHT OF WAY (ROW) MAPPING	$22,800.00	$33,024.00	$0.00	$0.00	$0.00	$55,824.00
	Task 6. SURVEYING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 7. ENVIRONMENTAL SERVICES	$0.00	$0.00	$36,040.00	$0.00	$0.00	$36,040.00
	Task 8 GEOTECHNICAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 9. PLAN PREPARATION (PS&E)	$646,500.00	$0.00	$0.00	$0.00	$50,260.30	$696,760.30
	Task 10. BIDDING PHASE SERVICES (To be included at a l	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	FEE SCHEDULE SUMMARY	**$1,253,502.50**	**$33,024.00**	**$46,720.00**	**$0.00**	**$50,260.30**	**$1,383,506.80**

	Description of Work or Task	JMT (57.9%)	SAM (11.2%)	STN (5.0%)	HVJ (17.2%)	H&H (8.8%)	Cost / Task Totals
S W A 1 t o W A 5	Task 1. PROJECT MANAGEMENT	$89,145.00	$0.00	$33,098.95	$0.00	$0.00	$122,243.95
	Task 2. ROUTE AND DESIGN STUDIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 3. DRAINAGE STUDY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 4. PUBLIC INVOLVEMENT	$54,540.00	$0.00	$0.00	$0.00	$0.00	$54,540.00
	Task 5. RIGHT OF WAY (ROW) MAPPING	$0.00	$171,763.00	$0.00	$0.00	$0.00	$171,763.00
	Task 6. SURVEYING	$0.00	$48,717.00	$0.00	$0.00	$0.00	$48,717.00
	Task 7. ENVIRONMENTAL SERVICES	$0.00	$0.00	$64,790.00	$0.00	$0.00	$64,790.00
	Task 8 GEOTECHNICAL	$0.00	$0.00	$0.00	$338,176.50	$0.00	$338,176.50
	Task 9. PLAN PREPARATION (PS&E)	$961,320.00	$0.00	$0.00	$0.00	$171,110.00	$1,132,430.00
	Task 10. BIDDING PHASE SERVICES	$37,060.00	$0.00	$0.00	$0.00	$1,890.00	$38,950.00
	FEE SCHEDULE SUMMARY	**$1,142,065.00**	**$220,480.00**	**$97,888.95**	**$338,176.50**	**$173,000.00**	**$1,971,610.45**

EXHIBIT D5-6 - FEE SCHEDULE

Fee Schedule Summary
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

	Description of Work or Task	JMT (77.8%)	SAM (3.6%)	STN (7.5%)	HVJ (4.5%)	H&H (6.5%)	Cost / Task Totals
SWA2 to SWA5	Task 1. PROJECT MANAGEMENT	$137,395.92	$0.00	$940.60	$0.00	$0.00	$138,336.52
	Task 2. ROUTE AND DESIGN STUDIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 3. DRAINAGE STUDY	$171,232.16	$0.00	$0.00	$0.00	$0.00	$171,232.16
	Task 4. PUBLIC INVOLVEMENT	$22,451.60	$0.00	$0.00	$0.00	$0.00	$22,451.60
	Task 5. RIGHT OF WAY (ROW) MAPPING	$17,673.96	$36,148.00	$0.00	$0.00	$0.00	$53,821.96
	Task 6. SURVEYING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 7. ENVIRONMENTAL SERVICES	$13,230.88	$0.00	$74,397.90	$0.00	$0.00	$87,628.78
	Task 8. GEOTECHNICAL	$0.00	$0.00	$0.00	$45,334.04	$0.00	$45,334.04
	Task 9. PLAN PREPARATION (PS&E)	$417,368.91	$0.00	$0.00	$0.00	$65,477.49	$482,846.40
	Task 10. BIDDING PHASE SERVICES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	FEE SCHEDULE SUMMARY	**$779,353.43**	**$36,148.00**	**$75,338.50**	**$45,334.04**	**$65,477.49**	**$1,001,651.46**

EXHIBIT D5-6 - FEE SCHEDULE

Fee Schedule Summary
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

	Description of Work or Task	JMT (22.8%)	SAM (1.9%)	STN (0.0%)	HVJ (0.0%)	H&H (0.2%)	Cost / Task Totals
SWA3 to WA5							
	Task 1. PROJECT MANAGEMENT	$14,468.63	$0.00	$0.00	$0.00	$0.00	$14,468.63
	Task 2. ROUTE AND DESIGN STUDIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 3. DRAINAGE STUDY	$21,251.29	$0.00	$0.00	$0.00	$0.00	$21,251.29
	Task 4. PUBLIC INVOLVEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 5. RIGHT OF WAY (ROW) MAPPING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 6. SURVEYING	$0.00	$19,016.88	$0.00	$0.00	$0.00	$19,016.88
	Task 7. ENVIRONMENTAL SERVICES	$7,673.50	$0.00	$0.00	$0.00	$0.00	$7,673.50
	Task 8. GEOTECHNICAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 9. PLAN PREPARATION (PS&E)	$185,391.25	$0.00	$0.00	$0.00	$0.00	$185,391.25
	Task 10. BIDDING PHASE SERVICES	$0.00	$0.00	$0.00	$0.00	$2,190.66	$2,190.66
	FEE SCHEDULE SUMMARY	**$228,784.67**	**$19,016.88**	**$0.00**	**$0.00**	**$2,190.66**	**$249,992.21**
	Description of Work or Task	**JMT (24.7%)**	**SAM (0.0%)**	**STN (7.2%)**	**HVJ (0.0%)**	**H&H (0.0%)**	**Cost / Task Totals**
SWA6 to WA5							
	Task 1. PROJECT MANAGEMENT	$40,767.00	$0.00	$0.00	$0.00	$0.00	$40,767.00
	Task 2. ROUTE AND DESIGN STUDIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 3. DRAINAGE STUDY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 4. PUBLIC INVOLVEMENT	$8,762.00	$0.00	$0.00	$0.00	$0.00	$8,762.00
	Task 5. RIGHT OF WAY (ROW) MAPPING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 6. SURVEYING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 7. ENVIRONMENTAL SERVICES	$0.00	$0.00	$72,604.00	$0.00	$0.00	$72,604.00
	Task 8. GEOTECHNICAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task 9. PLAN PREPARATION (PS&E)	$183,128.00	$0.00	$0.00	$0.00	$0.00	$183,128.00
	Task 10. BIDDING PHASE SERVICES	$14,564.00	$0.00	$0.00	$0.00	$0.00	$14,564.00
	FEE SCHEDULE SUMMARY	**$247,221.00**	**$0.00**	**$72,604.00**	**$0.00**	**$0.00**	**$319,825.00**
	Suplemental Work Authorization 6						
	Johnson, Mirmiran & Thompson, Inc.						**$247,221.00**
	Stantec Consulting Services, Inc.						**$72,604.00**
	SWA6 to WA5 SUBTOTAL						**$319,825.00**
	PROJECT TOTAL						**$4,996,418.71**

Summary of Manhours by Classification
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

Description of Work or Task	Project Director $278.48/Hr	Sr. Project Manager $285.00/Hr	Senior Prof. 2 $259.00/Hr	Senior Prof. 1 $227.00/Hr	Prof. 2 / Sr. Eng. Tech $194.00/Hr	Prof. 1 / Eng. Tech $149.00/Hr	Admin / Clerical $84.00/Hr	Staff-Hr. Totals	Staff Cost / Task Totals
Task 1. PROJECT MANAGEMENT									
a. General Project Management									
Subconsultant Supervision - (12 Mo.)			6					6	$1,554.00
b. Monthly Progress Reports, Invoices, and Billing									
Progress Reports, Invoices, and Billing - (12 Mo.)		6					6	12	$2,214.00
Project Correspondence - (2 Mo.)			12					12	$3,108.00
c. Quality Assurance / Quality Control (QA/QC) Plan									
Submittal QA/QC - 3 submittals		3	12	24				39	$9,411.00
d. Project Coordination and Administration									
Prepare and maintain records - (12 Mo.)			6				6	12	$2,058.00
Correspondence and coordination with GEC - (12 Mo.)			6				6	12	$2,058.00
Correspondence and coordination outside GEC - (12 Mo.)			6				6	12	$2,058.00
e. Progress / Coordination Meetings									
Attend Monthly Meeting - (12 Mo.)		6	6	6			6	24	$5,130.00
Prepare agenda and sign-in sheets for coordination meetings - (12 Mo.)			6					6	$1,554.00
Prepare meeting minutes - (12 Mo.)			6				6	12	$2,058.00
Internal coordination meetings - (12 Mo.)		6		6			6	18	$3,576.00
f. Stakeholder Coordination									
Coordinate with local agencies and County's consultants								0	$0.00
Attend stakeholder meetings								0	$0.00
Prepare agenda and sign-in sheets for stakeholder coordination								0	$0.00
Prepare meeting minutes								0	$0.00
g. Project Schedule									
Maintain Project Schedule - (12 Mo.)			6	6				12	$2,916.00
h. Submittal Review Process									
Attend comment resolution meetings - (2 Mtg.)		6		6				12	$3,072.00
Direct Expenses									$0.00
PROJECT MANAGEMENT Subtotal:	**0**	**27**	**72**	**48**	**0**	**0**	**42**	**189**	**$40,767.00**
Task 4. PUBLIC INVOLVEMENT									
a. Individual Property Owner Meeting Support (10 parcels/exhibits)		2	8	24			8	42	$8,762.00
PUBLIC INVOLVEMENT Subtotal:	**0**	**2**	**8**	**24**	**0**	**0**	**8**	**42**	**$8,762.00**
Task 9. Plan Preparation (PS&E) - FM 1660									
a. Roadway Design/General PS&E									
Title Sheet		1		2	2	2		7	$1,425.00
Index of Sheets					8			8	$1,552.00
Project Layout		1		4	4			9	$1,969.00
Typical Sections		1		8		4		13	$2,697.00
General Notes				2	4	4		10	$1,826.00
Construction Cost Estimate		1			4	8		13	$2,253.00
Survey Control Data								0	$0.00
Horizontal Alignment Data				4		4		8	$1,504.00
Quantity Summary Sheets				4		12		16	$2,696.00
Removal Layouts								0	$0.00
Roadway Plan & Profiles		1		6	8	12		27	$4,987.00
Cross Street / Intersection Layouts								0	$0.00

Summary of Manhours by Classification
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

Description of Work or Task	Project Director $278.48/Hr	Sr. Project Manager $285.00/Hr	Senior Prof. 2 $259.00/Hr	Senior Prof. 1 $227.00/Hr	Prof. 2 / Sr. Eng. Tech $194.00/Hr	Prof. 1 / Eng. Tech $149.00/Hr	Admin / Clerical $84.00/Hr	Staff-Hr. Totals	Staff Cost / Task Totals
Driveway Details				6		16		22	$3,746.00
Miscellaneous Roadway Details				2	2	2		6	$1,140.00
Existing Utility Layouts								0	$0.00
Existing Utility Coordination								0	$0.00
Cross Sections / Cut and Fill Quantities			2	8		80		90	$14,254.00
Standard Details				4		4		8	$1,504.00
Submittal Preparation / Comment Responses (3 submittals)		4	8	40				52	$12,292.00
b. Traffic Control PS&E									
Traffic Control Plans (TCP)		1	8		40	96		145	$24,421.00
Construction Schedule			4		16			20	$4,140.00
c. Signing and Pavement Marking PS&E									
Signing and Pavement Marking Layouts		1		8		40		49	$8,061.00
Pavement Marking Details				1		8		9	$1,419.00
Small Sign Details				1		8		9	$1,419.00
e. Drainage PS&E									
Drainage Area Maps		1	4			64		69	$10,857.00
Culvert Layout Sheets		1	4			64		69	$10,857.00
Hydraulic Data Sheets			4			64		68	$10,572.00
Culvert Standards and Detail Sheets								0	$0.00
Parallel Drainage Design Sheets		1	3			60		64	$10,002.00
Storm Sewer Inlet Design								0	$0.00
Grading Quantities and Design		1	2			20		23	$3,783.00
Standard Details			1			12		13	$2,047.00
Roadside Ditch & Channel Design		1	2			40		43	$6,763.00
Hydraulic Data Ditches		1	2			40		43	$6,763.00
Scour Report and Coordination with Structural Designers						4		4	$596.00
f Stormwater Pollution Prevention Plans (SW3P)									
SWP3 Sheet			1		4			5	$1,035.00
Temporary Erosion Control Layouts			1		8	64		73	$11,347.00
Miscellaneous Erosion Control Details			1		2	4		7	$1,243.00
g. Traffic Signal Design (FM 1660)									
Final PS&E									
General Notes, Standards and Quantities			1		4	8		13	$2,227.00
Proposed Signal Layout			1		4	24		29	$4,611.00
Signal Elevations			1		4	4		9	$1,631.00
Electrical Wiring Details			1		4	8		13	$2,227.00
Signal Phasing and Detection Schemes			1		4	4		9	$1,631.00
ADA Ramps			1		4	4		9	$1,631.00
PLAN PREPARATION (PS&E) Subtotal:	**0**	**17**	**53**	**100**	**126**	**788**	**0**	**1084**	**$183,128.00**
Task 10. Bidding Phase Services									
Specification List and Bid form		1	4		8	8		21	$4,065.00
Pre-bid Meeting		1	1		1	1	1	5	$971.00
Respond to Bidder's Question		1	4		8	8	2	23	$4,233.00
Prepare Project Addenda		1	6		8	8	2	25	$4,751.00
Bid Recommendation		1	1					2	$544.00
BIDDING PHASE SERVICES Subtotal:		**5**	**16**	**0**	**25**	**25**	**5**	**76**	**$14,564.00**
Expenses:									**$0.00**

Summary of Manhours by Classification
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

Description of Work or Task	Project Director $278.48/Hr	Sr. Project Manager $285.00/Hr	Senior Prof. 2 $259.00/Hr	Senior Prof. 1 $227.00/Hr	Prof. 2 / Sr. Eng. Tech $194.00/Hr	Prof. 1 / Eng. Tech $149.00/Hr	Admin / Clerical $84.00/Hr	Staff-Hr. Totals	Staff Cost / Task Totals
JMT SUMMARY	0	46	133	172	126	788	50	1467	$247,221.00

Summary of Manhours by Classification
Stantec Consulting Services, Inc.
Southeast Loop Phase 2

Description of Work or Task	Sr. ENV Scientist II $194.00/Hr	Sr. ENV Scientist I $168.00/Hr	ENV Professional II $143.00/Hr	ENV Professional I $123.00/Hr	ENV Staff III $110.00/Hr	ENV Staff II $97.00/Hr	ENV Staff I $84.00/Hr	ENV Tech II $71.00/Hr	ENV Tech I $58.00/Hr	Staff-Hr. Totals	Staff Cost / Task Totals
Task 7. ENVIRONMENTAL SERVICES											
a. Hero documenation and management	10	80					4			94	$15,716.00
b. History	10			12						22	$3,416.00
c. Archeology	2	8								10	$1,732.00
d. Socioec & EJ	10			8	48					66	$8,204.00
e. Noise	82									82	$15,908.00
f. Water & Wetlands	2			4		8				14	$1,656.00
g. Natural Resources (Farmlands, etc)	2	2		8		8				20	$2,484.00
h. HazMat	2			28						30	$3,832.00
i. Climate & GHG	2	12		2						16	$2,650.00
j. Other HUD Categories	2	16		8		24				50	$6,388.00
k. Comment Response & RROF	2	16		2						20	$3,322.00
l. USACE Permit & USACE Coodination	8		12	12		16				48	$6,296.00
Environmental Services Subtotal:	**134**	**134**	**12**	**84**	**48**	**56**	**4**	**0**	**0**	**472**	**$71,604.00**
Expenses											**$1,000.00**
Stantec Consulting Services SUMMARY	**134**	**134**	**12**	**84**	**48**	**56**	**4**	**0**	**0**	**472**	**$72,604.00**

Summary of Direct Expenses
Stantec Consulting Services, Inc.
Southeast Loop Phase 2

Item Description	Unit	Quantity	Unit Cost	Total Cost
Direct Expenses				
I. Hazardous Materials Database Search	Per Search	1	$1,000.00	**$1,000.00**
Stantec Consulting Services, Inc. Total Direct Expenses				**$1,000.00**

SUPPLEMENTAL WORK AUTHORIZATION NO. _2_
TO
WORK AUTHORIZATION NO. _6_

WILLIAMSON COUNTY ROAD BOND PROJECT:
Southeast Loop Phase 2 (EWH Seg 2) CPS

This Supplemental Work Authorization No. _2_ to Work Authorization No. _6_ is made pursuant to the terms and conditions of the Williamson County Contract for Engineering Services, being dated March 13, 2017 ("Contract") and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and Johnson, Mirmiran & Thompson, Inc. (the "Engineer").

WHEREAS, the County and the Engineer executed Work Authorization No. _6_ dated effective September 17, 2024 (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).

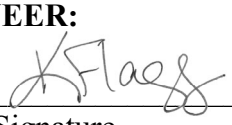
III. The Work Authorization shall terminate on March 31, 2028. The Services to be Provided by the Engineer shall be fully completed on or before said date unless extended by an additional Supplemental Work Authorization. The revised Work Schedule is attached hereto as Attachment "C" (must be attached).

IV. The maximum amount payable for services under the Work Authorization is hereby increased from $49,996.12 to $135,960.12. The revised Fee 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.

ENGINEER:	**COUNTY:**
By: 	By: _____
Signature	Signature
Kristi D. Flagg, P.E.	_____
Printed Name	Printed Name
Senior Vice President	_____
Title	Title
1/7/2025	_____
Date	Date

LIST OF ATTACHMENTS

Attachment A6-2 – Services to be Provided by County

Attachment B6-2 – Serviced to be Provided by Engineer

Attachment C6-2 – Work Schedule

Attachment D6-2 – Fee Schedule

APPROVED
By Christen Eschberger at 10:31 am, Jan 23, 2025

ATTACHMENT A6-2
SERVICES TO BE PROVIDED BY THE COUNTY
FOR SOUTHEAST LOOP PHASE 2

In general, Williamson County and its representatives to their best efforts will render services as follows:

1. Name, business address, and phone number of County's project manager.

2. Assistance to the Engineer, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.

3. Obtain Rights of Entry from landowners that are willing to grant access to the Engineer.

4. Provide available appropriate County data on file including plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections).

5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.

6. Provide information on any meetings/discussions held with adjoining property owners that may impact the project.

7. Provide timely reviews and decisions necessary for the Engineer to maintain the project work schedule. Review recommendations offered by the Engineer, progress of work, and final acceptance of all documents.

8. Submittal of documentation and permits to regulatory agencies for review and comment, when specified.

9. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.

10. Post and maintain project information for public consumption on the County website.

11. Assist with Coordination between the Engineer and the County's other consultants.

12. Negotiate with all utility companies for any agreements and/or relocations required.

13. Provide an agent as necessary to secure proposed ROW and relocate/remove improvements on proposed ROW.

14. Provide construction observation and review contractor pay application and progress.

15. Provide Engineer with Contractor submittals, Requests for Information (RFI's, shop drawings, and correspondence.

16. Review Engineer progress, submittals, and plan changes.

ATTACHMENT B6-2
SERVICES TO BE PROVIDED BY THE ENGINEER
CONSTRUCTION PHASE SERVICES FOR
SOUTHEAST LOOP PHASE 2

PROJECT DESCRIPTION

Project Limits
New location from CR 137 to CR 404.

Proposed Facility

Construct a new 2 lane roadway with continuous turn lanes and shared use path to serve as the future eastbound / northbound frontage road.

Project Team Subconsultants

a) Hardesty & Hanover, LLC
b) HVJ Associates, Inc.

TASK DESCRIPTIONS

The Engineer shall categorize each task performed to correspond with the following Task Numbers and descriptions.

1. PROJECT MANAGEMENT (JMT)
   a. Monthly Progress Report, Invoices, and Billings:
      - Submit monthly progress status reports to the GEC. Progress reports will include deliverable table, tasks completed, tasks/objectives that are planned for the upcoming periods, list or description of items or decisions needed from the County and its representative. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to ProjectWise.
      - Prepare correspondence, invoices, and progress reports monthly in accordance with current County requirements.
   b. Project Coordination & Administration:
      - Prepare and maintain routine project record keeping including records of meetings and minutes.
      - Correspondence and coordination will be handled through & with the concurrence of the GEC.
      - Manage project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, coordinate and review

sub consultant work, correspond with the County and its representatives, and assist the County and its representatives in preparing responses to project-related inquiries.

2. CONSTRUCTION PHASE SERVICES

a. Review of contractor submittals – Up to 45 submittals
b. Review and response to contractor requests for information (RFI's) – Up to 55 RFI's
c. Review of contractor shop drawings – Up to 25 shop drawings

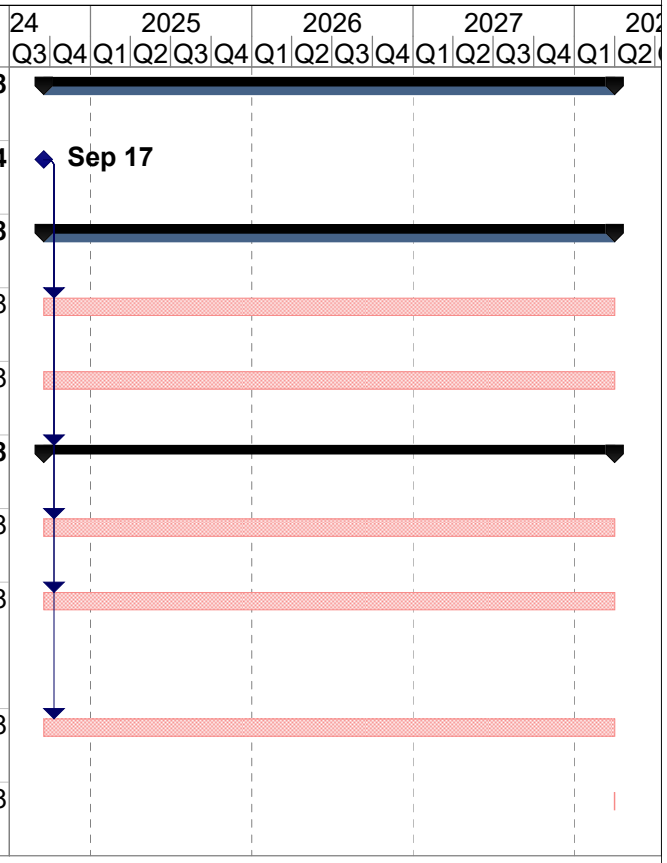
3. EXCLUSIONS

a. The following items are not included in this work authorization:
    - WEEKLY/BIWEEKLY CONTRACTOR MEETINGS
    - REGULAR GEC MEETINGS
    - CONSTRUCTION SITE VISITS
    - CONSTRUCTION INSPECTION
    - UTILITY COORDINATION

Willimson County, Texas
Southeast Loop Ph2

Southeast Loop Segment 2 Phase 1 PS&E
WORK SCHEDULE ATTACHMENT C6-2

ID	Task Name	Duration	Start	Finish
1	**Wilco Southeast Loop Ph2**	**924 days**	**Tue 9/17/24**	**Fri 3/31/28**
2	**Start Date**	**0 days**	**Tue 9/17/24**	**Tue 9/17/24**
3	**Project Management**	**924 days**	**Tue 9/17/24**	**Fri 3/31/28**
4	Monthly Progress Report, Invoices, and Billings	924 days	Tue 9/17/24	Fri 3/31/28
5	Project Coordination & Administration	924 days	Tue 9/17/24	Fri 3/31/28
6	**Construction Phase Services**	**924 days**	**Tue 9/17/24**	**Fri 3/31/28**
7	Review of Contractor Submittals	924 days	Tue 9/17/24	Fri 3/31/28
8	Review and Reponse to Contractor Requests for Information (RFI's)	924 days	Tue 9/17/24	Fri 3/31/28
9	Review of Contractor Shop Drawings	924 days	Tue 9/17/24	Fri 3/31/28
10	**End Date**	1 day	Fri 3/31/28	Fri 3/31/28



Date: Tue 1/7/25

Task		Inactive Milestone		Finish-only	
Split		Inactive Summary		External Tasks	
Milestone		Manual Task		External Milestone	
Summary		Duration-only		Critical	
Project Summary		Manual Summary Rollup		Critical Split	
External Tasks		Manual Summary		Progress	
External Milestone		Start-only		Deadline	

ATTACHMENT D6-2
FEE SCHEDULE

FOR
JOHNSON, MIRMIRAN & THOMPSON, INC

Southeast Loop Phase 2

For services described in the Scope of Services, we request the compensation as detailed below. Cost breakdowns for engineering services and explanation of expenses are shown on the following pages.

SWA2 to WA6 AMOUNT

$85,964.00

ATTACHMENT D6-1 - FEE SCHEDULE

Fee Schedule Summary
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

	Description of Work or Task	JMT (59.8%)	HVJ (10.1%)	H&H (30.1%)	Cost / Task Totals
WA6					
	Task 1. PROJECT MANAGEMENT	$9,870.53	$1,516.17	$3,186.98	$14,573.68
	Task 2. CONSTRUCTION PHASE SERVICE	$20,050.41	$3,527.43	$11,844.60	$35,422.44
	FEE SCHEDULE SUMMARY	**$29,920.94**	**$5,043.60**	**$15,031.58**	**$49,996.12**

	Description of Work or Task	JMT (68.6%)	HVJ (9.3%)	H&H (22.0%)	Cost / Task Totals
SWA2 to WA6					
	Task 1. PROJECT MANAGEMENT	$20,087.00	$2,466.00	$4,232.00	$26,785.00
	Task 2. CONSTRUCTION PHASE SERVICES	$38,914.00	$5,549.00	$14,716.00	$59,179.00
	FEE SCHEDULE SUMMARY	**$59,001.00**	**$8,015.00**	**$18,948.00**	**$85,964.00**

	SWA1 TO Work Authorization 6	
	Johnson, Mirmiran & Thompson, Inc.	**$59,001.00**
	HVJ, Inc.	**$8,015.00**
	Hardesty & Hanover, Inc.	**$18,948.00**
	SWA1 to WA6 SUBTOTAL	**$85,964.00**
	WA6 SUBTOTAL	**$135,960.12**

Summary of Manhours by Classification
Johnson, Mirmiran & Thompson, Inc.
Southeast Loop Phase 2

Description of Work or Task	Project Director $292.00/Hr	Sr. Project Manager $285.00/Hr	Senior Prof. 2 $259.00/Hr	Senior Prof. 1 $227.00/Hr	Prof. 2 / Sr. Eng. Tech $194.00/Hr	Prof. 1 / Eng. Tech $149.00/Hr	Admin / Clerical $84.00/Hr	Staff-Hr. Totals	Staff Cost / Task Totals
Task 1. PROJECT MANAGEMENT									
a. Monthly Progress Report, Invoices, and Billings									
Submit Monthly Progress Reports to GEC	1	8	2	1			4	16	$3,653.00
Prepare Correspondence, Invoices, and Progress Reports Monthly	1	8	2	2			4	17	$3,880.00
b. Project Coordination & Administration									
Prepare and maintain records	1	8	4	4	3	4	2	26	$5,862.00
Correspondence and coordination with GEC	1	12		4	1		2	20	$4,982.00
Correspondence and coordination outside GEC		6						6	$1,710.00
PROJECT MANAGEMENT Subtotal:	**4**	**42**	**8**	**11**	**4**	**4**	**12**	**85**	**$20,087.00**
Task 2. CONTRUCTION PHASE SERVICES									
a. Review of Contractor Submittals - Up to 45 Submittals	2	16	4	5	16	12	10	65	$13,047.00
b. Review and Response to Contractor Requests for Information (RFI's) - Up to 55 RFI's	2	16	4	5	16	12	10	65	$13,047.00
c. Review of Contractor Shop Drawings - Up to 25 Shop Drawings	2	16	4	4	16	12	10	64	$12,820.00
CONTRUCTION PHASE SERVICES Subtotal:	**6**	**48**	**12**	**14**	**48**	**36**	**30**	**194**	**$38,914.00**
Expenses:									
JMT SUMMARY	**10**	**90**	**20**	**25**	**52**	**40**	**42**	**279**	**$59,001.00**

Summary of Manhours by Classification
HVJ Associates, Inc.
Southeast Loop Phase 2 PS&E - Work Authorization

Description of Work or Task	Senior Project Manager $227.00/Hr	Project Engineer $162.00/Hr	Staff Engineer $130.00/Hr	Senior Technician $78.00/Hr	Technician $71.00/Hr	Staff-Hr. Totals	Staff Cost / Task Totals
Task 1 Project Management	**0**	**8**	**9**	**0**	**0**	**17**	**$2,466.00**
a. Monthly Progress Report, Invoices, and Billings		4	6			10	$1,428.00
b. Project Coordination & Administration	0	4	3			7	$1,038.00
Task 2 Construction Phase Services	**3**	**14**	**20**	**0**	**0**	**37**	**$5,549.00**
a. Review of contractor submittals – Up to 45 submittals	1	4	8		0	13	$1,915.00
b. Review and response to contractor requests for information (RFI's) – Up to 55 RFI's	1	6	6		0	13	$1,979.00
c. Review of contractor shop drawings – Up to 25 shop drawings	1	4	6		0	11	$1,655.00
HVJ Associates, Inc. SUMMARY	**3**	**22**	**29**	**0**	**0**	**54**	**$8,015.00**

Summary of Manhours by Classification
Hardesty & Hanover, LLC
Southeast Loop Phase 2 PS&E - Work Authorization

Description of Work or Task	Principal Engineer $259.00/Hr	Sr Engineer $188.00/Hr	EIT I $113.00/Hr	Staff-Hr. Totals	Staff Cost / Task Totals
Task 1 Project Management	**4**	**17**	**0**	**21**	**$4,232.00**
a. Monthly Progress Report, Invoices, and Billings		5		5	$940.00
b. Project Coordination & Administration	4	12		16	$3,292.00
Task 2 Construction Phase Services	**0**	**35**	**72**	**107**	**$14,716.00**
a. Review of contractor submittals – Up to 45 submittals		12	24	36	$4,968.00
b. Review and response to contractor requests for information (RFI's) – Up to 55 RFI's		12	24	36	$4,968.00
c. Review of contractor shop drawings – Up to 25 shop drawings		11	24	35	$4,780.00
Hardesty & Hanover, LLC. SUMMARY	**4**	**52**	**72**	**128**	**$18,948.00**

Commissioners Court - Regular Session **74.**

Meeting Date: 01/28/2025

25IFB9 CR 255 Realignment - Notice of Intent Application (NOI)

Submitted By: Julissa Vasquez, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding a Notice of Intent (NOI) for Stormwater Discharge associated with the Construction Activity under TPDES Construction General Permit (TXR150000) for 25IFB9 - CR 255 Realignment, a Road & Bridge project in Commissioner Pct. 3 Project: P546 Funding Source: Road & Bridge.

Background

Williamson County must submit an NOI to obtain coverage under TPDES General Permit (TXR150000), as required by the Texas Commission on Environmental Quality (TCEQ) before commencing Soil disturbing activities on any construction project that will disturb more than five (5) acres of land. TCEQ has transitioned to an electronic submittal process, and this application will be signed and submitted electronically pending approval by the Court.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

25IFB9-CR255-NOI

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:13 AM
Form Started By: Julissa Vasquez		Started On: 01/22/2025 07:40 AM
Final Approval Date: 01/23/2025		

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	CR 255 Realignment
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	From CR 254 to Ronald Reagan Blvd.
City	Georgetown
State	TX
ZIP	76680
County	WILLIAMSON
Latitude (N) (##.######)	30.760393
Longitude (W) (-###.######)	-97.856716
Primary SIC Code	1611
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	

Regulated Entity Site Information

What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	CR 255 Realignment
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	From CR 254 to Ronald Reagan Blvd.
City	Georgetown
State	TX
ZIP	76680
County	WILLIAMSON
Latitude (N) (##.######)	30.760393
Longitude (W) (-###.######)	-97.856716
Facility NAICS Code	
What is the primary business of this entity?	Government

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN600897888
Type of Customer	County Government

Full legal name of the applicant:

Legal Name	Williamson County
Texas SOS Filing Number	
Federal Tax ID	746000978
State Franchise Tax ID	
State Sales Tax ID	
Local Tax ID	

DUNS Number	
Number of Employees	501+
Independently Owned and Operated?	No
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Williamson County
Prefix	THE HONORABLE
First	Bill
Middle	
Last	Gravell
Suffix	JR
Credentials	
Title	County Judge

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	101 E OLD SETTLERS BLVD STE 225
Routing (such as Mail Code, Dept., or Attn:)	
City	ROUND ROCK
State	TX
ZIP	78664
Phone (###-###-####)	5129431577
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	aschiele@wilco.org

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	HNTB Companies
Prefix	
First	Julissa
Middle	
Last	Vasquez
Suffix	
Credentials	
Title	Construction Contract Administrator
Enter new address or copy one from list:	CN600897888, Williamson County

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	101 E OLD SETTLERS BLVD STE 225

Routing (such as Mail Code, Dept., or Attn:)	
City	ROUND ROCK
State	TX
ZIP	78664
Phone (###-###-####)	5125348178
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	juvasquez@hntb.com

CNOI General Characteristics

1) Is the project or site located on Indian Country Lands?	No
2) Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3) Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4) Is the project or site associated to a quarrying facility that is located within either the John Graves Scenic Riverway or Coke Stevenson Scenic Riverway, as defined in 30 TAC 311.71?	No
5) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1611
6) If applicable, what is the Secondary SIC Code(s)?	
7) What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	57.1
8) What is the construction project or site type?	Highway or Road
9) Is the project part of a larger common plan of development or sale?	No
10) What is the estimated start date of the project?	01/27/2025
11) What is the estimated end date of the project?	07/01/2027
12) Will concrete truck washout be performed at the site?	Yes
13) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	North Fork San Gabriel River
14) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1214
15) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	No
16) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
16.1) I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
17) I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local	Yes

sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	
18) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
19) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Commissioners Court - Regular Session **75.**

Meeting Date: 01/28/2025

CDBG- Release of Liens

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 the release of liens for 3 properties acquired by Habitat for Humanity using CDBG funds.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Release

Release

Release

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 10:49 AM
Form Started By: Charlie Crossfield		Started On: 01/22/2025 05:13 PM
Final Approval Date: 01/23/2025		

RELEASE OF LIEN

Date: _____

Note:

Date: January 12, 2016

Original Amount: $24,482.00

Maker: Darryl Whitehead and J'Nai Whitehead, a married couple

Payee: Williamson County, Texas

Date of Maturity: as therein provided

Holder of Note and Lien: Williamson County, Texas

Holder's Mailing Address (including county):

Williamson County
Attn: Community Development Block Grant Administrator
710 Main Street, Suite 101
Georgetown, Williamson County, Texas 78626

Note and Lien are Described in the Following Documents, Recorded in:
Deed of Trust dated January 12, 2016, executed by Darryl Whitehead and J'Nai Whitehead, a married couple, to Charles D. Crossfield, Trustee, and recorded in Document No. 2016003189, Official Public Records, Williamson County, Texas, securing the payment of one certain note for the principal sum of $24,482.00, payable to the order of Williamson County, Texas, and subject to all terms, conditions, and stipulations therein; including any additional indebtedness secured thereby.

Property (including any improvements) Subject to Lien:

All that certain Lot Six (6) in Block "D" of MASON CREEK SECTION FOUR-C, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet Q, Slides 345-347 of the Plat Records of Williamson County, Texas, all fixtures and improvements situated thereon, and all rights, titles and interests appurtenant thereto.

Holder of the note and lien acknowledges its full satisfaction, and releases the Property described above from the Lien.

Holder of the note and lien expressly releases all present and future rights to establish or enforce the lien as security for the payment of any future or other advances.

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

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025, by Bill Gravell, Jr., County Judge of Williamson County, Texas , in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main St.
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

RELEASE OF LIEN

Date: _____

Note:

Date: February 24, 2017

Original Amount: $22,144.00

Maker: Miriam Socarras, a single person

Payee: Williamson County, Texas

Date of Maturity: as therein provided

Holder of Note and Lien: Williamson County, Texas

Holder's Mailing Address (including county):

Williamson County
Attn: Community Development Block Grant Administrator
710 Main Street, Suite 101
Georgetown, Williamson County, Texas 78626

Note and Lien are Described in the Following Documents, Recorded in:
Deed of Trust dated February 24, 2017, executed by Miriam Socarras, a single person, to Charles D. Crossfield, Trustee, and recorded in Document No. 2017016977, Official Public Records, Williamson County, Texas, securing the payment of one certain note for the principal sum of $22,144.00, payable to the order of Williamson County, Texas, and subject to all terms, conditions, and stipulations therein; including any additional indebtedness secured thereby.

Property (including any improvements) Subject to Lien:

All that certain Lot Five (5) in Block "D" of MASON CREEK SECTION FOUR-C, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet Q, Slides 345-347 of the Plat Records of Williamson County, Texas, all fixtures and improvements situated thereon, and all rights, titles and interests appurtenant thereto.

Holder of the note and lien acknowledges its full satisfaction, and releases the Property described above from the Lien.

Holder of the note and lien expressly releases all present and future rights to establish or enforce the lien as security for the payment of any future or other advances.

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

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025 by Bill Gravell, Jr., County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main St.
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

RELEASE OF LIEN

Date: _____

Note:

Date: December 7, 2016

Original Amount: $19,750.00

Maker: LaQuesha Graham, a single person

Payee: Williamson County, Texas

Date of Maturity: as therein provided

Holder of Note and Lien: Williamson County, Texas

Holder's Mailing Address (including county):

Williamson County
Attn: Community Development Block Grant Administrator
710 Main Street, Suite 101
Georgetown, Williamson County, Texas 78626

Note and Lien are Described in the Following Documents, Recorded in: Deed of Trust dated December 7, 2016, executed by LaQuesha Graham, a single person, to Charles D. Crossfield, Trustee, and recorded in Document No. 2016114869, Official Public Records, Williamson County, Texas, securing the payment of one certain note for the principal sum of $19,750.00, payable to the order of Williamson County, Texas, and subject to all terms, conditions, and stipulations therein; including any additional indebtedness secured thereby.

Property (including any improvements) Subject to Lien:

Lot 81, Block "B" of MASON CREEK SECTION FOUR-C, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Q, Slides 345-347 of the Plat Records of Williamson County, Texas, all fixtures and improvements situated thereon, and all rights, titles and interests appurtenant thereto.

Holder of the note and lien acknowledges its full satisfaction, and releases the Property described above from the Lien.

Holder of the note and lien expressly releases all present and future rights to establish or enforce the lien as security for the payment of any future or other advances.

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

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025 by Bill Gravell, Jr., County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main St.
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Commissioners Court - Regular Session **76.**

Meeting Date: 01/28/2025

Hero Way PEC Letter Agreement

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 letter of agreement with Zoomers Investment Group, LLC to acquire an electric easement totaling 0.156 AC required for the Hero Way project (Parcel 338 PEC). Funding Source: TANS P588.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 10:47 AM
Form Started By: Charlie Crossfield		Started On: 01/22/2025 05:10 PM
Final Approval Date: 01/23/2025		

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8725 (D) • fax 512-255-8986

adam@scrrlaw.com

January 7, 2025

Zoomers Investment Group, LLC
Attn: Ashok Gudi
3951 West Parmer Lane Suite 100
Austin, TX 78727

Re: Williamson County — Hero Way
Parcel 338PEC

Dear Mr. Gudi:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent electric easement by Williamson County, Texas ("County") in and across portions of the property owned by Zoomers Investment Group, LLC ("Owner") as part of the County's proposed Hero Way roadway and utility system relocation improvements ("Project").

By execution of this letter, the parties agree as follows:

1. County shall pay Owner a purchase price amount of **$37,279.00** in return for Owner's delivery to County of a fully executed and acknowledged electric easement ("Easement") in and to a 0.156-acre tract of land (the "Property"), free and clear of any monetary liens and to be granted in the form as set out in Exhibit "A" attached hereto and incorporated herein.

2. If requested by County, the Closing and completion of this transaction shall take place at Texas National Title ("Title Company") within thirty (30) days after full execution of this Agreement, or at another date and time agreed to between the parties.

Upon request, Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County and/or the Easement Grantee in completion of this transaction. The County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent, or subordination affecting the Property and required as a condition of the Closing.

Upon completion of (1) the full execution of this Agreement by all parties, and (2) acknowledgment by the Title Company of delivery by County of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after February 15, 2025, to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed electric facility improvement construction project of County.

To the extent allowed by law County, its agents, and contractors agree to release, indemnify, and otherwise hold Owner harmless from any damages or other losses to Owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by this Agreement to expeditiously complete the Closing of the purchase transaction.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

/s/ Adam H. Hill

Adam H. Hill
Sheets & Crossfield, PLLC

cc: ROW of Texas (via e-mail sam.nassour@rowtx.com)

[signature pages follow]

SELLER:

ZOOMERS INVESTMENT GROUP, LLC

By: 75b4c24 _____ 01-13-2025

Name: Ashok Gudi

Title: Member Manager

Date: _____

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By:_____
Bill Gravell, Jr., County Judge

Date:_____

EXHIBIT “A” EASEMENT FORM FOLLOWS

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF WILLIAMSON §

That **ZOOMERS INVESTMENT GROUP, LLC**, for and in consideration of ONE DOLLAR ($1.00) in hand paid by Williamson County, Texas, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto **PEDERNALES ELECTRIC COOPERATIVE, INC**. ("Grantee") an easement and right-of-way as hereinafter described for the purpose of an electric distribution line consisting of a variable number of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and cable television wires, props, guys, and anchors) over, under, across and upon the following described lands located in Williamson County, Texas, to-wit:

> All of that certain 0.156-acre (6,778 square foot) tract in the Talbot Chambers Survey, Abstract No. 125, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 338PEC)**

With guying easements as needed, 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, hanging new wire on, maintaining, and removing said lines and appurtenances; provided however the right to use such adjacent lands shall only be permitted if there is no reasonably available access to the easement area from a public right of way; the right to relocate the lines within the limits of said easement and right-of-way; 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.

Grantor warrants that Grantor is the owner of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above-described easement and rights unto Grantee and its successors and assigns, until said easement and rights shall be relinquished.

Grantor, Grantor's heirs, and legal representatives do hereby bind themselves to warrant and forever defend all and singular the above-described easement and rights unto Grantee, its 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 hand this _____ day of _____, 20_____.

[signature page follows]

GRANTOR:

ZOOMERS INVESTMENT GROUP, LLC

By:_____

Name:_____

Title:_____

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 that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____, 2025.

_____
Notary Public in and for
The State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

JOINDER AND CONSENT OF LIENHOLDER TO ELECTRIC EASEMENT

BANCORPSOUTH BANK, as Beneficiary under a Deed of Trust executed by Zoomers Investment Group, LLC, to Josue Limon, Trustee, recorded in Document No. 2021055331 (the "Grantor Security Document") of the Official Records of Williamson County, Texas that creates liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit "A" ("Grantor Liens"), executes this electric utility easement ("Easement") for the limited purpose of (i) consenting to the terms and conditions of the foregoing Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Easement.

BANCORPSOUTH BANK

By:_____

Name:_____

Title:_____

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____, known to me to be the person whose name is subscribed to the preceding instrument, and acknowledged to me that he/she executed the same for the purposes and consideration recited herein.

_____

Notary Public in and for the State of Texas

EXHIBIT A

County: Williamson
Parcel: 338 PEC
Highway: FM 2243

METES & BOUNDS DESCRIPTION FOR EASEMENT PARCEL 338 PEC

METES & BOUNDS DESCRIPTION FOR A 0.156 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACT 5 OF AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6, A SUBDIVISION AS RECORDED IN CABINET X, SLIDES 378 AND 379 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO ZOOMERS INVESTMENT GROUP LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021055330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.156 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found on the east line of the above described Tract 5 and the west line of Tract 9 of KITTIE HILL ACRES, a subdivision as recorded in Cabinet F, Slides 45 and 46 of the Plat Records of Williamson County, Texas, as conveyed to TDW Development, LLC by Special Warranty Deed recorded in Document Number 2023071363 of the Official Public Records of Williamson County, Texas, at the northeast corner of original Tract 5 of said KITTIE HILL ACRES, from which a 1/2-inch iron rod found on the west line of Tract 8 of said KITTIE HILL ACRES, at the northeast corner of said Tract 5, bears N 20°59'09" W a distance of 226.19 feet; Thence, with the east line of said Tract 5 and the west line of said Tract 9, S 21°01'05" E a distance of 390.61 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract, 253.00 feet left of FM 2243 baseline station 173+84.46;

THENCE, continuing with the east line of said Tract 5 and the west line of said Tract 9, S 21°01'05" E a distance of 15.00 feet to a 1/2-inch iron rod with cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,188,839.05, E: 3,088,335.88) set on the north right-of-way line of Hero Way (f/k/a County Road 269) (width varies) as dedicated by Document Numbers 2023087245 and 2023098898, both of the Official Public Records of Williamson County, Texas, at the southeast corner of the remainder of said Tract 5, and at the northeast corner of a called 0.176 acre tract of land described as Parcel 338 as dedicated in said Document Number 2023087245 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, 238.00 feet left of FM 2243 baseline station 173+84.58, from which a 1/2-inch iron rod found on the north right-of-way line of said Hero Way, at the southwest corner of said Tract 9, and at the southeast corner of said Parcel 338, bears S 21°01'05" E a distance of 19.19 feet;

THENCE, leaving the west line of said Tract 9, with the north right-of-way line of said Hero Way and the south line of the remainder of said Tract 5, S 69°25'18" W a distance of 449.37 feet to a 1/2-inch iron rod with cap stamped “WILCO ROW 5777” set at the intersection with the east right-of-way line of Winding Oak Drive (50 feet wide) as dedicated by said KITTIE HILL ACRES, at the southwest corner of the remainder of said Tract 5, and at the northwest corner of said Parcel 338, for the southwest corner of the herein described tract, 238.00 feet left of FM 2243 baseline station 169+35.20, from which a 1/2-inch iron rod with cap stamped “WILCO ROW 5777” set at the intersection of the west right-of-way line of said Winding Oak Drive and the north right-of-way line of said Hero Way, at the northeast corner of a called 0.325 acre tract of land described as Parcel 337 as dedicated in said Document Number 2023098898 of the Official Public Records of Williamson County, Texas, bears S 73°39’14” W a distance of 54.18 feet;

THENCE, with the east right-of-way line of said Winding Oak Drive and the west line of said Tract 5, N 39°29'20" W a distance of 15.86 feet to a calculated point for the northwest corner of the herein described tract, 253.00 feet left of FM 2243 baseline station 169+30.07, from which a 1/2-inch iron rod with an illegible cap found on the east right-of-way line of said Winding Oak Drive and the west line of said Tract 5, bears N 39°29'20" W a distance of 264.10 feet;

THENCE, leaving the east right-of-way line of said Winding Oak Drive and over and across said Tract 5, N 69°25'18" E a distance of 454.40 feet to the **POINT OF BEGINNING** and containing 0.156 acre (6,778 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on May 12, 2022 and are true and correct to the best of my knowledge. A sketch accompanies this description.

PRELIMINARY
This document shall not be recorded for any purpose.

Damian G. Fisher RPLS Number 6928 Date

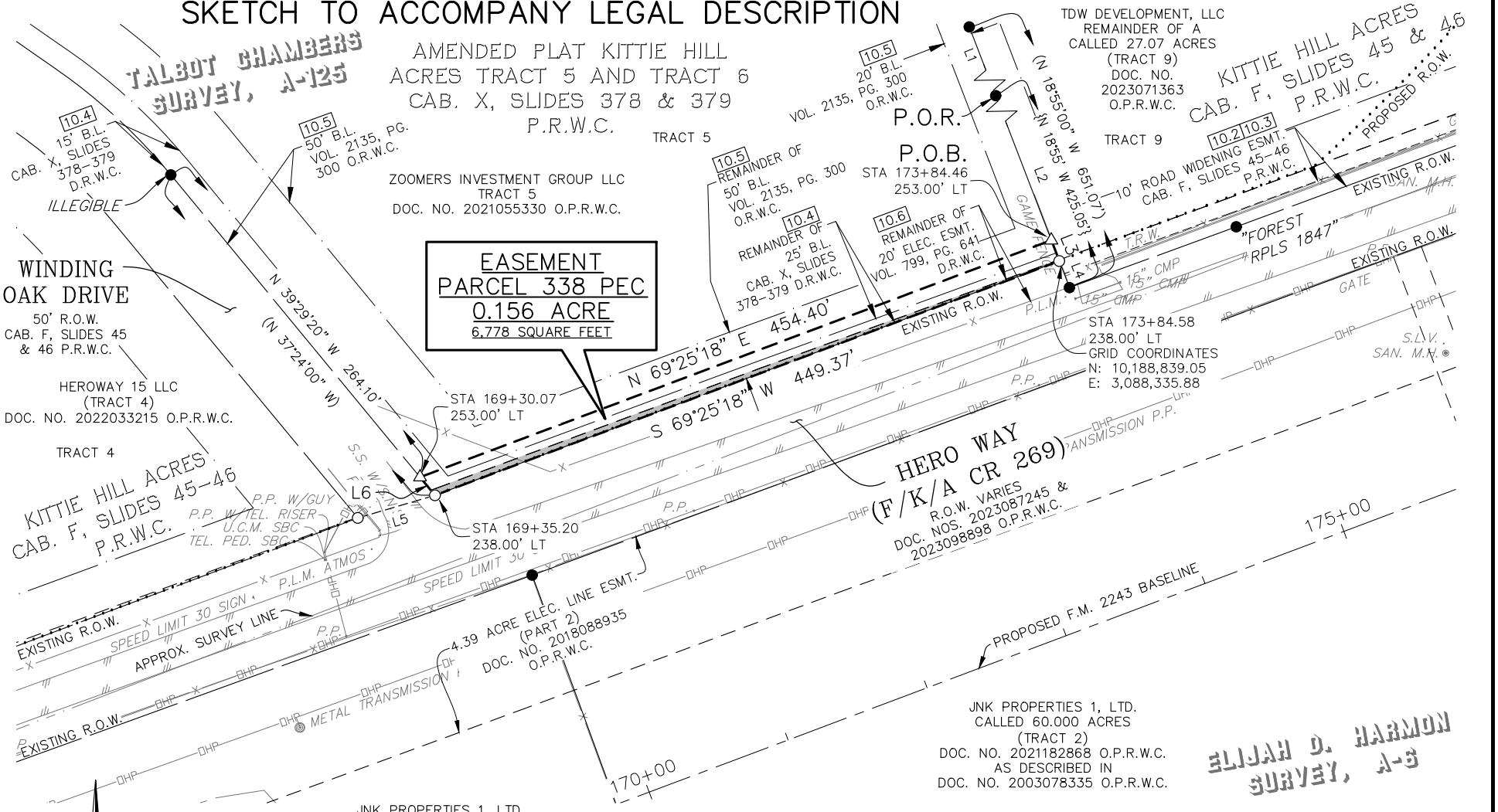
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Telephone: 512-879-0400
TBPELS Licensed Surveying Firm Number 10106502

Client: Williamson County
Date: October 7, 2024
Project Number: 7473-00

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AMENDED PLAT KITTIE HILL ACRES TRACT 5 AND TRACT 6
CAB. X, SLIDES 378 & 379
P.R.W.C.



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING EASEMENT PARCEL 338 PEC 0.156 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/07/2024	3 of 5

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LEGEND

B.L.	BUILDING LINE
B.W.F.	BARBED WIRE FENCE
CAB.	CABINET
CMP	CORRUGATED METAL PIPE
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
M.H.	MANHOLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PED.	PEDESTAL
P.O.B.	POINT OF BEGINNING
PED.	PEDESTAL
P.L.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
S.L.V.	SANITARY LINE VENT
S.N.S.	STREET NAME SIGN
S.S.	STOP SIGN
TEL.	TELEPHONE
T.R.W.	TIMBER RETAINING WALL
U.C.M.	UNDERGROUND CABLE MARKER
( )	RECORD INFO FOR CAB. X, SLIDES 378-379 P.R.W.C.
{ }	RECORD INFO FOR CAB. F, SLIDES 45-46 P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP "WILCO ROW 5777"
△	CALCULATED POINT
——X——	WIRE FENCE
——OHT——	OVERHEAD TELEPHONE
——OHP——	OVERHEAD POWER
——//——	EDGE OF ASPHALT
10.3	SCHEDULE B ITEM

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 20°59'09" W	226.19'
L2	S 21°01'05" E	390.61'
L3	S 21°01'05" E	15.00'
L4	S 21°01'05" E	19.19'
L5	S 73°39'14" W	54.18'
L6	N 39°29'20" W	15.86'

BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 ● www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

Copyright 2024

PARCEL PLAT SHOWING EASEMENT PARCEL 338 PEC 0.156 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/07/2024	4 of 5

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GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.

3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-164941, DATED EFFECTIVE JULY 1, 2022 AND ISSUED ON JULY 12, 2022.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN CABINET F, SLIDE 45 AND CABINET X, SLIDE 378, PLAT RECORDS; VOLUME 2135, PAGE 300, OFFICIAL RECORDS; DOCUMENT NO. 2015018800, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.

10.2 ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET F, SLIDE 45, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.3 A 10 FOOT ROAD WIDENING EASEMENT RESERVED ALONG COUNTY ROAD 269, AS SHOWN ON THE PLAT OF RECORD IN CABINET X, SLIDE 378 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.4 BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN CABINET X, SLIDE 378 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.5 BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 2135, PAGE 300, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.6 AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 799, PAGE 641, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10.7 ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-051-00 IF RECORD IN DOCUMENT NO. 2017011292, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT TRACT.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on May 12, 2022 and is true and correct to the best of my knowledge. There are no visible encroachments, except as shown hereon.

PRELIMINARY
This document shall not be recorded for any purpose.

DAMIAN G. FISHER RPLS NO. 6928
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
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TBPLS Licensed Surveying Firm No. 10106502
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PARCEL PLAT SHOWING EASEMENT PARCEL 338 PEC 0.156 ACRE FM 2243 WILLIAMSON COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
1"=100'	7473-00	10/07/2024	5 of 5

Meeting Date: 01/28/2025

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 a third person.)

A. Real Estate Owned by Third Parties

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

a) Discuss the acquisition of real property: Bud Stockton Dr.
b) Discuss the acquisition of real property for CR 143
c) Discuss the acquisition of real property for County Facilities.
d) Discuss the acquisition of real property for CR 255.
e) Discuss the acquisition of real property for SH 195 @ Ronald Reagan.
f) Discuss the acquisition of real property for the future SH 29 corridor.
g) Discuss the acquisition of right-of-way for Hero Way.
h) Discuss the acquisition of right-of-way for E. Wilco Highway.
I) Discuss the acquisition of right-of-way for Corridor A-2.
j) Discuss the acquisition of right-of-way for Corridor B
k) Discuss the acquisition of right-of-way for Corridor C.
l) Discuss the acquisition of right-of-way for Corridor D.
m) Discuss the acquisition of right-of-way for Corridor E.
n) Discuss the acquisition of right-of-way for Corridor F
o) Discuss the acquisition of right-of-way for Corridor H
p) Discuss the acquisition of right of way for Corridor J.
q) Discuss the acquisition of right of way for Arterial K.
r) Discuss the acquisition of right of way for Corridor I.
s) Discuss the acquisition of right-of-way for Ronald Reagan Widening.
t) Discuss the acquisition of right-of-way for CR 313.
u) Discuss the acquisition of right of way for Bagdad Road/CR 279.
v) Discuss the acquisition of right of way for CR 314.
w) Discuss the acquisition of real property for the Seward Junction Loop
x) Discuss the acquisition of real property for CR 110N
y) Discuss the acquisition of real property for CR 175.
z) Discuss the acquisition of real property for the Long Range Transportation Plan.
aa) Discuss property located at 9500 Lake Creek Parkway, Austin, TX 78717
bb) Discuss the acquisition of real property for Williamson County Justice Center and Corrections Facilities.

B. Property or Real Estate owned by Williamson County

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

a) Discuss country-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 at 747 County Rd. 138 Hutto, Texas
d) Discuss Blue Springs Blvd. property
e) Discuss the potential sale of the Williamson County owned properties within the downtown Georgetown

area.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 11:11 AM
Form Started By: Charlie Crossfield		Started On: 01/22/2025 05:20 PM
Final Approval Date: 01/23/2025		

Commissioners Court - Regular Session **78.**

Meeting Date: 01/28/2025

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 Skyfall
b) Project Garden
c) Project School Bus
d) Project Lunch Lady
e) Project Sequoia

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2025 10:51 AM
Form Started By: Charlie Crossfield		Started On: 01/22/2025 05:21 PM
Final Approval Date: 01/23/2025		