NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
710 S. Main Street, Georgetown
August 12, 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.

3. **Public Comment Period for Agenda Items.** The Commissioners Court will conduct a Public Comment Period to allow members of the public, who have properly submitted a Public Participation Form, to address the Commissioners Court regarding specific Agenda Items that are on the Commissioners Court's Agenda. During such Public Comment Period, speakers shall be limited to a maximum of three (3) minutes to make his or her remarks regarding an Agenda Item. Each member of the public who appears before the Commissioners Court to address the Commissioners Court regarding more than one (1) Agenda Item on the Commissioners Court's Agenda shall be limited to a cumulative maximum of five (5) minutes to make his or her remarks for all such Agenda Items. The maximum overall discussion time allowed for an Agenda Item, regardless of the number of members of the public wishing to address the Court on such Agenda Item, shall be limited to thirty (30) minutes. Speaking time, to the extent possible, will be evenly allocated among speakers should more than ten (10) speakers desire to speak on the same Agenda Item. In matters of exceptional interest, the Commissioners Court may, by majority vote, lengthen the maximum overall public discussion time allowed on a particular Agenda Item. The Presiding Officer of the Commissioners Court reserves the right to conduct public comment regarding an Agenda Item at the time in which the item is called for the Commissioners Court's consideration as opposed to including such public comments during this Public Comment Period.

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 4 – 31)

4. Discuss, consider and take appropriate action on a line item transfer for Commissioner's Court.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100.0401.003010	COMPUTER EQUIPMENT < $5,000	$1,000.00
TO	0100.0401.004231	TRAVEL	$1,000.00
FROM	0100.0401.003010	COMPUTER EQUIPMENT < $5,000	$250.00
TO	0100.0401.003100	OFFICE SUPPLIES	$250.00

5. Discuss, consider and take appropriate action on a line item transfer for 911 Communications.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0581-001100	911 Communications/FT Salary	$9,000
TO	0100-0581-001114	911 Comm/Certifications	$9,000

6. Discuss, consider, and take appropriate action on a line item transfer for Justice of the Peace, Pct. 3

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0453.003901	Publications, Books, Periodica	1500.00
To	0100.0453.004141	Interpreters	1500.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0492.004100	Professional Services	$80,000.00
From	0100.0492.004212	Postage	$45,000.00
From	0100.0492.004610	Rent	$10,000.00

To	0100.0492.004251	Election Supplies	$125,000.00
To	0100.0492.003010	Computer Equipment	$10,000.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0560.003530	Investigative Supplies	$1,392.19
From	0100.0560.005008	Law Enforcement Equip > $5,000	$17,274.66
To	0100.0560.003004	Ammunition	$18,666.85

9. Discuss, consider and take appropriate action on online item transfers for the Parks Department.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0510-004514	Park Roads & Parking	$15,193.10
FROM	0100-0510-005003	Equipment > $5,000	$13,116.50
FROM	0100-0510-005700	Vehicles > $5,000	$13,690.40
TO	0100-0510-005711	Heavy Equipment > $5,000	$42,000.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0882.0882.003301	Gasoline	$40,000
To	0882.0882.003524	Sublets	$40,000
From	0882.0882.003301	Gasoline	$40,000
To	0882.0882.003523	Parts	$40,000

From	0882.0882.003301	Gasoline	$6,930
To	0882.0882.004547	Fuel Site Repair	$6,930
From	0882.0882.003303	Oil, Grease	$25,000
To	0882.0882.003523	Parts	$25,000
From	0882.0882.003522	Batteries	$10,000
To	0882.0882.003523	Parts	$10,000

11. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 1, July 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

12. 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 for EMS.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.333220	Payment From Other Entities	$26,113.71

13. 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 EMS.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0540.003107	Medical Equipment	22743.81
	0100.0540.003200	Medical Supplies	3369.90

14. Discuss, consider, and take appropriate action on approving property tax refunds over $2,500.00 through 08/07/2025 for the Williamson County Tax Assessor/Collector.

15. Approve, consider and take appropriate action to approve the TexPool Resolutions Amending Authorized Representatives for the Treasurer's office.

16. Discuss, consider, and take appropriate action on awarding RFP #25RFP47 Employer Group Life Insurance, AD&D, Voluntary Life Insurance, Voluntary Short-Term Disability Insurance, Voluntary Long-Term Disability Insurance, Voluntary Accident Insurance, Voluntary Critical Illness Insurance for the Benefits to Symetra Life Insurance Company and authorize the execution of the agreement.

17. Discuss, consider, and take appropriate action on approving the Symetra Implementation Documents for RFP #25RFP47 Employer Group Life Insurance, AD&D, Voluntary Life Insurance, Voluntary Short-Term Disability Insurance, Voluntary Long-Term Disability Insurance, Voluntary Accident Insurance, Voluntary Critical Illness Insurance for Benefits and authorizing the execution of the agreements.

18. Discuss, consider, and take appropriate action regarding approval of contract #2025325 with the Texas Workforce Commission (TWC) Exhibit 1: Data Exchange Request and Safeguard Plan for the Sheriff's Office, with no funding impact at this time, and authorizing the execution of the Exhibit 1.

19. Discuss, consider, and take appropriate action on approving the Service Agreement #2025327 between Williamson County and TEK84, Inc. for the Preventative Maintenance of the TEK84 Intercept Whole Body Scanner, located in the Williamson County Jail in the amount of $11,225.00 and authorizing the execution of the agreement.

20. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed solicitations for Third Party Administrator Services for Risk Management under RFP #25RFP75.

21. Discuss, consider, and take appropriate action on approving the Service and Goods Agreement #2025317 between Williamson County and A3 Communications, Inc. dba BryComm for the provision and installation of cabling to support air conditioning units and security cameras for the Lake Creek Annex building, located at 9500 North Lake Creek Parkway, Austin, Texas, 78731, in the amount of $7,799.25, pursuant to DIR Cooperative contract #DIR-CPO-4777, and authorizing the execution of this agreement, Funding Source is P632.

22. Discuss, consider, and take appropriate action on the approval of a Services and Goods Contract #2025239, between Williamson County and Data Projections, Inc. for Audio-Visual Upgrade for the Sheriff's Office Training Center in the amount of $69,918.81 pursuant to Cooperative contract #DIR-CPO-5347 and authorize execution of the agreement.

23. Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025312, between Williamson County and Liquid Environmental Solutions of Texas, LLC for Grease Trap Cleaning Services, in the not-to-exceed amount of $19,500.00, and authorize the execution of the agreement.

24. Discuss, consider, and take appropriate action on Supplemental No. 3 to Work Authorization No. 34 to the Public Involvement Services (Corridor/Road and Bridge Program) contract executed March 26, 2019, between Williamson County and Rifeline, LLC relating to the Road and Bridge Program. Project: On-Call Fund Source: Corridor/Road and Bridge.

25. Discuss, consider, and take appropriate action on Work Authorization No. 1 to the Engineering Services contract executed March 19, 2019, between Williamson County and HVJ South Central Texas – M&J, Inc. relating to the Road and Bridge Program. Funding source: 2024 and 2025 CIP

26. Discuss, consider and take appropriate action on Work Authorization No 1 in the amount of $50,000.00 to expire December 31, 2026, under the Williamson County Contract for Environmental Services between Cambrian Environmental and Williamson County dated March 19, 2024, for Environmental Services. Funding source: 01.0200.0210.004100.

27. Discuss, consider, and take appropriate action on approving the submission of a formal protest/request for a contested case hearing and written comments, information and recommendations by legal counsel for Williamson County to the Texas Commission on Environmental Quality relating to a petition for the creation of Williamson County MUD No. 68.

28. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Via De Sienna and Ronald Reagan Intersection Improvements, under IFB #25IFB76.

29. Discuss, consider, and take appropriate action on Supplemental No. 2 to Work Authorization No. 32 to the Public Involvement Services (2023 Road Bond Program) contract executed March 26, 2019, between Williamson County and Rifeline, LLC relating to the Road Bond Program. Project: On-Call Fund Source: Road Bonds

30. Discuss, consider, and take appropriate action on Supplemental No. 2 to Work Authorization No. 33 to the Public Involvement Services (2013 and 2019 Road Bond Program) contract executed March 26, 2019, between Williamson County and Rifeline, LLC relating to the Road Bond Program. Project: On-Call Fund Source: Road Bonds

31. Discuss, consider and take appropriate action to correct the Funding Source provided in Item No. 60 of the Williamson County Commissioners Court Session on August 5, 2025, to provide that Funding Source: TANS P588 as the correct funding source for the real estate contract with Prewitt Farms, LTD. a Texas limited partnership, and Zinzinia Williamson County, LTD., a Texas limited partnership, to acquire 1.097 acres and 6.554 acres as right of way needed for the CR 401.

REGULAR AGENDA

32. Discuss, consider and take appropriate action on recognizing the 2025 Williamson County Employee of the Year Winners.

33. Discuss, consider and take appropriate action on an update for the 2025 Williamson County Fair and Rodeo.

34. Discuss and take appropriate action on the HUD 2025 Annual Action Plan that includes Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding.

35. FY26 Budget Workshop - Discuss, consider and take appropriate action on the Budget Officer's 2025-2026 recommended budget.

36. Discuss, consider, and take appropriate action regarding Ordering a Special Election for November 4, 2025.

37. Discuss, consider, and take appropriate action to approve a resolution adopting the use of the Ballot on Demand Printers.

38. Discuss, consider, and take appropriate action to approve the voting locations for the election on November 4, 2025.

39. Discuss, consider and take appropriate action regarding a resolution relating to a public hearing and approving financing by Rogers Cultural Education Facilities Finance Corporation for the benefit of Goodwill Industries of Central Texas and Goodwill Temporary Services, Inc. and related matters in compliance with Section 147(f) of the Internal Revenue Code (Note: The proposed resolution approving the bonds does not create any liability for Williamson County).

40. Discuss, consider and take appropriate action on a Real Estate Professional Consulting Services Agreement between Williamson County, Texas and Brinegar Interests LLC D/B/A Brinegar Properties; and exemption of those services from the competitive bid/proposal requirements of the County Purchasing Act pursuant to the discretionary exemption for personal or professional services, as set forth under Tex. Loc. Gov't Code § 262.024(a)(4).

41. Discuss, consider and take appropriate action on a Residential Lease Agreement between Williamson County, as Landlord, and Brenda Damer, as Tenant, for the lease of the residence and improvements located at 9769 Highway 29 W Georgetown, TX 78628 and authorizing execution of the Residential Lease Agreement.

42. Discuss, consider, and take appropriate action on approving an agreement between the American Red Cross and the Williamson County Office of Emergency Management establishing the terms and conditions under which the Red Cross will share client data with the County to ensure disaster-impacted residents are connected with recovery assistance for the July 2025 Texas floods.

43. Discuss, consider, and take appropriate action on approving the Texas Emergency Management Assistance Teams ("TEMAT") Memorandum of Understanding (MOU) with Williamson County. The MOU delineates responsibilities and procedures for TEMAT activities, including coordination of mutual aid and resource sharing during disasters.

44. Discuss, consider, and take appropriate action approving the Amendment to Contract #2025234 between Williamson County and A3 Communications, Inc. dba Brycomm, for the Berry Springs Project to allow for additional hours, in the amount of $2,775.00. Funding Source is 2023 Park Bond.

45. Discuss, consider, and take appropriate action on approving Addendum #2025301 between Williamson County and Netsync Network Solutions, Inc. for Cisco Flex Enterprise Maintenance in the total amount of $411,993.60 for four (4) years, pursuant to DIR contract #DIR-CPO-5347.

46. Discuss, consider, and take appropriate action on approving Purchase #2025234 between Williamson County and Netsync Network Solutions, Inc. for the replacement of networking equipment in the total amount of $143,607.40, pursuant to DIR contract #DIR-CPO-5347.

47. Discuss, consider, and take appropriate action on a policy exception for the Parks Department to reclassify a position vacancy (PCN 1860).

48. Receive and acknowledge approval of Change Order No.1 from Falkenberg Construction Co., Inc. for the Southwest Williamson County Regional Park Maintenance Shop Office Remodel in the amount of $15,000.65, which was approved by Williamson County Project Manager, Daryl Mutz, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

49. Discuss, consider, and take appropriate action on awarding IFB #25IFB61 Asphalt Mixes to Asphalt Inc LLC, dba Lone Star Paving Company, based on the lowest and best bid for a particular location or type of material for the Road and Bridge Department.

50. Discuss, consider, and take appropriate action on awarding IFB #25IFB61 Asphalt Mixes to Texas Materials Group Inc. based on the lowest and best bids for a particular location or type of material for the Road and Bridge Department.

51. Discuss, consider, and take appropriate action on a First Amendment to the Consent and Development Agreement between Williamson County, Sapelo Liberty Hill, LP, and the proposed Williamson County Municipal Utility District No. 61.

52. Discuss, consider and take appropriate action on authorizing Renewal #1 of Contract 24IFB69 - Corrugated Metal Pipe between Williamson County and Cardinal Hardware and Lumber LLC, for the same terms and conditions as the existing contract, for the term of October 15, 2025, through October 14, 2026.

53. Discuss, consider, and take appropriate action on authorizing Renewal #1 of Contract 24IFB69 - Corrugated Metal Pipe between Williamson County and David-Tehoungue Ltd Co., on the same terms and conditions as the existing contract, for the term of October 15, 2025, through October 14, 2026.

54. Discuss, consider and take appropriate action on authorizing Renewal #1 of Contract 24IFB69 - Corrugated Metal Pipe between Williamson County and Texas Corrugators, for the same terms and conditions as the existing contract, for the term of October 15, 2025, through October 14, 2026.

55. Discuss, consider, and take appropriate action on Contract Amendment No. 5 to the RM 2243 contract executed January 14, 2020, between Williamson County and BGE, Inc. relating to the 2019 Road Bond Program. Project: P326 Fund Source: Road Bonds

56. Discuss, consider and take appropriate action on a real estate contract with Charlotte Lyn Walker Davis to acquire 0.8793 AC needed as right of way on the E. Wilco Highway Segment 5 project (Parcel 84 part 1).

57. Discuss, consider and take appropriate action on a real estate contract with McCullum 155, LP. a Texas limited partnership, to acquire 6.780 AC needed as right of way for the Seward Junction NE Loop project.

58. Discuss, consider and take appropriate action on a claim for actual moving expenses with Edgar Castro related to the right of way acquisition on Badgad Rd. at CR 279 (Parcel 15).

59. Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn (0.5150 acres) required for the construction of Ronald Reagan Segment C. (Centex Materials, LLC./ Parcel 8).

60. Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn (1.360 acres) required for the construction of CR 110N. (H. Brandon Bailey and Sharon L. Bailey/ Parcel 4).

61. Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn 7.926 acres needed as right of way, 0.0314 acres needed as electric utility easements and 0.8754 acres needed as waterline easements for the construction of the proposed roadway and utility improvements on the Seward Junction NE Loop project.

62. Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn (2.681 acres) required for the construction of CR 110N. (Joshua Lee Richards/ Parcel 5).

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)."

63. Discuss the following real property matters pursuant to Texas Government Code Section 551.072:

1. Discuss potential acquisition of real property tract(s) for the future location of the Williamson County Justice Center and Corrections Facilities.
2. Discuss potential acquisition of real property located at 2800 Highway 95, Taylor, Texas 76574.
3. Discuss potential sale of approximately 98 acres located at Blue Springs Boulevard/Blue Ridge Drive, Georgetown, Texas.

64. Discuss the following economic development negotiations pursuant to the Texas Government Code Section 551.087:

a. Project Sequoia

65. Discuss the following pending or contemplated litigation, settlement matters and/or other confidential attorney-client legal matters pursuant to the Texas Government Code Section 551.071:

a. 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.
b. 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.
c. Legal matters pertaining to posting and notice requirements, and legislative changes to the Texas Open Meetings Act.
d. EEOC Charge No.: 451-2025-02018; J.S.

REGULAR AGENDA (continued)

66. Discuss, consider, and take appropriate action on setting dates for holding Special Sessions of the Williamson County Commissioners Court.

67. Comments from Commissioners.

68. **Public Comment Period for County Matters that are not on the Agenda.** The Commissioners Court will conduct a Public Comment Period to allow members of the public, who have properly submitted a Public Participation Form, to address the Commissioners Court regarding matters pertaining to or affecting Williamson County, but that do not appear as an Agenda Item on the Commissioners Court's Agenda. During this Public Comment Period, speakers shall be limited to a maximum of two (2) minutes to make his or her remarks and the maximum overall discussion time allowed for this 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 this Public Comment Period. Please note that the members of the Court may not comment during the meeting about matters that are not on the Commissioners Court's Agenda.

_____
Steven Snell, 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 8th day of August 2025 at 5:00pm and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Commissioners Court - Regular Session **4.**

Meeting Date: 08/12/2025

Line Item Transfer

Submitted By: Andy Hoffman, General Counsel

Department: General Counsel

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line item transfer for Commissioner's Court.

Background

This transfer is necessary in order to prepare for expected expenses for the remainder of the fiscal year. We anticipate an increase in Travel over the next couple months as well as needing additional office supplies.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100.0401.003010	COMPUTER EQUIPMENT < $5,000	$1,000.00
TO	0100.0401.004231	TRAVEL	$1,000.00
FROM	0100.0401.003010	COMPUTER EQUIPMENT < $5,000	$250.00
TO	0100.0401.003100	OFFICE SUPPLIES	$250.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	08/06/2025 11:14 AM
Budget Office	Ashlie Holladay	08/06/2025 11:16 AM
Form Started By: Andy Hoffman		Started On: 08/05/2025 06:03 PM
Final Approval Date: 08/06/2025		

Commissioners Court - Regular Session **5.**

Meeting Date: 08/12/2025

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 911 Communications.

Background

During the FY25 budget process, the Certification Line in the 911 Communications department was accidentally short-funded. We were waiting to see if we could make it through the fiscal year with what was proposed, but will be short roughly $9,000 this line to get through September 30th. Because of vacancies, we are able to transfer out of full-time salaries.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0581-001100	911 Communications/FT Salary	$9,000
TO	0100-0581-001114	911 Comm/Certifications	$9,000

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/05/2025 02:49 PM
Form Started By: Ashlie Holladay		Started On: 08/05/2025 11:46 AM
Final Approval Date: 08/05/2025		

Commissioners Court - Regular Session **6.**

Meeting Date: 08/12/2025

Line Item Transfer

Submitted For: Evelyn McLean **Submitted By:** Cherie Vasquez, J.P. Pct. #3

Department: J.P. Pct. #3

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Justice of the Peace, Pct. 3

Background

The office of JP3 is requesting a line item transfer in the amount of $1500.00 to fund the cost of court interpreters. We have experienced an influx of individuals requiring the use of an interpreter and we have hending invoices to process.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0453.003901	Publications, Books, Periodica	1500.00
To	0100.0453.004141	Interpreters	1500.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:20 AM
Budget Office	Saira Hernandez	08/07/2025 11:28 AM
Form Started By: Cherie Vasquez		Started On: 08/06/2025 11:07 AM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **7.**

Meeting Date: 08/12/2025

Line Item Transfer

Submitted For: Bridgette Escobedo **Submitted By:** Bridgette Escobedo, Elections

Department: Elections

Agenda Category: Consent

Information

Agenda Item

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

Background

The Elections Department needs to transfer funds to the appropriate line item to complete purchases for the BOD method of voting.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0492.004100	Professional Services	$80,000.00
From	0100.0492.004212	Postage	$45,000.00
From	0100.0492.004610	Rent	$10,000.00
To	0100.0492.004251	Election Supplies	$125,000.00
To	0100.0492.003010	Computer Equipment	$10,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:58 AM
Budget Office	Saira Hernandez	08/07/2025 12:10 PM
Form Started By: Bridgette Escobedo		Started On: 08/07/2025 11:49 AM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **8.**

Meeting Date: 08/12/2025

Line Item Transfer for County Sheriff, Law Enforcement

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

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

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

Background

Transfer funds for Ammunition needed for additional training and qualifications at the request of the Sheriff.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0560.003530	Investigative Supplies	$1,392.19
From	0100.0560.005008	Law Enforcement Equip > $5,000	$17,274.66
To	0100.0560.003004	Ammunition	$18,666.85

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/05/2025 02:45 PM
Form Started By: Starla Hall		Started On: 08/04/2025 02:22 PM
Final Approval Date: 08/05/2025		

Commissioners Court - Regular Session **9.**

Meeting Date: 08/12/2025

Line Item Transfers 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 online item transfers for the Parks Department.

Background

Transfer of funds is necessary to purchase a tandem drum vibratory roller. This piece of equipment will be used to maintain 25+ miles of natural surface trails across the department as well as the various sports fields at Southwest Williamson County Regional Park. This particular unit is ideal for these smaller jobs and close quarters.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0510-004514	Park Roads & Parking	$15,193.10
FROM	0100-0510-005003	Equipment > $5,000	$13,116.50
FROM	0100-0510-005700	Vehicles > $5,000	$13,690.40
TO	0100-0510-005711	Heavy Equipment > $5,000	$42,000.00

Attachments

Tandem Drum Roller spec sheet

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:29 AM
Budget Office	Saira Hernandez	08/07/2025 12:14 PM
Form Started By: Russell Fishbeck		Started On: 08/06/2025 04:28 PM
Final Approval Date: 08/07/2025		

CASE CONSTRUCTION

DV23E

VIBRATORY TANDEM ROLLER

TIER 4 FINAL CERTIFIED



ENGINE

Make	Kubota D1803
Emissions Certification	Tier 4 Final
Type	Diesel
Cylinders	3
Bore/Stroke	3.46 x 3.54 in (88 x 90 mm)
Displacement	111 in³ (1 826 cm³)
Fuel	#2 Diesel
Cooling	Liquid
Rated engine speeds	2100/2400 RPM
Horsepower @ 2400 RPM:	
Gross	33.5 hp (25 kW)
Maximum Engine Torque @ 1500 RPM:	85.4 lb ft (115.8 Nm)

DRIVETRAIN

Drive	Hydrostatic
Max. working speed	3.7 mph (6.0 kph)
Max. travel speed	6.8 mph (11 kph)
Service brake	Hydrostatic
Parking brake	SAHR
Emergency brake	SAHR
Drum drive	Front and rear
Drive pump motors:	
Variable displacement	1
Fixed displacement	2
Max. relief pressure	5,221 psi (36 MPa)
Gradeability (vibration off)	30% (30%)

ELECTRICAL

Voltage	12 Volts
Battery	1 x 12 Volt
Battery reserve capacity	77 Ah/20 hour
Cold cranking amps	760 CCA

OPERATOR ENVIRONMENT

Insulated from chassis by flexible shock absorbers; Handrail; Instrument panel; Anti-vandal guard; Lateral sliding seat; Foldable ROPS protection; Electronic single lever speed and direction control with integrated RPM setting, parking brake, vibration, drum sprinkling, edge cutting activation (up/down).

OPERATING WEIGHT

Operating weight	4,960 lb (2 250 kg)
Max. weight	5,270 lb (2 390 kg)
Static linear load:	
Front drum	20 lb/in (11.6kg/cm)
Rear drum	30 lb/in (11.6kg/cm)

SERVICE CAPACITIES

Fuel tank	9.2 gal (35 L)
Engine oil	7.4 qt (7 L)
Cooling system	7.1 qt (6.7 L)
Hydraulic system – reservoir	7.5 gal (28.5 L)
Water tank	50.2 gal (190 L)

OTHER SPECIFICATIONS

Steering:	
Type	Oscillation/Articulated
Method	Hydrostatic
Pump type	Gear
Steering angle – left and right	30°
Oscillation angle +/-	6.5°
Inside turning radius	103.5 in (2 630 mm)
Outside turning radius	147.6 in (3 750 mm)
Vibration:	
System design	Series
Pump type	Gear
Drum vibration	Front and rear
Frequency:	
Low	3,480 vpm (58 Hz)
High	3,960 vpm (66 Hz)
Number of amplitudes	1
Amplitude	0.021 in (53 mm)
Centrifugal force – each drum:	9,217 lb (41 kN)

STANDARD EQUIPMENT

OTHER

Foldable ROPS
Anti-vandal guard
Hydrostatic drive
Articulated chassis
Hydraulic oil cooler
Backup alarm
Tapered drum edges
Vulcollon scrapers – adjustable
Master disconnect switch
Horn
Hourmeter
4-point lift and tie down provision
Flip open hood
Spin-on fuel, engine oil, and hydraulic filters

OPERATOR ENVIRONMENT

Lateral shifting suspension seat w/ foldable arms
3 in (76.2 mm) retractable seat belt
Emergency stop button
Electric fuse protection

INDICATOR LIGHTS

Battery
Engine oil pressure
Intake preheater
Engine temperature
Parking brake on/off
Hydraulic oil temperature
Low fuel indicator
Worklight indicator
Turn signal indicator
Fuel gauge
Operator hours

WATER SYSTEM

Pressurized water system
2-stage water filtration
Water system drains
50.2 gal (190 L) Polyethylene water tank

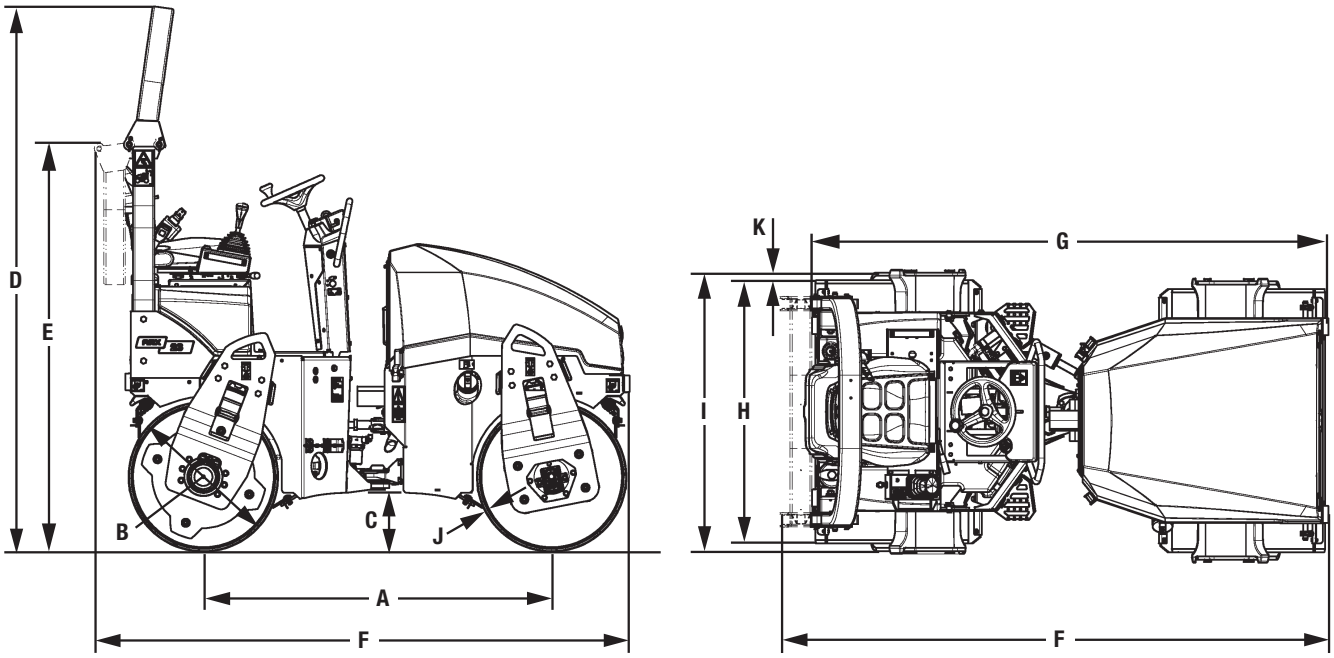
VIBRATION SYSTEM

Dual drum vibration
Dual frequency vibration
Front/Dual drum vibration control
Auto vibration stop in neutral

OPTIONAL EQUIPMENT

OTHER

Rotating beacon
Weather canopy
Steel canopy
2 in (51 mm) retractable seat belt
Tiltable drum scraper
Infrared thermometer
Edge cutter
2 Front and 1 Rear road light, turn signals and flashers
Traction assist
2 lights on ROPS (N/A on Weather Canopy)
Arm rests on seat
Right & Left Side drive levers
Heated seat
ACE Force Intelligent compaction
Locking water tank cap



Line drawings are for illustrative purpose only and may not be exact representation of unit.

DIMENSIONS

A.	Wheelbase	68.5 in (1 740 mm)
B.	Drum diameter	27.4 in (695 mm)
C.	Ground clearance	11.0 in (280 mm)
D.	Overall height	100.4 in (2 550 mm)
E.	Folded ROPS height	76.2 in (1 935 mm)
F.	Overall length - ROPS down	101.8 in (2 585 mm)
G.	Overall length - ROPS up	98.4 in (2 500 mm)
H.	Drum width	39.4 in (1 000 mm)
I.	Overall width	44.5 in (1 130 mm)
J.	Drum thickness	0.5 in (13 mm)
K.	Drum offset	1.6 in (40 mm)

CaseCE.com

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IMPORTANT: CASE Construction Equipment Inc. reserves the right to change these specifications without notice and without incurring any obligation relating to such change. Availability of some models and equipment builds vary according to the country in which the equipment is used. The illustrations and text may include optional equipment and accessories and may not include all standard equipment. Your CASE dealer/distributor will be able to give you details of the products and their specifications available in your area.

Biodiesel Ready

CASE Construction Equipment is biodiesel-friendly. NOTE: All engines meet current EPA emissions regulations. All specifications are stated in accordance with SAE Standards or Recommended Practices, where applicable.

SAFETY™ NEVER HURTS

Always read the Operator's Manual before operating any equipment. Inspect equipment before using it, and be sure it is operating properly. Follow the product safety signs and use any safety features provided.

Form No. CCE202003DV23E
Replaces Form No. CCE202002DV23E

Commissioners Court - Regular Session **10.**

Meeting Date: 08/12/2025

08-12-2025 LIT

Submitted For: Kevin Teller **Submitted By:** Edward Pospisil, Infrastructure

Department: Infrastructure **Division:** Fleet Services

Agenda Category: Consent

Information

Agenda Item

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

Background

Unforeseen major repairs have depleted our parts funds earlier than anticipated for the current fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0882.0882.003301	Gasoline	$40,000
To	0882.0882.003524	Sublets	$40,000
From	0882.0882.003301	Gasoline	$40,000
To	0882.0882.003523	Parts	$40,000
From	0882.0882.003301	Gasoline	$6,930
To	0882.0882.004547	Fuel Site Repair	$6,930
From	0882.0882.003303	Oil, Grease	$25,000
To	0882.0882.003523	Parts	$25,000
From	0882.0882.003522	Batteries	$10,000
To	0882.0882.003523	Parts	$10,000

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:31 AM
Budget Office	Saira Hernandez	08/07/2025 11:57 AM

Form Started By: Edward Pospisil
Started On: 08/07/2025 08:57 AM
Final Approval Date: 08/07/2025

Commissioners Court - Regular Session **11.**

Meeting Date: 08/12/2025

JP1 EOM MONTH JULY 2025

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

Department: J.P. Pct. #1

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 1, July 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

JP1 EOM JULY 2025

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/04/2025 03:29 PM
Form Started By: Misty Lamb		Started On: 08/04/2025 03:23 PM
Final Approval Date: 08/04/2025		

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 KT Musselman, Justice of the Peace, Precinct 1, Williamson County, who, on his oath, stated that the attached report of money collected is true and correct report for the month of July 2025

DETAILED REPORT IS AVAILABLE THROUGH THE AUDITOR'S OFFICE.

KT MUSSELMAN
JUSTICE OF THE PEACE
PRECINCT ONE

On this 4 day of August 2025 to certify which witness my hand and seal of office.

NOTARY PUBLIC
In and for the State of Texas

MISTY LAMB
My Notary ID # 126210087
Expires May 5, 2026

Payment Report - G/L and Fund Summary

Transaction Date: **07/01/2025 - 07/31/2025** Case Categories: **Criminal; Civil**
Locations: **JP1**

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

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-1-01-0100-0000-209700: 01-0100-0000-209700 - JP COURTS-REFUNDS	0.00
01-0100-0000-341801 - FEES OF OFFICE, JP PCT-1	L-004-1-01-0100-0000-341801: 01-0100-0000-341801 - FEES OF OFFICE, JP PCT #1	17,419.54
01-0100-0000-341901 - CIVIL FEES/OFFICE, CONST 1	L-004-1-01-0100-0000-341901: 01-0100-0000-341901 - Fees of Office, Const. PCT #1	36,680.00
01-0100-0000-341911 - CRIMINAL FEES/OFFICE, CONST 1	L-004-1-01-0100-0000-341911: 01-0100-0000-341911 - Fees of Office, Crim. Const PCT #1	740.57
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-1-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	172.45
01-0100-0000-351301 - FINES, JP PCT-1	L-004-1-01-0100-0000-351301: 01-0100-0000-351301 - FINES, JP PCT #1	13,945.00
01-0100-0000-365103 Language Access Fund	L-004-1-01-0100-0000-365103: Language Access Fund	1,545.00
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-1-01-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC-MISD C	1,645.89
	0100 - General Fund Total:	**72,148.45**
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-1-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	2,575.00
	0370 - Alternate Dispute Resolution Fund Total:	**2,575.00**
0399 - State Agency Fund		
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-1-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3)	6,968.41
01-0399-0000-208181 - State Consolidated Fee	L-004-0399-0000-208181: State Consolidated Fee	1,029.00
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-1-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	38.18
01-0399-0000-208426 - State Traffic Fine Due To State	L-004-1-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	2,807.21
01-0399-0000-208720 - SEATBELT FINES	L-004-1-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	147.00
	0399 - State Agency Fund Total:	**10,989.80**
JP BOND		
01-0100-0000-207019 - JP1 Bond Liability Account	L-004-1-02-00002: JP1 Registry Bond Account Liability	(815.00)
	JP BOND Total:	**(815.00)**
	Fee Totals for All Funds:	**84,898.25**

Payment Report - Fee Code Summary

Transaction Date: **07/01/2025 - 07/31/2025** Case Categories: **Criminal; Civil**
Locations: **JP1**

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

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
2020AFAPD	Arrest Fee - Austin PD 102.011(a)(1), 102.011(e)	1.91	1	8.09	2	0.00	0	10.00	3
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	33.18	8	5.00	1	0.00	0	38.18	9
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	538.55	120	0.00	0	0.00	0	538.55	120
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	6,806.14	125	162.27	3	0.00	0	6,968.41	128
2020CDF	Compliance Dismissal Fine	360.00	36	0.00	0	0.00	0	360.00	36
2020DSCM	Driving Safety Course Mandatory CCP 45. 0511(f)(1)	143.71	15	0.00	0	0.00	0	143.71	15
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	1,609.25	130	36.64	3	0.00	0	1,645.89	133
2020LTF	Local Traffic Fine (TC 542.403)	165.41	63	3.00	1	0.00	0	168.41	64
2020STF	State Traffic Fine (TC 542.4031)	2,757.21	63	50.00	1	0.00	0	2,807.21	64
2020TPF	Time Payment Fee CCP 102.030	172.45	18	0.00	0	0.00	0	172.45	18
2020WFC1	Warrant Fee - Const Pct 1 CCP 102.011(a)(2), 102.011(e)	640.57	16	50.00	1	0.00	0	690.57	17
AB	Abstract	15.00	2	0.00	0	0.00	0	15.00	2
CB	Cash Bond	0.00	0	0.00	0	(815.00)	3	(815.00)	3
CCOP	Civil Copies	17.00	17	0.00	0	0.00	0	17.00	17
CERT	Certified Copy	5.00	1	0.00	0	0.00	0	5.00	1
CFINE	County Fine	13,945.00	106	0.00	0	0.00	0	13,945.00	106
CONT1	Constable Service Fee Pct #1	23,680.00	242	0.00	0	0.00	0	23,680.00	242
CRFEEOVER	Criminal Overpayment Fee	331.00	1	0.00	0	(331.00)	1	0.00	2
CSFF	Child Safety Fee (CCP 102.014(d))	4.62	1	0.00	0	0.00	0	4.62	1
DDF	Deferred Disposition Fee	2,446.00	18	500.00	3	0.00	0	2,946.00	21
FNTC1	Child Safety Seat Fine Trauma Center	147.00	2	0.00	0	0.00	0	147.00	2
MISCOP	Miscellaneous Copy Fees	6.25	3	0.00	0	0.00	0	6.25	3
SB41CDRF	County Dispute Resolution fund - LGC 135.157	2,575.00	517	0.00	0	0.00	0	2,575.00	517
SB41JCSF	Justice Court Support Fund	12,875.00	517	0.00	0	0.00	0	12,875.00	517
SB41LAF	Language Access Fund - LGC 135.155	1,545.00	517	0.00	0	0.00	0	1,545.00	517
SB41SCF	State Consolidated Fee	1,029.00	51	0.00	0	0.00	0	1,029.00	51
WARC1	Warrant Fee - Constable Pct. 1	50.00	1	0.00	0	0.00	0	50.00	1
WGAR	Writ of Garnishment	5.00	1	0.00	0	0.00	0	5.00	1
WPOSS	Writ of Possession	325.00	66	0.00	0	0.00	0	325.00	66
WSF1	Constable #1 - Writ Service Fee	13,000.00	66	0.00	0	0.00	0	13,000.00	66

Payment Report - Fee Code Summary

Transaction Date: **07/01/2025 - 07/31/2025** Case Categories: **Criminal; Civil**
Locations: **JP1**

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

Fee Code Summary Totals	Gross		Positive Adjustments		Negative Adjustments		Net	
	Amount	Number	Amount	Number	Amount	Number	Amount	Number
	85,229.25	2,724	815.00	15	(1,146.00)	4	84,898.25	2,743

Commissioners Court - Regular Session **12.**

Meeting Date: 08/12/2025

Williamson County EMS Trauma Distribution Funds Transfer

Submitted For: John Gonzales **Submitted By:** Theresia Carter, EMS

Department: EMS

Agenda Category: Consent

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 for EMS.

Background

Capital Area of Texas Regional Advisory Council (CATRAC) Trauma Distribution Funds for FY25. Williamson County EMS Participation in the Department of State Health Services (DSHS) Trauma Registry.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.333220	Payment From Other Entities	$26,113.71

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/04/2025 02:02 PM
Form Started By: Theresia Carter		Started On: 08/04/2025 12:34 PM
Final Approval Date: 08/04/2025		

Commissioners Court - Regular Session **13.**

Meeting Date: 08/12/2025

Williamson County EMS Trauma Distribution Funds FY25

Submitted For: John Gonzales **Submitted By:** Theresia Carter, EMS

Department: EMS

Agenda Category: Consent

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 EMS.

Background

Capital Area of Texas Regional Advisory Council (CATRAC) Trauma Distribution funding from FY25 participation in the Department of State Health Services Trauma Registry.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0540.003107	Medical Equipment	22743.81
	0100.0540.003200	Medical Supplies	3369.90

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/04/2025 02:05 PM
Form Started By: Theresia Carter		Started On: 08/04/2025 12:49 PM
Final Approval Date: 08/04/2025		

Commissioners Court - Regular Session **14.**

Meeting Date: 08/12/2025

Property Tax Refunds – Over 2500 – Thru 08/07/2025

Submitted For: Larry Gaddes

Submitted By: Rebecca Bruton, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving property tax refunds over $2,500.00 through 08/07/2025 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

060525-080725 Refunds Over 2500

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:37 AM
Form Started By: Rebecca Bruton		Started On: 08/07/2025 09:05 AM
Final Approval Date: 08/07/2025		

MISSION STATEMENT

Our dedicated team is committed to providing innovative and exceptional customer service in the assessment, collection, and distribution of taxes and fees.

Larry Gaddes PCAC, CTA
Tax Assessor/Collector

Date: August 07, 2025

To: Members of the Commissioners Court

From: Larry Gaddes PCAC, CTA

Subject: Property Tax Refunds

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

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

Thank you.

Property Tax
Account QuickReport
As of August 7, 2025

Type	Date	Num	Name	Memo	Amount
Refunds Payable - Taxpayers					
Check	08/05/2025	116911	COTALITY	R636237 - Overpayment	-6,708.12
Check	08/05/2025	116912	CHRISTOPHER W PETTIT	R636237 - Double payment	-3,141.85
Total Refunds Payable - Taxpayers					-9,849.97
TOTAL					**-9,849.97**

Commissioners Court - Regular Session **15.**

Meeting Date: 08/12/2025

Texpool Resolutions Amending Authorized Representatives

Submitted For: Scott Heselmeyer **Submitted By:** Carole Callahan, County Treasurer

Department: County Treasurer

Agenda Category: Consent

Information

Agenda Item

Approve, consider and take appropriate action to approve the TexPool Resolutions Amending Authorized Representatives for the Treasurer's office.

Background

Texpool Resolution to authorize Melissa Valle and Melanie Jamison in the Treasurer's office to transmit or withdraw investment funds in the TexPool and TexPool Prime and to take all other actions deemed necessary or appropriate for the investment of local funds. In addition, the Resolution also allows the Treasurer's office employees listed to continue to authorize Texpool funds.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Texpool Resolution
Texpool Resolution
Texpool Resolution
Texpool Resolution

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/05/2025 04:35 PM
Form Started By: Carole Callahan		Started On: 08/05/2025 03:08 PM
Final Approval Date: 08/05/2025		

Resolution Amending Authorized Representatives

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

*** Required Fields**

1. Resolution

WHEREAS,

Williamson County Treasurer
Participant Name*

7 8 4 0 0
Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. D. Scott Heselmeyer
Name

County Treasurer
Title

512-943-1540/512-943-1590 / scott.heselmeyer@wilcotx.gov
Phone/Fax/Email

D. Scott Heselmeyer
Signature

2. Carole Callahan
Name

Chief Deputy Treasurer
Title

512-943-1583 /512-943-1590 /carole.callahan@wilcotx.gov
Phone/Fax/Email

Carole Callahan
Signature

FORM CONTINUES ON NEXT PAGE

Resolution Amending Authorized Representatives

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

*** Required Fields**

1. Resolution

WHEREAS,

Williamson County Treasurer
Participant Name*

7 8 4 0 0
Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Melanie Jamison
Name

Deputy Treasurer
Title

512-943-1587/512-943-1590 / melanie.jamison@wilcotx.gov
Phone/Fax/Email

Melanie Jami
Signature

2.
Name

Title

Phone/Fax/Email

Signature

FORM CONTINUES ON NEXT PAGE

1. Resolution (continued)

3. Sharon E. Smith
Name

Deputy Treasurer Finance
Title

512-943-1540 / 512-943-1590 / ssmith@wilcotx.gov
Phone/Fax/Email

Sharon Smith
Signature

4. Melissa M. Valle
Name

Deputy Treasurer
Title

512/943-1540/512-943-1590/melissa.valle@wilcotx.gov
Phone/Fax/Email

Melissa M. Valle
Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name

Title

Phone/Fax/Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the _____day _____, 20 ___.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Williamson County
Name of Participant*

SIGNED

Signature*

Steve Snell
Printed Name*

County Judge
Title*

ATTEST

Signature*

Nancy E. Rister
Printed Name*

County Clerk
Title*

2. Mailing Instructions

The completed Resolution Amending Authorized Representatives can be faxed to TexPool Participant Services at 1-866-839-3291, and mailed to:

TexPool Participant Services
1001 Texas Avenue, Suite 1400
Houston, TX 77002

ORIGINAL SIGNATURE AND DOCUMENT REQUIRED **TEX-REP**

Resolution Amending Authorized Representatives

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

*** Required Fields**

1. Resolution

WHEREAS,

Williamson County Treasurer
Participant Name*

7 8 8 3 0
Location Number*

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List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. D. Scott Heselmeyer
Name

County Treasurer
Title

512-943-1540/512-943-1590 / scott.heselmeyer@wilcotx.gov
Phone/Fax/Email

D. Scott Heselmeyer
Signature

2. Carole Callahan
Name

Chief Deputy Treasurer
Title

512-943-1583 /512-943-1590 /carole.callahan@wilcotx.gov
Phone/Fax/Email

Carole Callahan
Signature

FORM CONTINUES ON NEXT PAGE

Resolution Amending Authorized Representatives

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*** Required Fields**

1. Resolution

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Williamson County Treasurer
Participant Name*

7 8 8 3 0
Location Number*

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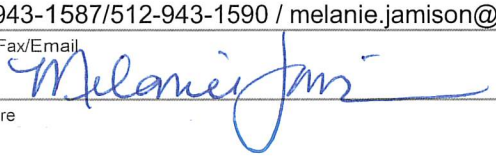
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1. Melanie Jamison
Name

Deputy Treasurer
Title

512-943-1587/512-943-1590 / melanie.jamison@wilcotx.gov
Phone/Fax/Email


Signature

2.
Name

Title

Phone/Fax/Email

Signature

FORM CONTINUES ON NEXT PAGE

1. Resolution (continued)

3. Sharon E. Smith
Name

Deputy Treasurer Finance
Title

512-943-1540 / 512-943-1590 / ssmith@wilcotx.gov
Phone/Fax/Email

Sharon Smith
Signature

4. Melissa M. Valle
Name

Deputy Treasurer
Title

512/943-1540/512-943-1590/melissa.valle@wilcotx.gov
Phone/Fax/Email

Melissa M. Valle
Signature

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Name

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Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Williamson County
Name of Participant*

SIGNED

Signature*

Steve Snell
Printed Name*

County Judge
Title*

ATTEST

Signature*

Nancy E. Rister
Printed Name*

County Clerk
Title*

2. Mailing Instructions

The completed Resolution Amending Authorized Representatives can be faxed to TexPool Participant Services at 1-866-839-3291, and mailed to:

TexPool Participant Services
1001 Texas Avenue, Suite 1400
Houston, TX 77002

ORIGINAL SIGNATURE AND DOCUMENT REQUIRED **TEX-REP**

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Williamson County Treasurer — Participant Name*

7 8 8 3 1 — Location Number*

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   Scott Heselmeyer
   Signature

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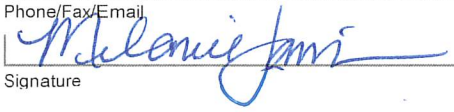
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FORM CONTINUES ON NEXT PAGE

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Printed Name*

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Melanie Jam
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Signature

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ORIGINAL SIGNATURE AND DOCUMENT REQUIRED **TEX-REP**

Commissioners Court - Regular Session **16.**

Meeting Date: 08/12/2025

Award of RFP #25RFP47 Employer Group Life Insurance, AD&D, Voluntary Life Insurance, Voluntary Short-Term Disability Insurance, Voluntary Long-Term Disability Insurance, Voluntary Accident Insurance, Voluntary Critical Illness Insurance to Symetra Life Insurance Company for Benefits

Submitted For: Joy Simonton **Submitted By:** Johnny Grimaldo, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding RFP #25RFP47 Employer Group Life Insurance, AD&D, Voluntary Life Insurance, Voluntary Short-Term Disability Insurance, Voluntary Long-Term Disability Insurance, Voluntary Accident Insurance, Voluntary Critical Illness Insurance for the Benefits to Symetra Life Insurance Company and authorize the execution of the agreement.

Background

Williamson County sent out over 2000 notifications with 50 document takers and received 10 submittals. The Benefits Committee was presented with the findings from the Selection Committee and determined that Symetra Life Insurance Company was the highest scoring and best value response. The term of this agreement is Three (3) years, plus Two (2) One-year (1) renewals beginning on January 1, 2026. The budgeted estimated amount is $83,460.00. Origination ID# 2581. The funding source is 01.0885.0885.004058 and the point of contact is Shelley Loughery.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

County Addendum Symetra Life Insurance - FINAL 8.1.2025

Recommendation Letter 05.30.25

Evaluation Scoresheet Redacted.

Form 1295 Symetra Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:21 AM
Form Started By: Johnny Grimaldo		Started On: 08/04/2025 10:10 AM
Final Approval Date: 08/07/2025		

COUNTY ADDENDUM FOR
SYMETRA LIFE INSURANCE COMPANY

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 COUNTY ADDENDUM FOR SYMETRA LIFE INSURANCE COMPANY (hereinafter "Addendum") 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 **Symetra Life Insurance Company** (hereinafter "Service Provider"), both of which are referred to herein as the Parties. The Parties have accepted the Service Provider's Response to Proposal Request ("Response Proposal") to 25RFP47 and the following changes shall be incorporated:

I.

Incorporated Documents: This Addendum constitutes the entire agreement between the parties and may not be modified or amended other than by a written instrument executed and accepted by both parties. Documents expressly incorporated include the following:

A. Service Provider's Response Proposal;
B. County's Solicitation Documents (25RFP47 – Employer Group Life Benefits & ADD, Voluntary Life, Voluntary Short-Term Disability, Voluntary Long-Term Disability, Voluntary Accident and Voluntary Critical Illness); and
C. This Addendum.

II.

Prompt Payment Act: 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 agreement; (2) the date the performance of the service under the agreement 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.

III.

No Waiver of Sovereign Immunity or Powers: Nothing in this Addendum shall 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 another party for any reason are hereby deleted.

IV.

Termination for Convenience: This Addendum 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. In the event of termination, the County will only be liable for its pro rata share of services rendered and goods actually received.

V.

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 Addendum, 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 Addendum 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.

VI.

Venue and Applicable Law: Venue of this Addendum shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

VII.

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 Addendum on behalf of the County.

VIII.

Exceptions to this Addendum: To the extent that there is any conflict or deviation between the terms of this Addendum and the terms of Service Provider's revisions to the County's RFP (particularly the Service Provider's incorporated "Superseding Terms") as well as the Service Provider's Proposal, the terms of such revisions and/or the Proposal shall govern.

SIGNATURES TO FOLLOW

WITNESS the signatures of all parties in duplicate originals to be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Date: _____ ____, 20____

SYMETRA LIFE INSURANCE COMPANY:

Keith Daigle
Authorized Signature

Keith Daigle, VP Benefits Underwriting
Printed Name

Date: July 31, ____, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Aug 01 2025 Time: 11:37 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Aug 01 2025 Time: 7:10 am

HUMAN RESOURCES DEPARTMENT
Williamson County
100 Wilco Way, HR101
Georgetown, Texas 78626
Phone: 512/943-1533
Fax: 512/943-1535

May 30, 2025

Joy Simonton Purchasing Agent
Wilco Purchasing Department
301 Wilco Way
Georgetown, TX 78626

RE: 25RFP47
Group Life, Voluntary Life, Voluntary Short-Term Disability, Voluntary Long-Term Disability, Voluntary Accident, and Voluntary Critical Illness

After independently and collectively reviewing qualification submissions, the review committee found Symetra to be the best-suited candidate to provide these employee benefits for Williamson County. The review committee will make the recommendation to the Benefits Committee during the upcoming June 24, 2025, Benefits Committee Meeting to award this contract to Symetra.

Sincerely,

Allen Frederick
Chief People Officer, Human Resources

25RFP47 05.21.2025 Benefit Type	Scoring	AFLAC	Blue Cross and Blue Shield of Illinois	Chubb	Mass Mutual	Metropolitan Life Insurance Company (Met Life)	Mutual Of Omaha	Ochs Inc.	Standard Insurance	Symetra	United Health Care
Group Life:											
Volume of Coverage ($50k EE, $10k SP, $2k Child)	5	0	5	0	2	5	5	5	5	5	0
AD&D - Employee	5	0	5	0	2	5	5	2	5	5	0
EOI Process	15	0	15	0	5	10	15	15	15	15	0
Claim Submittal & Payment to member Process	15	0	15	0	2	15	15	15	10	15	0
Proposed Rates	40	0	39.9	0	0	25.7	38.1	33.6	19.6	40	0
Employer Portal/Reporting Capabilities	20	0	15	0	2	2	15	15	20	20	0
Group Life Subtotal	**100**	**0**	**94.9**	**0**	**13**	**62.7**	**93.1**	**85.6**	**74.6**	**100**	**0**
Voluntary Life:											
Volume of Coverage	5	0	5	0	2	5	5	5	5	5	0
AD&D - Employee	5	0	5	0	2	5	5	5	5	5	0
EOI Process	15	0	15	0	5	10	10	10	15	15	0
Claim Submittal & Payment to member Process	15	0	15	0	2	15	15	15	10	15	0
Proposed Rates	40	0	29.1	0	0	28.5	24.2		24.2	26.4	0
Employer Portal/Reporting Capabilities	20	0	15	0	2	15	15	15	20	20	0
Voluntary Life Subtotal	**100**	**0**	**84.1**	**0**	**13**	**78.5**	**74.2**	**50**	**79.2**	**86.4**	**0**
Voluntary Short Term Disability											
Claim Submittal & Payment to member Process	15		15	0	0	0	15	5	15	15	0
EOI Process	15		15	0	0	0	15	5	5	15	0
Rates	40	36.8	30.5	0	0	0	33.5	24.6	40	20	0
Employer Portal/Reporting Capabilities	30		25	0	0	0	15	2	30	30	0
Voluntary Short Term Disability Subtotal	**100**	**36.8**	**85.5**	**0**	**0**	**0**	**78.5**	**36.6**	**90**	**80**	**0**
Voluntary Long Term Disability											
Claim Submittal & Payment to member Process	15	0	15	0	0	0	15	5	15	15	0
EOI Process	15	0	15	0	0	0	15	5	5	15	0
Rates	40	0	36.4	0	0	0	33.6	40	20.6	38	0
Employer Portal/Reporting Capabilities	30	0	25	0	0	0	15	2	30	30	0
Voluntary Long Term Disability Subtotal	**100**	**0**	**91.4**	**0**	**0**	**0**	**78.6**	**52**	**70.6**	**98**	**0**
Voluntary Accident											
Claim Reimbursement Schedule	30	25	30	25	30	30	25	25	0	30	30
Claim Submittal & Payment to member Process	30	25	25	25	2	25	25	10	0	30	30
Rates Current: EE - $6.26, ES - $10.66, EC $14.96, EF - $19.36	40	28.5	34.7	31.1	40	31.1	39.1	0	0	31.2	37.1
Voluntary Accident Subtotal	**100**	**78.5**	**89.7**	**81.1**	**72**	**86.1**	**89.1**	**35**	**0**	**91.2**	**97.1**
Voluntary Critical Illness											
Claim Submittal & Payment to member Process	30	25	25	25	2	25	25	10	0	25	30
Rates	30	19	16.6	14.4	30	6.7	13.9	0	0	12	12
Coverage Amount for Spouse/Children	40	30	40	40	30	40	40	20	0	40	40
Voluntary Critical Illness Subtotal	**100**	**74**	**81.6**	**79.4**	**62**	**71.7**	**78.9**	**30**	**0**	**77**	**82**
Grand Total	**600**	**189.3**	**527.2**	**160.5**	**160**	**299**	**492.4**	**289.2**	**314.4**	**532.6**	**179.1**

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:
2025-1337078

Date Filed:
07/15/2025

Date Acknowledged:

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

Symetra Life Insurance Company
Bellevue, WA 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.

#25RFP47
Group Insurance

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 _[redacted]_____.

My address is _[redacted]_____, _[redacted]_____, _[redacted]___, _____, _____.
(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)

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:
2025-1337078

Date Filed:
07/15/2025

Date Acknowledged:
08/04/2025

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

Symetra Life Insurance Company
Bellevue, WA 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.

#25RFP47
Group Insurance

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 _____, _____, _____, _____, _____.
(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 **17.**

Meeting Date: 08/12/2025

Approval of Symetra Implementation Documents for RFP #25RFP47 for Benefits

Submitted For: Joy Simonton **Submitted By:** Johnny Grimaldo, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Symetra Implementation Documents for RFP #25RFP47 Employer Group Life Insurance, AD&D, Voluntary Life Insurance, Voluntary Short-Term Disability Insurance, Voluntary Long-Term Disability Insurance, Voluntary Accident Insurance, Voluntary Critical Illness Insurance for Benefits and authorizing the execution of the agreements.

Background

These are the Implementation Documents associated with the previous award of RFP #25RFP47. The Symetra implementation documents (Master Application, Expense Reimbursement Agreement, Customer Electronic Consent and Disclosure Forms are a requirement by Symetra to complete our benefit set up specifically for the 2026 award to Symetra for the Accident and Critical Illness Voluntary Benefit plans. Additionally, this will enable the required electronic file feed that will be transmitted between Benefitfocus our enrollment portal vendor and Symetra. This cost for the Benefitfocus file feed of $3,500 will be offset and allows us to utilize Symetra's Expense Reimbursement Form to remit the implementation cost of the file feed as provided in the RFP proposal submitted by Symetra. Contract Audit and General Counsel reviewed. The funding source is 01.0885.0885.004058 and the point of contact is Shelley Loughery.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Williamson County - SH App

Williamson County - ECert Agreement

Williamson County - Reimbursement Agreement_Redacted

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:43 AM
Form Started By: Johnny Grimaldo		Started On: 08/06/2025 09:11 AM
Final Approval Date: 08/07/2025		

SYMETRA
RETIREMENT | BENEFITS | LIFE

Symetra Life Insurance Company
777 108th Avenue NE, Suite 1200 | Bellevue, WA 98004-5135]

Mailing Address: Select Benefit Administrators
PO Box 440 | Ashland, WI 54806]
Overnight deliveries to: 118 3rd Street East | Ashland, WI 54806
Phone 1-800-497-3699 | Fax (715) 682-5919

MASTER APPLICATION
For Group Insurance

Instructions: (1) Complete and sign the application
(2) Attach the Plan Summary and send to Select Benefit Administrators (SBA)
(3) Retain a copy with your policy(ies)

Name of Applicant Williamson County email address _____

Address 100 Wilco Way, Suite # HR-101
Street

Georgetown | TX | 78626
City | State | Zip

applies to Symetra Life Insurance Company for the following group insurance:

Insurance	Requested Effective Date
☐ Fixed-Payment Indemnity	
☑ Accident	01/01/26
☑ Critical Illness	01/01/26

If Symetra Life Insurance Company (Symetra) approves this application, the policy(ies) for the insurance indicated above will be issued pursuant to the selected Plan Summary. The applicant agrees that its payment of premium, after delivery of the policy(ies), shall constitute its acceptance and approval of all policy terms. This application supersedes any previous application.

Any person who knowingly presents a false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

THIS COVERAGE IS NOT A MEDICARE SUPPLEMENT CONTRACT. If You are eligible for Medicare, review the Guide to Health Insurance for People with Medicare available from Us.

By signing below, the applicant/policyholder agrees to allow written communications, such as the policy, certificate, riders, amendments, endorsements, and other policy information, to be delivered electronically. This consent may be withdrawn at any time, with no consequences, by informing us, in writing, of your decision to withdraw this consent. The policyholder may update their electronic contact information, or request paper copies of any written communication which was delivered by electronic means, by contacting Symetra at 1-800-497-3699.

Signed at _____
City | State | Date

For the Applicant by _____
Signature

Steven Snell
Name (printed) | Title

☐ **By checking this box, the applicant acknowledges that the applicant is electronically signing this form. The applicant acknowledges that the electronic signature is the same as the handwritten signature.**

For the Applicant _____
Electronic Signature

Agent/Producer _____
Signature | Resident Licensed Agent/Producer where required by law

Travis Dent
Name (printed) | Tax ID Number

Symetra® is a registered service mark of Symetra Life Insurance Company.
Select Benefit Administrators is an administrative division of Symetra Life Insurance Company, 777 108th Ave NE, Suite 1200, Bellevue, WA 98004-5135.

SYMETRA LIFE INSURANCE COMPANY AND FIRST SYMETRA NATIONAL LIFE INSURANCE COMPANY OF NEW YORK

Customer Electronic Consent and Disclosure Agreement

IMPORTANT NOTICE - PLEASE READ CAREFULLY AND KEEP FOR FUTURE REFERENCE.

By signing this agreement, you acknowledge and understand you are providing your consent to transact business by utilizing electronic communications with Symetra Life Insurance Company, First Symetra National Life Insurance Company of New York, and their affiliates and third party service providers ("Symetra"). You may withdraw your consent at any time by contacting us at our business address, website, or by phone.

What is the purpose of this Electronic Consent and Disclosure Agreement?

Symetra will provide you with certain communications, applications, agreements, billing statements, notices, disclosures, documents, or other information in writing ("Communications") regarding our products or services.

Your agreement to this Customer Electronic Consent and Disclosure Agreement ("Consent Agreement") confirms:

- Your ability and consent to receive Communications electronically, rather than on paper;
- Your agreement to use of electronic signatures in our relationship with you; and
- Your agreement to all of the terms and conditions set forth in this Consent Agreement.

If you do not want to receive Communications regarding the products and services electronically or, if you do not want to use electronic signatures in your relationship with us, or if you do not agree with all of the terms and conditions of this Consent Agreement, you should not sign and acknowledge this Consent Agreement.

What does this Consent Agreement cover once I sign it?

While not a complete listing, the types of Communications that may be sent to you or otherwise made available to you electronically when available include:

- Insurance application and enrollment forms and related documents
- Your insurance policy, annuity contract or certificates of coverage under a group insurance policy or annuity contract
- Billing statements
- Policy or contract statements
- Claim forms
- Privacy notices and other disclosures
- Financial reports
- Immediate transaction confirmations
- Policy cancellation, overdue premium notifications (e.g., grace periods, lapse notices), or termination notices
- Tax forms

Where required by law, Symetra will also deliver policy cancellation, overdue premium notifications, lapse notifications, and termination notices to you on paper.

Even if you sign and acknowledge this Consent Agreement, Symetra may, at its option: (a) deliver Communications to you on paper, and (b) require that certain Communications from you be delivered to Symetra on paper and hand-signed and/or notarized for your security.

Can I get paper copies of the Communications?

Yes. You may obtain paper copies of any of the Communications we provide to you by printing the copy yourself or by contacting Symetra at the address provided below (or such other address as may be provided to you in the future). As allowed by your state, if there is a charge or fee associated with requesting a paper copy of what we have provided to you electronically, the charge or fee will be disclosed to you in advance. We reserve the right, and assume no obligation, to provide a paper copy (instead of an electronic copy) of any Communication that you have authorized us to provide electronically. If you do not agree to receive all documents electronically, contact Symetra at the address below.

Should I maintain copies of the Communications?

Yes. By agreeing to this Consent Agreement, you agree to print or save this Consent Agreement and all electronic Communications, and to maintain the printed or electronic copies for your records. If you have any trouble with printing or saving, you should contact Symetra and request paper copies of the Communications.

How long will this Consent Agreement remain in effect?

This Consent Agreement shall become effective once you electronically sign it and it is received by Symetra. It will remain in effect for so long as Symetra is providing products or services to you, or until you withdraw your consent (as described in the next section), whichever occurs first.

What if I change my mind?

If at any time you would like to cease doing business electronically with Symetra, you will need to provide Symetra with written notice of your withdrawal of your consent to do business electronically, which will then terminate this Consent Agreement. You may withdraw your consent at any time and without charge by contacting Symetra. Your withdrawal of your consent to do business electronically and the termination of this Consent Agreement will become effective two (2) business days after Symetra's receipt of your withdrawal of consent. Thereafter, all Communications will be provided to you on paper.

What if my contact information changes?

By agreeing to this Consent Agreement, you are required to keep Symetra informed of any changes to your e-mail address and all other contact information. You may inform Symetra of any such changes by contacting it at the address or our website provided below (or such other customer service addresses as may be provided to you in the future).

How can I contact Symetra?

You may contact your Symetra account manager or service representative directly. If you are unsure of that person's contact information, you can find it at www.symetra.com/go by clicking on "Policy Information" and then "Contact Us."

Or you may contact us at:

Symetra
PO Box 35020
Seattle, WA 98124-3420
Phone: 1-800-796-3872
1-800-426-7784 (For Stop Loss, Life, Disability and Absence Management Customers)
1-800-497-3699 (For Select Benefits Customers)
Website: Log in at www.symetra.com

Are there any hardware or software requirements to do business electronically with Symetra?

Yes. To access, sign, print, and retain the Communications sent or made available to you electronically by Symetra you must:

- Have a device that will connect to the internet, access to an e-mail account, and access to an internet browser. Access to Adobe products will not be required to electronically sign any forms sent by Symetra, but Adobe may be necessary to view, download, or print documents.
- Have the ability to view disclosures on your device – if you are unable to view due to a personal issue and need an accommodation, please contact Symetra.
- Have sufficient electronic storage capacity on your device or other data storage unit.

These minimum requirements are subject to change from time to time and it is your responsibility to comply with these requirements as they change. We will update you if there are any changes to the hardware or software requirements that could impact your receiving or reviewing any Communications.

What are my responsibilities with respect to certificates of insurance?

- You agree that as the plan sponsor, it is your responsibility to make the correct electronic certificate available to insureds. Symetra is not responsible if you make an incorrect electronic certificate available to insureds.
- You agree that as the plan sponsor, it is your responsibility to inform all insureds when their certificates are modified due to certificate amendments agreed upon by you and Symetra.
- You agree that as the plan sponsor, it is your responsibility to request paper certificates from Symetra and provide them to insureds who request them, as well as to keep any associated records of delivery as required by law, rule or regulation. Symetra will provide paper certificates and certificate amendments upon request.

Additional Terms

By agreeing to the terms of this Consent Agreement, you agree that Symetra may rely on electronic signatures in our relationship with you and you agree to waive all claims against Symetra based on any allegation that the electronic receipt or execution of any Communications described herein is invalid, unenforceable or insufficient. To the extent permitted by applicable law, you agree to indemnify, defend and hold Symetra, harmless for any losses, claims, damages, awards, penalties, or injuries incurred by any third party, including reasonable attorney's fees, which arise from: (i) a breach of any term or condition of this Consent Agreement by you or (ii) your (or any other person accessing your device or using your account or user credentials) use or misuse of the systems and processes used in connection with the receipt or execution via electronic means of Communications.

If you are providing this consent as the representative of a non-natural person (for example, if you are providing this consent on behalf of your employer), you declare and certify that upon the date of your electronic signature, you are duly authorized to execute this Consent Agreement, are properly doing so within the scope of such authority, and that this Consent Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms. To the extent permitted by applicable law, you hereby indemnify and hold Symetra harmless for any improper authority you exercise on behalf of another person or entity.

By signing, electronically signing, or checking the "I ACCEPT" box and typing your name and e-mail address below, you affirm the following:

- I have CAREFULLY read and understand this Consent Agreement and accept it voluntarily and with full knowledge and agreement of its terms and conditions.
- I have read this Consent Agreement using computer hardware and software that meets the minimum hardware and software requirements described above. I am responsible for ensuring that my computer hardware, computer software, internet service providers and cellular service providers do not inhibit or interfere with the notices and communications described herein.
- There is no charge for electronic delivery, although I may incur charges associated with my use of the internet or receipt of text messages, telephone calls or facsimiles, and Symetra will not reimburse such charges.
- Electronic delivery will be cancelled if e-mails are returned undeliverable, at which time you will be defaulted to paper delivery of all correspondences. Fees may be incurred in the change to paper delivery, as permitted by law.
- I will print and save a copy of this Consent Agreement for myself or any other party that I represent or have authority to act on their behalf.

☑ I ACCEPT

Group/Plan Sponsor Williamson County

Name Steven Snell

Title _____

Signature _____

Email Address _____

Date _____

Clear Form

Symetra Life Insurance Company
777 108th Avenue NE, Suite 1200 | Bellevue, WA 98004-5135
Mailing Address: Benefits Division | PO Box 34690 | Seattle, WA 98124-1690
Phone 1-800-426-7784 | Fax 1-866-348-0056

EXPENSE REIMBURSEMENT AGREEMENT

Policyholder	Williamson County
Policy Number	[redacted]
Policy Effective Date	01/01/26
Lines of Coverage	Supp Health

Maximum Reimbursement Amount

Supp Health - Ongoing Tech Credit - 5% of Annual Premium to a maximum of $30,000.00

Symetra Life Insurance Company ("Symetra") hereby agrees with the Policyholder that Symetra will satisfy all or a portion of one or more invoices issued to the Policyholder by one or more third party vendors (each, a "Vendor") for services rendered to the Policyholder, subject to the following restrictions and limitations:

(i) As a condition precedent to Symetra's obligations under this agreement, each of the Lines of Coverage identified above must be issued by Symetra and be in-force. This agreement and all of Symetra's obligations hereunder will terminate effective as of the date that any one or more of the Lines of Coverage identified above is no longer in-force. If Policyholder terminates any Line of Coverage prior to the end of the initial rate guarantee period, Symetra reserves the right to recoup a pro-rated share of the expenses reimbursed, based on the portion of the initial rate guarantee period during which the Line of Coverage was in force.

(ii) Services rendered to the Policyholder must be reasonably related to the coverage provided by Symetra and be primarily designed to satisfy a permissible purpose under applicable law, as determined by Symetra in its sole and absolute discretion. If the services also relate to coverages other than those provided by Symetra, the share of the cost borne by Symetra must be commensurate with the extent to which the services are associated with the coverages provided by Symetra.

(iii) Services, costs, and Vendors must be approved by Symetra in writing prior to any costs being incurred.

(iv) Policyholder or Vendor must present Symetra with an invoice on the Vendor's letterhead. Each invoice must be written in sufficient detail to identify the services provided, and meet such other criteria as determined by Symetra in its sole discretion. In the event the Policyholder requests that Symetra reimburse the Policyholder for amounts paid by Policyholder in satisfaction of a Vendor invoice, Policyholder must present Symetra with an invoice on the Policyholder's letterhead or Symetra's invoice template, attaching the corresponding Vendor invoice paid by the Policyholder. Unless otherwise approved by Symetra in advance, Vendor and/or Policyholder invoices for one-time reimbursements must be received by Symetra prior to the first anniversary date of the policy. Invoices for ongoing reimbursements must be received by Symetra prior to December 31st of the calendar year in which the eligible expense was incurred.

(v) The aggregate amount paid by Symetra in satisfaction of Vendor invoices will not exceed the Maximum Reimbursement Amount set forth above. Symetra may, in its sole discretion, reimburse amounts on a monthly, quarterly, semi-annual, or annual basis.

(vi) Symetra will not make any payment that would result in a violation of applicable law, rule, or regulation, as determined by Symetra in its sole discretion.

Continued on next page

Symetra® is a registered service mark of Symetra Life Insurance Company.

This agreement must be signed, dated and returned to Symetra Life Insurance Company in order to become effective.

Symetra Life Insurance Company

Signature	Date
Keith Daigle	7/21/25

Printed name	Title
Keith Daigle	VP, Head of Workforce Benefits Underwriting

Policyholder

Signature	Date

Printed name	Title
Steven Snell	

Commissioners Court - Regular Session **18.**

Meeting Date: 08/12/2025

Approval of Exhibit 1 for Texas Workforce Commission Data Exchange Request and Safeguard Plan for Sheriff's Offic

Submitted For: Joy Simonton **Submitted By:** Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action regarding approval of contract #2025325 with the Texas Workforce Commission (TWC) Exhibit 1: Data Exchange Request and Safeguard Plan for the Sheriff's Office, with no funding impact at this time, and authorizing the execution of the Exhibit 1.

Background

In order to obtain a new contract with the Texas Workforce Commission (TWC) for the Sheriff's Department, Williamson County is required to submit a signed copy of Exhibit 1:Data Exchange Request and Safeguard Plan. This exhibit outlines the safeguards and requirements for handling TWC Data. Exhibit 1 must be reviewed and approved by the Commissioner's Court prior to submission to TWC. Once Exhibit 1 is signed and submitted, then TWC will provide a new contract to be presented back in Commissioner's Court for approval and signature. There is no cost or fiscal impact on the County associated with Exhibit 1. This has been approved by Contract Audit and General Counsel. Origination #3119. The department's Point of Contact is Starla Hall. A Form 1295 is not required, due to contracting with another Public Agency.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Exhibit 1: Redacted

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 08:58 AM
Form Started By: Sandra Malcolm		Started On: 07/30/2025 09:11 AM
Final Approval Date: 08/07/2025		

Exhibit 1. TWC Data Exchange Request and Safeguard Plan

All statements and information on this form and associated correspondence relating to the Request and Security Plan (RSP) are incorporated by reference into the data exchange Contract with TWC as Exhibit 1.

Recipient agrees to provide written notice to TWC of any changes to the responses contained in this RSP during the Contract term immediately but no later than three (3) calendar days from the date of change. Email changes to DEcontracts@twc.texas.gov. After review and approval by TWC, the notice of changes shall be incorporated by reference into the Contract under Exhibit 1. **Any changes to the responses requested by Recipient and accepted by TWC in this Exhibit 1 shall amend the corresponding information in the GTC and A-H.**

This document is confidential under Texas Government Code regarding infrastructure security and shall be redacted from release in response to a request for information or documents. Contact TWC upon such a request.

	CONTRACTOR INFORMATION	Please answer each question. Do not leave any unanswered.
1.	Legal name of requesting governmental entity/Responsible Financial Party	Williamson County/Williamson County Sheriff's Office
2.	Entity Tax ID#	[redacted]
3.	Street Address – Line 1	508 S. Rock St.
4.	Street Address – Line 2	
5.	City, State, Zip	Georgetown, TX 78626
6.	New request or renewal of an existing contract?	☒ New request ☐ Extension of existing agreement Previous/Current Contract #: _____ ☐ There are other contracts between TWC, and the party not affected by this Contract, which are as follows:
7.	Type of entity and authority to contract	☒ Texas Local Government Code, Chapter 791, Interlocal Cooperation Act (e.g., cities, counties) ☐ Texas Government Code, Chapter 771, Interagency Cooperation Act (e.g., state agency) ☐ Federal Agency Authority ☐ If state agency, please specify authority
8.	Legal Purpose(s) for requesting information *(Check all that apply)*	☒ to assist in criminal investigations ☒ to assist in locating defendants, witnesses, and fugitives in criminal cases ☒ to assist in locating persons with outstanding warrants ☐ to assist in locating probation absconders ☐ to assist in determining eligibility for public assistance/services ☐ other: please specify: (language will be inserted into contract)
9	Requested length of contract term	☐ 1 year ☐ 2 years ☐ 3 years ☐ 4 years ☒ 5 years (Renewal Option up to a total of 5 years combined)
10.	Requested start date	☐ For federal entities only: to correspond with start of fiscal year starting:

	DATA REQUESTED	Please answer each question. Do not leave any unanswered.
11.	Information requested *(Check the data being requested)*	☒Wage Records (WR): Wage Detail Inquiry: View wage information for an individual. Coworker Search: View wages reported by an employer. ☒UI Benefits and Claimant Info (UI): Personal Information: View demographic information for an individual. Claims: View unemployment insurance claim information. Payments: View unemployment insurance payment info. Employer Search: Search employers by name or address. ☒ Employer Records (ER) Employer Master File: Search Employer Master File and view state unemployment tax information.
12.	Method of receiving data	☒ **Online access:** Contractor access for lookup by SSN through a password-protected log-in account. Number of individuals needing access accounts: ☒1-10 (The subscription rate is $1,500 per year.) ☐11-25 (The subscription rate is $2,000 per year.) ☐26-50 (The subscription rate is $3,500 per year.) * ☐Specify other quantity * Please confirm that the number of Users given access is and will be limited to the minimum number necessary to accomplish the Limited Purpose(s). ☐ Yes ☐ No **Online Access for Over 25 User Accounts:** *If the request is for more than 25 user accounts, please indicate the reason the volume of access accounts is necessary (check all that apply): There is/are: ☐ a high volume of daily/weekly inquiries require the requested volume of use accounts ☐ other reason(s) for the volume of access accounts: _____ _____ _____ ☐ **Offline access**: **Offline Method of Transfer and Frequency:** (Check applicable options) ☐ Ongoing: Scheduled computer matching against file of SSNs or tax account numbers submitted by Requestor periodically. Frequency of ongoing scheduled requests: ☐Nightly ☐Weekly ☐ Bi-Weekly ☐ Monthly ☐Quarterly ☐Annually ☐ Other – specify: ☐ Non-scheduled - Upon Request: Ad hoc request for non-scheduled matches or data files.

☐ One-time request for large quantity of records.

☐ One-time request for one or a few records (less than 100 matches of SSNS or <5 TWC Employer ID or FEIN).
Submit request to open.records@twc.texas.gov or fax request to 512-463-2990 or the open records portal at https://twc.govqa.us/WEBAPP/_rs/(S(rqjbfuq2yv4rbj2wrzluc3se))/supporthome.aspx.

Specify the particular data elements for the information requested in question 11. E.g., name, address, wage benefit amount, employer name, telephone number, etc.

1. If other specific data elements are requested, provide a data format.

Offline Data Elements Requested:
Data elements to be submitted to TWC for the resulting matched data:
☐ SSN – Social Security Number
Data available from TWC available for SSN matches from the UI Wage Records:
Name: last, first, middle initial
NAICS
Quarter Wages were earned
Quarterly Wages
Employer Name
Employer Address
Employer Zip
Employer contract
Employer Telephone
Employer Tax Account Number

Instructions for submitting SSN-UI Wage Record Match Requests:
Filename and format will be provided by and coordinated with the TWC developer upon receipt of Attachment E. REQUEST FOR TEXAS WORKFORCE COMMISSION RECORDS

File transmission shall be protected using TWC Secure FTP and encrypted using at least 256-bit encryption.

☐ TWC Employer ID Number (EIN)
Data available from TWC available for EIN matches from the Employer Tax Master File:
Name: last, first, middle initial

		Social Security Number Quarterly Wages Employer Name Employer Address Employer Zip Employer contact Employer Telephone Employer Tax Account Number Instructions for submitting Texas EIDs or FEINs: (follow the same pattern as for SSNs): Format sample: 123456789 Send seed file via secure file transfer to Agency's secure portal, currently GoAnywhere – https://mft.twc.state.tx.us/webclient/Login.xhtml (prior account establishment required) ☐ Federal Employer ID Number (FEIN) Same as Texas Employer ID information Volume/quantity of offline records requested per submission and associated rates: Estimated number of individuals in which sensitive personally identifiable information requested at any one time: ☐ 1-999: $250 ☐ 1,000 – 14,999: $300 ☐ 15,000 – 19,999: $375 ☐ 20,000 – 24,999: $500 ☐ 25,000 -Above: $1,000 Hourly rate for programming of a new request or modification of an existing job: $48.81. **De-identification:** If submitting SSNs to TWC, also include a unique identifier. For enhanced security, the return file will not include SSNs but instead will include only the unique identifier where feasible.
	SAFEGUARD REQUIREMENTS	**Please answer each question. Do not leave any unanswered.**
13.	How will data be viewed? Select one of the three options.	1) ☐ We will **ONLY** view screen information. (Respond to #14-19, check "N/A" to #20 and #21.) 2) ☐ We will use electronic copies of screen prints (PDF), or ☐ We will transfer data into an electronic record. (Respond to #14-20, check "N/A" to #21.) 3) ☐ We will use paper copies of screen prints, or ☒ We will transfer information into paper records format. (Respond to #14-19 and #21, check "N/A" to #20)

14.	Will non-employees be provided access to the data? Express written contract language authorizing data exchange with non-employees is required for re-distribution of information accessed.	☒ Only direct employees will be provided access. ☐ Persons who are not employees may/will be provided access. Please specify those that apply: ☐ Data Center Operators ☐ Other Governmental Contractors: Please specify:
15.	Will the data you are requesting be disclosed to any other entity? Express written contract language authorizing data exchange with non-employees is required for re-distribution of information accessed.	☐ Yes - Specify: ☒ No
16.	What access control methods will you use for access to the TWC information?	☐ Texas State Requirements under Title 1, Part 10, TAC Sec. 202, or comparable standards ☐ National Institute of Secure Technology (NIST) or comparable standards ☒ IRS Publication 1075 or comparable standards
17.	How does your organization assess your security posture? How frequently are these assessments conducted?	☒ Vulnerability testing Frequency: ☒ Penetration testing Frequency: ☒ Audits Frequency: ☐ Other – Please specify: Frequency:
18.0	Are background checks performed on employees who will access information?	☒ Yes, background checks are performed (go to 18.1). ☐ No, background checks are not performed **If No background checks are performed,** state what type of records checks are being performed:
18.1	When are background checks performed?	☒ Pre-employment ☐ Periodic checks during employment ☐ N/A
19.	How will you have an auditable trail?	☒ I will keep a worksheet that includes at a minimum, the person making the inquiry, the reason for the inquiry, identifying information regarding the case or claim for which the inquiry was made, and the date the inquiry was made. ☐ Other, If Other specify:
20.	How will you encrypt the data at rest? (Ex: Once transferred to a database or other electronic system)	☐ Please specify: ☒ N/A – We do not keep data at rest.
21.	When will data destruction occur?	☒ Consistent with Texas State Libraries and Archives Commission (state records retention laws) ☐ Consistent with other standards: Please specify: ☐ N/A - We do not retain data.
	CONTACTS	
22.	Compliance Liaison (the individual with the authority to correct any contract related issues raised by TWC)	Patrick Hurley
23.	Compliance Liaison Title	Assistant Chief

24.	Compliance Liaison Phone	512-943-1317
25.	Compliance Liaison Email	patrick.hurley@wilcotx.gov
26.	Compliance Liaison Address	If different from Point of Contact
27.	Point of Contact Name (for daily matters)	Andrea Gutierrez
28.	Point of Contact Title	Crime Analyst
29.	Point of Contact Phone	512-943-1962
30.	Point of Contact E-mail	andrea.gutierrez@wilcotx.gov
31.	Point of Contact Address	508 S. Rock St.
32.	Alternate Point of Contact Name and Title	Eric Ostrowidzki
33.	Alternate Point of Contact Phone	512-943-1325
34.	Alternate Point of Contact E-mail	eric.ostrowidzki@wilcotx.gov
35.	Alternate Point of Contact Address	If different from Point of Contact
36.	Signatory Name	Steven Snell
37.	Signatory Title	County Judge
38.	Signatory Phone Number	512-943-1550
39.	Signatory E-mail	steve.snell@wilcotx.gov
40.	Signatory Address	If different from Point of Contact710 S. Main St. #101 Georgetown, TX 78626
41.	Data Technology Contact Name	
42.	Data Technology Contact Phone	
43.	Data Technology Contact E-mail	
44.	Invoice Recipient Name	Amanda Hisbrook
45.	Invoice Recipient Phone Number	512-943-1624
46.	Invoice Recipient Title	Accounts Payable
47.	Invoice Recipient E-mail	amanda.hisbrook@wilcotx.gov
48.	Invoice Recipient Address	If different from Point of Contact

All statements and information on this form and associated correspondence relating to the Request and Safeguard Plan are incorporated by reference into the data exchange Contract with TWC as Exhibit 1. The original Exhibit 1 and contract must be signed by the Contract Signatory.
The person signing is authorized by Recipient to bind their organization to the terms of the contract.

Designation For Subsequent Submissions:
☒ By checking here, the contract signatory approves the Recipient Point of Contact as their designee for submission of subsequent updates to the Request for Safeguard Plan and requests for renewals for purposes of extending the duration and associated amount.

_____ _____

Contract Signatory or designee **Date**

Steven Snell/County Judge
Printed Name/Title

For questions on how to complete this request form, contact DEContracts@twc.texas.com

Commissioners Court - Regular Session **19.**

Meeting Date: 08/12/2025

Approval of Service Agreement #2025327 with TEK84, Inc. for Whole Body Scanner Preventative Maintenance for the Sheriff's Office

Submitted For: Joy Simonton **Submitted By:** Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service Agreement #2025327 between Williamson County and TEK84, Inc. for the Preventative Maintenance of the TEK84 Intercept Whole Body Scanner, located in the Williamson County Jail in the amount of $11,225.00 and authorizing the execution of the agreement.

Background

This agreement will allow Williamson County to provide preventative maintenance for the TEK84 Intercept Whole Body Security Scanning System. The maintenance includes coverage of all repairs, parts and labor to ensure continuous operation of the system. Services will also include one preventative maintenance visit for review, inspection, and potential replacement of all "wear" components before their end of life; a software system review to verify the system is operating at the latest software level; and one Radiation Safety Survey of the Intercept, as required by ANSI regulations. This has been approved by the Auditor's Office and the Budget Office. The funding for this will be 01.0100.0570.004500 for FY25. Origination #2735. The department's point of contact is Abigail Taylor. This vendor is publicly traded, therefore a Form 1295 is not required.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Service Agreement and Quote Redacted

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:02 AM
Form Started By: Sandra Malcolm		Started On: 07/30/2025 03:40 PM
Final Approval Date: 08/07/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

COUNTY ADDENDUM No. 1
WITH
TEK84 INC.
(Intercept Whole Body Scanner)

The underlying County Addendum No. 1 Regarding the Annual Service Agreement (the "Agreement"), between TEK84 Inc. ("Seller") and Williamson County, Texas ("Buyer") is amended as specifically set forth herein to incorporate the terms and conditions of this Addendum No. 1. As amended, the Agreement shall remain in full force and effect according to its terms and conditions. All terms used in this Addendum No. 1 shall have the meanings attributed to them in the Agreement. This Addendum No. 1 supersedes any and all prior understandings and agreements, oral or written, relating to the subject matter. In the event there is a conflict between the terms and conditions of the Agreement and the terms and conditions of this Addendum No. 1, the following terms and conditions of this Addendum No. 1 shall control:

1. **Incorporated Documents:** This Agreement constitutes the entire Agreement between both parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated (as if copied in full) into this Agreement include the following:

    A. TEK84 General Terms and Conditions;
    B. Annual Service Agreement - [redacted] – dated 7/30/2025 and
    C. This Addendum.

2. **Termination for Convenience.** The Buyer may terminate this Agreement for convenience and without cause or further liability upon thirty (30) days written notice to Seller. In the event of such termination, it is understood and agreed that only the amounts due to Seller 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 Buyer's termination of this Agreement for convenience.

3. **No Indemnification by The Buyer.** Seller acknowledges and agrees that under the Constitution and the laws of the State of Texas, The Buyer cannot enter into an agreement whereby The Buyer agrees to indemnify or hold harmless any other party, including but not limited to Seller; therefore, all references of any in this Agreement to The Buyer indemnifying,

holding or saving harmless any other party, including but not limited to Seller, for any reason whatsoever are hereby deemed void and deleted.

4. **Venue and Governing Law.** Each party to this Agreement hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Agreement shall lie exclusively in either Williamson County, Texas, and the parties hereto expressly consent and submit to such jurisdiction. Furthermore, except to the extent that this Agreement is governed by the laws of the United States, this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

5. **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 The Buyer, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. The Buyer 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.

6. **The Buyer's Right to Audit.** Seller agrees that The Buyer 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 Seller which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Seller agrees that The Buyer shall have access during normal working hours to all necessary Seller facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The Buyer shall give Seller reasonable advance notice of intended audits.

7. **Non-Appropriation and Fiscal Funding.** The obligations of The Buyer under this Agreement do not constitute a general obligation or indebtedness of The Buyer for which The Buyer is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that The Buyer shall have the right to terminate this Agreement at the end of any Buyer's fiscal year if the governing body of The Buyer does not appropriate sufficient funds as determined by The Buyer's budget for the fiscal year in question. The Buyer may effect such termination by giving written notice of termination to Seller at the end of its then-current fiscal year to be effective as of the last day of The Buyer's fiscal year.

8. **Payment, Interest and Late Payments.** The Buyer's 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 Buyer 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 Buyer 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 Buyer's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears in an invoice submitted by Seller, The Buyer shall notify Seller of the error not later than the twenty first (21st) day after the date The Buyer receives the invoice. If the error is resolved in favor of Seller, Seller shall be entitled to receive interest on the unpaid balance of the invoice submitted by Seller beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of The Buyer, Seller shall submit a corrected invoice that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice is not paid by the appropriate date.

9. **General Insurance Requirements.** This provision shall apply in the event insurance is required under the Agreement. **"Williamson County, Texas" and its directors, officers and employees shall be added as additional insureds** under the general liability and auto liability coverages of required policies, and on those policies where The Buyer, its directors, officers and employees are additional insureds, such insurance shall be primary, and any insurance maintained by The Buyer shall be excess and not contribute with it. Such policies shall also include waivers of subrogation in favor of The Buyer. The 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. Seller shall furnish The Buyer with a certification of coverage issued by the insurer. Seller shall not cause any insurance to be canceled nor permit any insurance to lapse. **In addition to any other notification requirements set forth hereunder, Seller shall also notify The Buyer, 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.**

10. **Relationships of the Parties.** Each party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. 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.

11. **Sales and Use Tax Exemption.** The Buyer is a body corporate and politic under the laws of the State of Texas and claims exemption from sales and use taxes under Texas Tax Code Ann. § 151.309, as amended, and the services and materials subject hereof are being secured for use by The Buyer. Exemption certificates will be provided to contractors and suppliers upon request.

12. **Texas Public Information Act.** To the extent, if any, that any provision in this Agreement is in conflict with Tex. Gov't Code 552.001 et seq., as amended (the "Public Information Act"), the same shall be of no force or effect. Furthermore, it is expressly understood and agreed that The Buyer, 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 The Buyer as to whether or not the same are available to

the public. It is further understood that The Buyer's officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that The Buyer, 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 The Buyer by a party hereto, in reliance of any advice, decision or opinion of the Attorney General of the State of Texas.

13. **Execution in Counterparts.** This Agreement may be executed in counterparts, each of which, when executed and delivered, shall be deemed to be an original and all of which together shall constitute one and the same document.

14. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of parties hereto and their respective successors and assigns.

TEK84 INC.

By: Amy Atkinson

Printed Name: Amy Atkinson

Title: Service Sales & Regulatory Compliance

Date: 7/30 ____, 20 25

WILLIAMSON COUNTY, TEXAS

By: _____

Title: As Presiding Officer, Williamson Commissioners Court

Date: _____ ____, 20___

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 31 2025 Time: 11:08 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 31 2025 Time: 9:47 am

Williamson County Jail, TX
508 South Rock Street
Georgetown, Texas 78626
Chris Watts
chris.watts@wilco.org

7/30/2025

ANNUAL SERVICE AGREEMENT

[redacted]

Thank you for your purchase of the **Tek84 Intercept Whole Body Scanner**. We hope this device has proven to be an invaluable tool with your mission to keep contraband and unwanted items out of your facility. We want to ensure the highest standards remain by offering an inclusive annual service agreement. Please see below the value the plan offers, including everything that is covered to save money. This service agreement also includes an annual radiation safety survey and recommended preventative maintenance. We are always here to support you. The current warranty for your Tek84 Intercept Whole Body Scanner – Serial Number [redacted] will expire on **7/26/2025**.

Quote Expiration: 9/30/2025

Qty	Part Number	Description	Net Ea	Ext. Price
1	INT-SERVICE -1	**Annual** Tek84 Intercept Whole Body Security Scanning System Service Agreement includes the following (VALID 7/27/2025 – 7/26/2026):	$11,225	$11,225
		Coverage of all repair parts, labor, and shipping as needed for the continuous operation of the Intercept	INC	INC
		One (1) Preventative Maintenance visit for review, inspection, and potential replacement of all "wear" components before their end of life.	INC	INC
		Software system review to assure the system is operating at the latest level of software. This applies to software upgrades that do not require hardware upgrades and is a courtesy check. Any software change made will be authorized and reviewed with the customer before doing so.	INC	INC
		One (1) Radiation Safety Survey of the Intercept as required by ANSI regulations. Note- State regulations vary and may require independent verification of radiation emissions. Please check with your State's governing body to assure compliance.	INC	INC
			TOTAL	$11,225.00

By execution of this Agreement by an authorized signature, the Customer agrees to purchase the Products specified subject to the terms and conditions set forth in the Agreement and subject to Tek84 Terms and Conditions available at www.Tek84.com

Accepted By:
Printed Name and Title:_____

Authorized Signature:_____

Date:_____

Tek84:
Amy Atkinson – Sales Operations Manager

Authorized Signature: 

Date: 7/30/25

Ph: (858) 676-5382 ext. 134 / amy.atkinson@tek84.com

Commissioners Court - Regular Session **20.**

Meeting Date: 08/12/2025

Authorize Issuing Advertisement for RFP #25RFP75 for Third Party Administrator Services for Risk Managment

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 Third Party Administrator Services for Risk Management under RFP #25RFP75.

Background

Williamson County Risk Management Department is seeking requests for proposals from one or more third-party administrators with network and peripheral options to handle the day-to-day operations of the programs under the County's oversight. Funding source is 01.0840.0840.004069 and 01.0100.0409.004015 as per the FY26 budget. Origination #2516. Department contact is Andy Hoffman.

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	08/07/2025 09:14 AM
Form Started By: Barbi Hageman		Started On: 07/31/2025 11:20 AM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **21.**

Meeting Date: 08/12/2025

Approval of Service Agreement #2025317 for A3 Communications dba BryComm for Information Services

Submitted For: Joy Simonton **Submitted By:** Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service and Goods Agreement #2025317 between Williamson County and A3 Communications, Inc. dba BryComm for the provision and installation of cabling to support air conditioning units and security cameras for the Lake Creek Annex building, located at 9500 North Lake Creek Parkway, Austin, Texas, 78731, in the amount of $7,799.25, pursuant to DIR Cooperative contract #DIR-CPO-4777, and authorizing the execution of this agreement, Funding Source is P632.

Background

This Service and Goods Agreement will benefit Williamson County and allow A3 Communications, Inc. (dba Brycomm) to install the necessary cabling to support exterior security cameras and air conditioning controls at the Lake Creek Annex Building. Funding for this will be sourced from Project P632, 2024CIP, Task 3, FY25. This has been approved by the Auditor's Office and Information Services. Origination #3185. The department's point of contact is Tammy McCulley.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Service Agreement and Quote Redacted

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 08:54 AM
Form Started By: Sandra Malcolm		Started On: 07/23/2025 11:13 AM
Final Approval Date: 08/07/2025		

WILLIAMSON COUNTY
SERVICE AND GOODS CONTRACT
WITH
A3 COMMUNICATIONS, INC. DBA BRYCOMM
[redacted]

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 **A3 Communications, Inc. DBA BryComm** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include fiber backbone upgrade, connecting City of Georgetown and cleaning up connections between Historic Courthouse and Tax Office as described in the attached **Bid No.** [redacted] 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.

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 parties acknowledge and agree that the Project Completion Date is initially set to be on or before August 31, 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.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit "A"** and in accordance with COOP contract number DIR-CPO-4777. The not-to-exceed amount under this Agreement is **Seven Thousand Seven Hundred Ninety-Nine Dollars and Twenty-Five Cents ($7,799.25)** for the life of this Contract.

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.

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.

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.

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 **Bid No.** [redacted] marked **Exhibit "A"**;
B. The cooperative purchasing contract (DIR-CPO-4777) incorporated by reference;
C. Insurance certificates evidencing coverages required herein above and
D. Any Amendments agreed to by both parties.

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.

WILLIAMSON COUNTY:	A3 Communications, Inc. DBA BryComm:
_____	Kevin Popejoy
Authorized Signature	Authorized Signature
_____	Kevin Popejoy
Printed Name	Printed Name
Date: _____, 20____	Date: July 31st, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Aug 01 2025 Time: 11:40 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Aug 01 2025 Time: 10:54 am

Exhibit "A"
Bid No. [redacted]

Williamson County, TX

[redacted]



A Proposal For

Project Description

Division 27 – Structured Cabling

DIR # DIR-CPO-4777

Rev 01

Prepared by:
Tyler Toppenberg
T.Toppenberg@brycomm.com
O: 512-712-4008
Date: July 14, 2025

Submit Contracts & PO's to: orders@brycomm.com

We appreciate your interest in our services and thank you for the chance to offer the following proposal for this project. Our proposal incorporates the following:

Project Name: WILCO Area 51 – Camera & AC Controls Cabling **Bid ID:** [redacted]
Scope of Work: Structured Cabling – Division 27
Contact: C. Ball **Title:** WILCO **Email:** cball@wilco.org

I. DOCUMENTS

Drawings: Camera Location Drawings

II. SCOPE OF WORK

Pathways

1. Provide and install a j-hook cable support system for backbone fiber.
    a. J-hooks shall have a 90-degree radius edge to prevent damage while installing cables.
    b. J-hooks shall be directly attached to walls, hanger rods, etc., to meet job conditions.

Communications Horizontal Cabling

1. Provide and install Cat6 plenum cable to each location, a total of **24** Cat6 cables.
    a. **14** – 1 Data Camera Locations
    b. **10** – 1 Data AC Control Locations
2. Provide and install Cat6 modular jacks, terminated on each outlet end of cable and secured in faceplates or surface mount boxes and labeled per specifications.

Exclusions

1. Core drilling, EZ-Paths installs, wire-mold, conduit (EMT), conduit (EMT) sleeves, poke-thru or other penetrations. As well as new pathways inside and outside (conduit), digging or trenching, or setting of new poles.
2. Patch cords.
3. Labor, materials, or installation of Main building ground system, such as 750 KCMIL Ground Conductor including TBB, and ground from electrical distribution panels to MDF and IDFs.
4. Data communications hardware such as switches/routers/phones/UPSs/PDUs, and programming or configuration of data communications hardware.
5. Any electrical power receptacles, carpentry, demolition, patching, refinishing, and relocation are excluded.
6. Any other hardware, labor or other materials that is not described in this Scope of Work, is excluded from this proposal. If this raises an issue, please make BryComm aware so that we may revise our proposal accordingly.

Clarifications

1. Testing, labeling and documentation of the entire installation will be provided upon completion.
2. An extended manufacturer warranty from the specified manufacturer will be provided upon completion.
3. Installation of all cabling will meet *ANSI/TIA 568-D* requirements and BICSI best practices.
4. BryComm to require (15) working days to review, process, and return all customer issued contracts.

5. All work will be performed Monday through Friday, excluding holidays, during regular normal working hours. BryComm assumes there are no abnormal environmental or hazardous conditions on the premises, which would require extraordinary safety and/or regulatory functions, activities, permits or certifications for BryComm to perform the required work.
6. BryComm is not responsible for work stoppages that will impact the project schedule created by longer than usual material lead times.
7. If materials are not available at time of ordering, BryComm is not responsible for any price increases that are directly impacted by minimum order quantities by the manufacturers and will impact the pricing shown on this proposal.
8. Unless indicated otherwise, this proposal is based on the receipt of a single contract (source of funding) and/or will not require additional budgetary breakouts by BryComm not already indicated herein. Any deviation from this may result in additional administrative costs in the form of a change order to the project.
9. Due to rapidly fluctuating prices, Manufacturer Quotes, and availability of materials, pricing in this proposal is valid for a period of 30 days from the date of the proposal.

III. PRICING SUMMARY

Scope of Work		Cost	
270000	Structured Cabling	$	7,799.25
	Total	$	7,799.25

Thank you for the opportunity and feel free to contact me if you have any questions or concerns.

Tyler Toppenberg
Business Development Manager
1051 New Technology Blvd
Hutto, TX 78634
Email: ttoppenberg@brycomm.com
Office: 512-712-4008

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:
2025-1342799

Date Filed:
07/29/2025

Date Acknowledged:
08/01/2025

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

A3 Communications Inc dba BryComm
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

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.

2025317
2025317 Lake Creek Camera/AC Controls Cabling

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
The Cook and Boardman Group, LLC	Winston-Salem, NC 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 _____, _____, _____, _____, _____.
(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)

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

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Date Acknowledged:

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A3 Communications Inc dba BryComm
Hutto, TX United States

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Williamson County

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2025317
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		Controlling	Intermediary
The Cook and Boardman Group, LLC	Winston-Salem, NC United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

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

My address [redacted] (city), [redacted] (state) (zip code), US (country).

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

Executed in Williamson County, State of Texas, on the 29 day of July (month), 20 25 (year).

Kevin Popejoy
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **22.**

Meeting Date: 08/12/2025

Approval of Goods and Service Contract #2025239 for Audio-Visual Upgrades with Data Projections, Inc. for Williamson County Information Services

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

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on the approval of a Services and Goods Contract #2025239, between Williamson County and Data Projections, Inc. for Audio-Visual Upgrade for the Sheriff's Office Training Center in the amount of $69,918.81 pursuant to Cooperative contract #DIR-CPO-5347 and authorize execution of the agreement.

Background

The Services and Goods Contract between Williamson County and Data Projections, Inc., will provide audiovisual upgrades for the Sheriff's Office Training Center. The attached agreement contains detailed information regarding the scope of work to be done. Funding Source is 01.0100.0503.004509. FY25 Origination #3246. Point of contact is Holly Shell.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement Redacted

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:19 AM
Form Started By: Barbi Hageman		Started On: 08/04/2025 08:53 AM
Final Approval Date: 08/07/2025		

WILLIAMSON COUNTY
GOODS AND SERVICES CONTRACT
DATA PROJECTIONS, INC.
(Olive Meeting Rooms)

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 GOODS 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 **Data Projections, 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.

Goods: Service Provider shall supply the County goods. The goods include Audio Visual Systems Upgrades at the Sheriff's Office Training Center located at 8160 Chandler Rd, Hutto, TX 78634, as described in the attached **Quote No.** [redacted] being marked as **Exhibit "A,"** which is incorporated herein.

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 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 has been signed by both parties.

II.

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 as described in **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.

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 September 30, 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.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit"A"** and in accordance with COOP contract number TIPS 230-105. The not-to-exceed amount for the life of this contract shall be Sixty-Nine Thousand, Nine Hundred Eighteen Dollars and Eighty-One Cents ($69,918.81).

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.

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.

IV.

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.

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.

IV.

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 No. [redacted], marked as **Exhibit "A"**;
B. The cooperative purchasing Contract No.: TIPS 230-105, incorporated by reference;
C. Insurance certificates evidencing coverages required herein above and
D. Any Amendments agreed to by both parties.

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:	**DATA PROJECTIONS, INC.:**
_____	Mark Mazac
Authorized Signature	Authorized Signature
_____	Mark Mazac
County Judge/Presiding Officer	Printed Name
Date: _____, _____ 20___	Date: July, 30 20 25

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Aug 01 2025 Time: 1:33 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Aug 01 2025 Time: 12:24 pm

Exhibit "A"

Quote No. [redacted]

DATA PROJECTIONS

WILCO - AV Systems Upgrades at SOTC - Olive Meeting Rooms

Quote Number: [redacted]
Contract Number: TIPS 230105
Date: 04/07/2025
Expiry Date: 08/08/2025

Prepared for:

Williamson County

Don Heflin
Don.Heflin@Wilco.Org

[redacted]

DATA PROJECTIONS

Data Projections, Inc
3700 W. Sam Houston Pkwy S.
Ste 525
Houston, TX 77042
Tel: 866.CALL.DPI (225.5374)
www.dataprojections.com

Scope Introduction

Data Projections is providing this proposal at the request of Williamson County for Audio Visual System Upgrades to the Olive Training/Meeting Rooms at the Williamson County Sheriffs Office Training Academy in Hutto, Texas.

-Project Location:

Williamson County Sheriffs Office

Deputy A.W. Grimes Law Enforcement Training Academy

8160 Chandler Road

Hutto, Texas 78634

-Onsite Point of Contact:

Don Heflin

Williamson County

Phone: 512-409-6222

Don.Heflin@wilco.org

SCOPE OF WORK - WCSO Training Academy - AV Systems Upgrades in the Olive Room-

Data Projections will provide, install, and test the AV Systems Upgrades in the room as follows:

Olive Training Room-

Video/Audio:

- Install (2) new projectors and mounts where current projectors are located.
- Install (2) OFE 75" displays as confidence monitors on the back wall. New wall-mounts from DPI quoted.
- Install (2) Aver Cameras one presenter camera on the back wall, One audience camera on the front wall.
- Install (2) Shure MXA920 mic arrays. Mounted closer to the front of the room for the presenters
  - These MXA920 will be used to send to the farside Audio
  - There are OFE HH mics that will be used for in room Voice Lift
- Install (1) New touch panel, wall-mounted in current touch panel location.
- Install and configure a new DSP in the rack.
- Transfer necessary symmetrix connections to new BiAmp DSP
- Install (2) USB extenders from the rack to the front of the room for the laptop and PC being used for BYOD VTC.
- Decom 2 existing ceiling mics.

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- Decom 2 existing projectors
- Decom existing touch panel.

Sources for the room will be:

PC and laptop - Sharelink - cable box these will be the only inputs, any other existing inputs will not be available in new configuration. That includes any of the existing floor inputs.

Control/Programming Functionality:

- Projectors On/Off
- Displays On/Off
- Screens Up/Down
- Room Level Volume control
- Individual Mic Level control
- Camera Selection and PTZ Control
- SMP Record functions

Programming SOW:

- Modify the user interface and underlying logic to support new AV sources.
- Update camera controls for new cameras: retain existing UI controls; no picture-in-picture functionality will be provided.
- Add USB switching logic.
- Maintain current SMP recorder controls including recording on startup.
- Update control logic for existing screens, new projectors, and displays, preserving all existing UI elements.
- Integrate the new DSP with existing and new microphones (QTY 4) and controls from both the UI and back-end logic.

Commissioning SOW:

- Perform firmware updates on both existing and newly installed equipment.
- Install, configure, and initialize all new hardware components.
- Deploy updated Crestron control code and integrate new DSP configuration.
- Configure and test Shure MXA microphone arrays.
- Configure and test existing HH mics with new system.
- Conduct comprehensive end-to-end testing of the Olive room AV system.
- Configure OFE camera routing to OFE SMP352

Olive Room Notes:

DPI will reset and commission the existing SMP352 for recording. DPI will maintain current OFE Camera functionality

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and recording and route the cameras directly to the SMP352. The OFE cameras will be used to record training sessions while the new Aver cameras will be used for VTC.

Miscellaneous Materials-

- All Cables, Connectors and Consumables are detailed in quote and/or included in Project Totals

Special Notes:

-Williamson County will provide power for all AV equipment and will ensure DPI technicians have ample time and full access to the space for installation in Training/Meeting Rooms.

-Williamson County ensures that all existing owner-furnished-equipment (OFE) is in good working condition, if applicable.

-Williamson County will provide IT and Facilities Support for Network, Electrical, HVAC, and/or physical limitations that may be incurred.

-Williamson County will store or responsibly dispose of any OFE de-installed from the rooms.

Scope Conclusion:

Upon acceptance of this proposal, provide a signed proposal and Purchase Order including payment method delivered to Data Projections. Installation date will be confirmed once this documentation is received.

Change Orders:

As noted elsewhere in this document, no product changes/substitutions nor changes or modifications in equipment location will be made without the express written consent of **Williamson County** & **Data Projections**. Any requests for deviation to this contract or incomplete client requirements may result in additional fees.

DATA PROJECTIONS

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PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
		OLIVE ROOM	0.00	$0.00	$0.00
V11HA34920	EPSON	EPSON EB-PU1007W BUSINESS PROJECTOR, 7,000 LUMENS, WUXGA, WHITE	2.00	$6,681.48	$13,362.96
V12H004M08	EPSON	EPSON MIDDLE THROW LENS #1 FOR PRO G7000 AND PRO L1100U/1200U/1300U/1405U	2.00	$365.43	$730.86
RPAUW	CHIEF	UNIVERSAL RPA WHITE	2.00	$208.30	$416.60
LTM1U	CHIEF	MICRO-ADJUST TILT WALL MOUNT LARGE	2.00	$289.22	$578.44
CAM520PR3	AVER	CAM520 PRO3 CONFERENCE CAMERA	2.00	$1,333.32	$2,666.64
911.0451.900	BIAMP SYSTEMS	FIXED I/O DSP WITH 12 ANALOG INPUTS, 8 ANALOG OUTPUTS, 8 CHANNELS CONFIGURABLE USB AUDIO, 32 X 32 CH	1.00	$3,541.10	$3,541.10
MXA920W-S	SHURE	CEILING MICROPHONE ARRAY, SQUARE, WHITE, 24"	2.00	$4,085.19	$8,170.38
DM-NUX-R2-1G-W	CRESTRON	DM NUX USB OVER NETWORK WALL PLATE WITH ROUTING, REMOTE, WHITE	2.00	$600.89	$1,201.78
DM-NUX-R2	CRESTRON	DM NUX USB OVER NETWORK WITH ROUTING, REMOTE	1.00	$423.70	$423.70
DM-NUX-L2-1G-W	CRESTRON	DM NUX USB OVER NETWORK WALL PLATE WITH ROUTING, LOCAL, WHITE	2.00	$600.89	$1,201.78
DM-NVX-E20-2G-W-T	CRESTRON	DM NVX 4K60 4:2:0 NETWORK AV ENCODER, WALL PLATE, WHITE TEXTURED	2.00	$770.37	$1,540.74
DM-NVX-E20	CRESTRON	DM NVX 4K60 4:2:0 NETWORK AV ENCODER	2.00	$635.56	$1,271.12
DM-NVX-D20	CRESTRON	DM NVX 4K60 4:2:0 NETWORK AV DECODER	5.00	$635.56	$3,177.80
RMC4	CRESTRON	4-SERIES CONTROL SYSTEM	1.00	$706.17	$706.17
TSW-1070-B-S	CRESTRON	10.1 IN. WALL MOUNT TOUCH SCREEN, BLACK SMOOTH	1.00	$1,958.02	$1,958.02
GSM4248P-100NAS	NETGEAR	NETGEAR M4250 40G8F POE PLUS MNGD SW	1.00	$2,838.27	$2,838.27
			0.00	$0.00	$0.00
MISCELLANEOUS MATERIALS		MISCELLANEOUS MATERIALS	1.00	$2,748.25	$2,748.25
				SUBTOTAL:	$46,534.61

PROFESSIONAL INSTALLATION SERVICES

Installation Services Details	TOTAL PRICE
PROJECT MANAGEMENT	$900.00
DESIGN/ENGINEERING	$3,800.00
INSTALLATION LABOR	$6,800.00
PROGRAMMING LABOR	$5,800.00
COMMISSIONING LABOR	$4,500.00
INSTALLATION SERVICES SUBTOTAL:	$21,800.00

SERVICE & MAINTENANCE AGREEMENT

Service Agreement Details	TOTAL PRICE
90-DAY WORKMANSHIP WARRANTY	$0.00
SERVICE AGREEMENT SUBTOTAL:	$0.00

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WILCO - AV Systems Upgrades at SOTC - Olive Meeting Rooms

Prepared by:

Data Projections, Inc.
11110 Metric Blvd Ste D1
Austin, TX 78758-4018
Mark Mazac
(512) 970 5519
mmazac@dataprojections.com

Job Location:

Sheriff's Office Training Center
8160 Chandler Road
Hutto, TX 78634
Don Heflin

Don.Heflin@Wilco.Org

Quote Information:

Quote Number: 26318 *Version.1*
Contract No: TIPS 230105
Date: 04/07/2025
Expiry Date: 08/08/2025
P.O. No:

Quote Summary

DESCRIPTION	AMOUNT
EQUIPMENT & MATERIALS	$46,534.61
PROFESSIONAL INSTALLATION SERVICES	$21,800.00
SERVICE & MAINTENANCE AGREEMENT	$0.00
Subtotal:	$68,334.61
Shipping:	$1,584.20
Estimated Tax:	$0.00
Total:	$69,918.81

Interested in our AVaaS offering or other service options? Contact your sales representative.

By signing this agreement, you are accepting our Terms and Conditions. This does not negate the need for a purchase order or any other purchasing requirement which your company necessitates. Data Projections reserves the right to require a customer down payment/deposit contingent on the creditworthiness of the customer.

Data Projections, Inc.

SIGNATURE: Mark Mazac
NAME: Mark Mazac
TITLE: Account Executive
DATE: 07/28/2025

Williamson County

SIGNATURE:
NAME:
TITLE:
DATE:

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GENERAL TERMS AND CONDITIONS

Exclusions

The following work is **not included** in our Scope of Work:

- All conduit, high voltage, wiring panels, breakers, relays, boxes, receptacles, etc.
- Concrete saw cutting and/or core drilling.
- Firewall, ceiling, roof, and floor penetration.
- Necessary gypsum board replacement and/or repair.
- Necessary ceiling tile or T-bar modifications, replacements, and/or repairs.
- All millwork (moldings, trim, cut-outs, etc.).
- Patching and Painting.
- Permits (unless specifically provided for and identified within the contract).

This Scope of Work is delivered based on the following Assumptions:

- Site preparation by the Customer includes electrical, wall reinforcement, telephone, and data network infrastructure placement per Data Projections specification.
- All work areas should be clean and dust-free before the beginning of on-site integration of electronic equipment.
- Customer communication of readiness will be considered accurate and executable by the Data Projections project manager.
- In-Room(s) where installation is to be completed is to be made available for Data Projections exclusive use on the days of the scheduled installation. Unless specifically arranged in advance, rooms will be available during normal business hours, defined as Monday through Friday, 8:00 AM to 5:00 PM excluding holidays. All required spaces (rooms, access points, etc.) must be available at the start of the installation and remain available for the duration of the Project. Any required space that is unavailable during the scheduled installation timeframe may result in delayed delivery of the Project and/or additional charges. Additional rates will only be applied after execution of Data Projections generated Project Change Request according to the Change Management Procedure section following and signed approval by Owner or Owner's representative.
- The project schedule must allow for sufficient time for completion of all installation and final testing of systems before occupancy of the site. If sufficient time is not allowed, Data Projections will be held harmless for systems that do not meet requirements. In this case, all costs associated with the completion of work, including overtime labor rates, will be considered outside the scope of this offering and billable to the Client. Unless otherwise stated, the installation shall be scheduled contiguously from start to finish. Projects requiring multiple site visits and/or intervals of inactivity between events must be noted as such before acceptance of this SOW. If notification is made after initial acceptance of this SOW, the Change Management Procedure section following shall be implemented and additional charges may apply. Data Projections reserves the right to revise the proposal/scope of work based upon information obtained from subsequent site surveys and other sources not available at the time that the original proposal was issued.
- Data Projections reserves the right to substitute equipment of similar specifications should any of the specified equipment be unavailable at the time of order from the manufacturer. This will be done in an effort to maintain the completeness of the proposed audiovisual system and meet the anticipated installation schedule. Data Projections will notify the client in the event there is a need for any equipment substitutions.
- Client is to provide secure storage for equipment during a multiple-day integration. If secure storage is not available for the duration of the multiple-day integration period, Data Projections reserves the right to; delay the installation until secure storage is available which could result in project completion delays and additional storage and delay fees; payment in full for the materials and equipment that cannot be secured thus constituting transfer of ownership and relieving Data Projections of its responsibility and liability for security and protection of said materials and equipment against damage and theft.
- If Customer furnished equipment and existing cabling are to be used, Data Projections assumes that these items are in good working condition and will integrate into the designed solution. Any troubleshooting, repair, replacement, and/or configuration of these items that may be necessary will be made at an additional cost.
- All Network configurations including IP addresses are to be provided, operational, and functional before Data Projections' integration begins. Data Projections will not be responsible for testing the LAN connections.
- Cable or Satellite drops must be in place with converter boxes operational before the completion of integration. Any delay resulting in extra work caused by the late arrival of these items will result in a change order for time and materials.
- Document review/feedback on touch panel layout/correspondence will be completed by the Customer within two business days

Integration Project Management Processes

Data Projections will follow a foundational project management process which may include the following actions/deliverables (based on the size/complexity/duration of the integration project):

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- Needs Analysis – performed before Scope of Work
- Project Welcome Notice – emailed upon receipt of Purchase Order/Notice to proceed
- Project Kick-Off meeting with Customer Representative(s) – either by phone or in-person
- Project Status updates – informal or formal – either by phone, email, or in-person (based on the size/complexity/duration of the project)
- Project Change Control – comprised of Field Directed Change Order and/or Contract Change Order submittals
- Substantial Completion– Client walk-through and user acceptance training before project is transitioned to Service department

User Acceptance Training

This is geared specifically towards the end-user/operator. The purpose of this training is to provide operators with the necessary knowledge to confidently and comfortably operate all aspects of the integrated system. Areas of training include the following:

- Equipment and system overview
- Equipment operation and function
- Equipment start-up, stop, and shut Down
- Equipment automatic and manual operation
- Discussion and documentation relating to control system operation
- Discussion and documentation relating to system processor and its control applications
- Powering up, powering down AV system via a control system
- Manual operation of display systems, audio systems, and all other related components
- Use/operation of patch panels, when and where to be used
- Who to contact if help is required.

Change Management Procedure

Any changes to the scope of the project that effect the contractual value of the project must be in writing signed by the Client and an authorized representative of Data Projections, Inc. Oral changes to the project scope, equipment, or materials shall not be binding upon the parties. Changes may impact the ability of Data Projections, Inc. to deliver the desired solution per the original terms of the Contract. After acceptance of this Scope of Work, such signed and approved change orders will be incorporated by reference into and become part of this Contract.

Returns

The approval of product returns is at the discretion of Data Projections and the specified manufacturer and requires a return authorization number if the request is approved. Products that are defective will be repaired, replaced, or credited in accordance with the manufacturer's warranty. Goods returned for reasons other than warranty or defect must be requested in a timely manner and must be in their original, undamaged, and untarnished condition and must include all original packaging, documentation, and accessories. Restocking fees may apply to the items being returned. Any custom-ordered products are not eligible to be returned. Please consult Data Projections for additional details.

Warranty

All new equipment provided by Data Projections includes each manufacturer's full warranty from the date of invoice. Data Projections will honor all manufacturer warranty requirements as depot service. Data Projections supplies a 90-day workmanship warranty from the date of completion of the said system unless superseded by an extended warranty, or Data Projections service agreement. Data Projections warrants the system to be free of defects in materials and workmanship and fit for the intended purpose. This warranty does not cover equipment or system abuse, misuse including, but not limited to, operating outside of environmental, electrical, temperature, or humidity specifications, system alterations neither approved nor performed by Data Projections; or repair by a service facility other than those authorized by the manufacturer.

Indemnification

Data Projections agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, director, and employees (Collectively, Client) against all damages, liabilities, or costs, including reasonable attorney's fees and defense costs, to the extent caused by the Data Projections' negligent performance of professional services under this Agreement and that of its subcontractors or anyone for whom Data Projections is legally liable. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Data Projections, its

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officers, directors, employees, and subcontractors (collectively, Data Projections) against all damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable. Neither the Client nor Data Projections shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

No Hire Policy

During the term of the Contract, and for a period of one (1) year after the termination of the Contract, or the completion of the project, whichever is later, the Client agrees that it will not directly solicit the employment of any individual that was employed by Data Projections during the term of the Contract. In the event Client breaches this provision, the parties agree that it would be difficult to establish the precise amount of damages incurred by Data Projections as a result of such conduct, and therefore the parties agree that immediately upon hiring said individual, Client shall pay to Data Projections an amount equal to 50% of the gross annual salary or wages paid to the individual in question during the twelve months before the termination of that individual's employment with Data Projections. This fee shall not apply if the individual responds to a general employment advertisement through newspapers, online job boards or postings, agencies, open houses, or job fairs.

Payment Terms

The total for this proposal/project is presented as a "not to exceed" unless Data Projections and the Client agree to add hardware, software, or functionality not specifically addressed in this Statement of Work/Executive Summary. If the project is delayed due to the client or client's facility not being ready within the agreed upon timeframes, or as a result of backorder delays outside of Data Projection's control, the Client may be requested to issue payment for the hardware as it is physically received.

The payment schedule is contingent on the established line of credit approved by the company. If credit terms are extended, the standard terms are NET 30 days. If credit terms are not requested or extended, payment will be required in full before hardware is ordered or installation dates are scheduled. Data Projections will assess a surcharge of 2.29% on all credit card transactions to cover our processing costs. The surcharge imposed will not be greater than the direct cost incurred from the processing of credit card payments. Data Projections does not surcharge debit card transactions.

***Data Projections reserves the right to invoice for hardware upfront and to progress bill for all projects as necessary. Progress billing may include charges for hardware upon order placement, hardware received and stored by Data Projections or the client, and for services rendered at the time of billing. This ensures project continuity and alignment with procurement and implementation timelines.**

***Data Projections reserves the right to pass through to the customer any additional costs incurred from tariffs, duties, or similar fees imposed by government action. Such costs may be invoiced to the customer at any time, including after an order has been placed or equipment has shipped. All charges will be clearly communicated and will reflect only the actual increase in cost incurred.**

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:
2025-1345080

Date Filed:
08/04/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Data Projections, INC.
Houston, 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.
Q-26318
SOTC Olive Meeting Rooms AV Upgrade

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Zaleski, Matthew	Houston, TX United States	X	
Zaleski, Billy	Houston, TX United States	X	
Zaleski, Scott	Houston, TX United States	X	
Stasio, Megan	Houston, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

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

My address is _____ [redacted] _____, ____ [redacted] _____, [redacted] ___, ___ [redacted] ___, USA ___.
(city) (state) (zip code) (country)

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

Executed in Harris County, State of Texas, on the 4th day of August, 2025.
(month) (year)

Megan Stasio
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:
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Data Projections, INC.
Houston, 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.

Q-26318
SOTC Olive Meeting Rooms AV Upgrade

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Zaleski, Matthew	Houston, TX United States	X	
Zaleski, Billy	Houston, TX United States	X	
Zaleski, Scott	Houston, TX United States	X	
Stasio, Megan	Houston, 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 _____, _____, _____, _____, _____.
(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 **23.**

Meeting Date: 08/12/2025

Approval of Master Service Agreement #2025312 with Liquid Environmental Solutions of Texas, LLC Grease Trap Cleaning Services for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025312, between Williamson County and Liquid Environmental Solutions of Texas, LLC for Grease Trap Cleaning Services, in the not-to-exceed amount of $19,500.00, and authorize the execution of the agreement.

Background

This Master Service Agreement is for grease trap cleaning services at various Williamson County facility locations with Liquid Environmental Solutions of Texas, LLC. This MSA will be valid as of the date of execution through September 30, 2025. Each project will be initiated with a work order and purchase order. The funding source is 01.0100.0509.004500, Origination ID #3085 and the department contact is Shantil Moore, Facilities Management.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Master Service Agreement

Form 1295 Liquid Environmental Solutions of Texas, LLC

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:23 AM
Form Started By: Michelle McKinney		Started On: 08/04/2025 12:07 PM
Final Approval Date: 08/07/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

MASTER SERVICES AGREEMENT
WITH
LIQUID ENVIRONMENTAL SOLUTIONS OF TEXAS, LLC
FY25

Important Notice: County Purchase Orders and agreements 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 AGREEMENT ("Agreement") 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 **Liquid Environmental Solutions of Texas, 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: The services to be provided include grease trap cleaning at various Williamson County Facilities. The services include but are not limited to the services and work described in the attached **Service Provider's - Price Sheet** marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the requirements of County's solicitation, if applicable. Related services will be outlined in a Statement of Work ("SOW") to be provided by Service Provided upon the direction of the County.

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 each SOW provided. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Effective Date and Term: This Agreement shall be in full force and effect from the date of the last party's execution below and shall continue through September 30, 2025. Unless terminated sooner.

IV.

On-Site Representative for Work Monitoring: The County may appoint an on-site project representative to observe the work being performed. The County may conduct inspections to determine the date or dates of substantial completion and the date of final completion. If the County so desires, it may seek written adequate assurance that the work is progressing on-time and pursuant to terms and conditions of this Agreement and all related contract documents.

V.

Labor, Materials, Tools & Misc. Items: Service Provider shall provide or cause to be provided and shall pay for labor, materials, equipment, tools, construction equipment and machinery, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work. Service Provider shall enforce strict discipline and good order among their respective employees and other persons carrying out the Agreement. Service Provider shall not permit employees of unfit persons or persons not skilled in tasks assigned to them.

VI.

Compliance With All Laws: Service Provider agrees, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state, or federal requirements, including but not limited to compliance with regulations of the Texas Commission of Environmental Quality and the Occupational Safety and Health Administration. Additionally, Service Provider shall obtain from the appropriate City, Williamson County, or State of Texas the necessary permit(s) required by the ordinances of the City of Georgetown, Williamson County, or State of Texas, for performance of the work.

VII.

Duty To Report Problems: Service Provider agrees to advise the County and its representative(s) within 24 hours of any errors, mistakes, potential problems or any other problematic issue(s) coming under observation during the progress of the work and will make good faith efforts to correct any errors that come to light in a timely and reasonable manner.

VIII.

Cleaning Up: Service Provider shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion

of the work, Service Provider shall remove from and about the project: waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Service Provider fails to clean up as provided, the cost thereof shall be charged to Service Provider by deducting from final fee or as necessary.

IX.

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 in any manner 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 Agreement and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Agreement. 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 construction services being provided. Service Provider agrees to indemnify, hold harmless, and defend the County against any claim, demand, loss, injury, damages, actions, or liability of any kind against the County resulting from any services Service Provider performs on behalf of the County.

X.

Indemnification: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, SERVICE PROVIDER AND ITS AGENTS, PARTNERS, EMPLOYEES, AND CONSULTANTS (COLLECTIVELY "INDEMNITORS") SHALL AND DO AGREE TO INDEMNIFY, PROTECT, DEFEND WITH COUNSEL APPROVED BY COUNTY, AND HOLD HARMLESS THE COUNTY, REPRESENTATIVES OF THE COUNTY AND THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, ITS VARIOUS DEPARTMENTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL CLAIMS IN RELATION TO SERVICE PROVIDER'S PERFORMANCE OF THE SERVICES DESCRIBED HEREIN. DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGEMENT, AND EXPENSES, INCLUDING ATTORNEY FEES, OF ANY NATURE, KIND OR DESCRIPTION (COLLECTIVELY "LIABILITIES") OF ANY PERSON OR ENTITY WHOMSOEVER, ARISING OUT OF, CAUSED BY, OR RESULTING FROM THE PERFORMANCE OF THE SERVICES OR ANY PART THEREOF WHICH ARE CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF SERVICE PROVIDER, ANYONE DIRECTLY EMPLOYED BY IT OR ANYONE WHOSE ACTS IT MAY BE LIABLE, EVEN IF IT IS CAUSE IN PART BY THE NEGLIGENCE OR OMISSION OF ANY INDEMNITEE, SO LONG AS IT IS NOT CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. IN THE EVENT MORE THAN ONE OF THE INDEMNITORS ARE CONNECTED WITH AN ACCIDENT OR OCCURRENCE COVERED BY THIS INDEMNIFICATION, THEN EACH OF SUCH INDEMNITORS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE TO THE INDEMNITEES FOR INDEMNIFICATION AND THE ULTIMATE RESPONSIBILITY AMONG SUCH INDEMNITORS FOR THE LOSS AND EXPENSE OF ANY SUCH INDEMNIFICATION SHALL BE SETTLED BY SEPARATE PROCEEDINGS AND WITHOUT JEOPARDY TO ANY INDEMNITEE. THE PROVISIONS OF THIS ARTICLE SHALL NOT BE CONSTRUED TO ELIMINATE OR REDUCE ANY OTHER INDEMNIFICATIONS OR RIGHT WHICH COUNTY OR ANY OTHER INDEMNITEES HAS BY LAW. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

XI.

Service Provider's Employees: Service Provider covenants and agrees that all personnel engaged shall be employees of Service Provider, and Service Provider shall pay all salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Workers' Compensation Insurance and any similar taxes or expenses related to such employees, including but not limited to, license fees, insurance premiums and outfitting expenses. Service Provider shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its employees, including all Occupational Safety and Health Administration regulations. Service Provider shall be responsible for the supervision, control and direction of the day-to-day activities of the personnel provided hereunder and shall provide close supervision on a continual basis.

XII.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for specific projects as defined in the attached **Service Provider's - Price Sheet** marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the requirements of County's solicitation, if applicable. The not-to-exceed amount payable by County under this Agreement shall be **Nineteen Thousand, Five Hundred Dollars ($19,500.00).** In no event may the aggregate amount of compensation authorized under any SOWs exceed the said not-to-exceed amount.

Pursuant to State Law ("Texas Prompt Payment Act") the payment terms are governed as follows:

County's 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 County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement 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 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 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 (1) one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears on an invoice submitted by Service Provider, County shall notify Service Provider of the error not later than the twenty first (21st) day after the date County receives the invoice. If the error is resolved in favor of Service Provider, Service Provider shall be entitled to receive interest on the unpaid balance of the invoice submitted by Service Provider beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of the County, Service Provider shall submit a corrected invoice that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice is not paid by the appropriate date.

As a minimum, invoices shall include:

a) Name, address, and telephone number of Service Provider and similar information in the event the payment is to be made to a different address
b) County Agreement, Purchase Order, and/or delivery order number
c) Identification of items or services as outlined in the Agreement
d) Quantity or quantities, applicable unit prices, total prices and total amounts
e) Any additional payment information which may be called for by the Agreement

Payment inquiries should be directed to the Williamson County Auditor's Office, Accounts Payable Department: accountspayable@wilcotx.gov 512-943-1500

XIII.

The County's Decision to Withhold Payment: The County may withhold a payment in whole or in part to the extent reasonably necessary to protect the County due to the County's determination that the work has not progressed to the point indicated in the Agreement documents or that the quality of work is not in accordance with the Agreement documents. The County may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of any request for payment to such extent as may be necessary to protect the County from loss for which Service Provider is responsible, including loss resulting from acts and omissions, because of the following:

1. defective work not remedied;
2. reasonable evidence that the work cannot be completed for the unpaid balance of the Agreement sum;
3. damage to the County;
4. reasonable evidence that the work will not be completed within the Agreement time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
5. persistent failure to carry out the work in accordance with the Agreement documents.

XIV.

Insurance: Service Provider shall provide and maintain, until the services covered in this Agreement 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.

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	

"Williamson County, Texas, its directors, officers and employees" shall be added as additional insureds under the policies required above, and on those policies where "Williamson County, Texas, 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.

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. Service Provider shall not be entitled to worker's compensation coverage, or any other type of insurance coverage held by the County.

The name of the Certificate Holder in the Certificate of Insurance issued by the insurer shall be as follows:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilcotx.gov

Upon execution of this Agreement, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Agreement.

XV.

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 the County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity or any other immunity under the laws of the State of Texas or of the United States.

XVI.

Warranty: Service Provider warrants to the County that materials, workmanship and equipment furnished under this Agreement will be of good quality and new unless otherwise required or permitted by the County, that the work will be free from defects not inherent in the quality required or permitted by law or otherwise, and that the work will conform to the requirements of the Agreement documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

XVII.

Taxes: Service Provider shall pay all sales, consumer, use and similar taxes for the work provided by Service Provider which had been legally enacted on the date of the Agreement, whether or not yet effective or merely scheduled to go into effect.

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.

No Assignment: Service Provider may not assign this Agreement.

XX.

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 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.

XXI.

Confidentiality: Service Provider expressly agrees that they will not use any incidental confidential information they may obtain while being on governmental property for their own benefit and agrees that is will not enter unauthorized areas or access confidential information and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times.

XXII.

Termination: This Agreement may be terminated at any time at the option of the County,

without further or prospective liability for performance upon giving upon thirty (30) calendar day's written notice to thereof. In the event Williamson County exercises its right to terminate without cause, it is understood and agreed that only 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 Williamson County's termination for convenience.

XXIII.

Right of Funds: Despite the agreed upon method of payment set forth above, Service Provider agrees to return to Williamson County pro-rata portion of unearned funds distributed to Service Provider if (a) Service Provider's project progress is insufficient; (b) this Agreement is terminated for any reason; or (c) Service Provider fails in any other respect under this Agreement.

XXIV.

County's Right to Audit: Service Provider agrees that Williamson 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 Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider expressly 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. Williamson County shall give Service Provider reasonable advance notice of intended audits.

XXV.

Notice: Any notice required to be given under the terms of this AGREEMENT shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

WILLIAMSON COUNTY:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

SERVICE PROVIDER
Liquid Environmental Solutions of Texas, LLC
P.O. Box 733372
Dallas, TX 75373-3372

XXVI.

Mediation: The parties agree to use non-binding mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

XXVII.

Non-Appropriation and Fiscal Funding: The obligations of the Parties under this Agreement do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed 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 effect such termination by giving written notice of termination at the end of its then-current fiscal year.

XXVIII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Agreement, 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 Agreement by reference. The Williamson County Vendor Reimbursement Policy can be found at: Williamson County Vendor Reimbursement Policy March 2023 (https://www.wilcotx.gov/351/Vendor-Reimbursement). 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.

XXIX.

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. This Agreement, its Exhibits and any amend amendments agreed to by both parties (if any);
B. Statements of Work (SOWs) issued under the Agreement and
C. Insurance certificates evidencing coverages required herein above.

In the event a dispute arises between terms and conditions of this (1) Agreement, its exhibits and amendments (if any) and (2) any SOW issued under the Agreement; applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence: (1) terms and conditions of this Agreement, its exhibits and amendments (if any), and (2) any SOWs issued under the Agreement.

XXX.

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 Agreement on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, that this Agreement shall be effective as of the date of the last party's execution below.

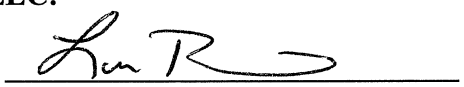
Williamson County:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Dated: _____ _____, 20___

Liquid Environmental Solutions of Texas, LLC:


Authorized Signature

Lina Ramirez
Printed Name

Dated: July 31, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Aug 01 2025 Time: 11:35 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Aug 01 2025 Time: 7:04 am

Exhibit "A"

Service Provider's - Price Sheet

Service Provider must complete and submit the structure for work to be performed including costs from all anticipated subcontractors, as follow in the Preventative Maintenance Fee Structure for inspections; Septic Preventive Maintenance and Unit Price Bidding Sheet. Williamson County has the option to add/remove facilities and equipment to this Contract that are similar in scope, at the contract rates. Service Provider shall bid all items detailed below (no exceptions, substitutions or exclusions). Incomplete quotes may be considered non-responsive and excluded from the award process.

Current facilities are listed as follows:

Building Code	Facility Name	Address	Equipment & Service	Unit of Measure	Estimated Quantity	* Monthly Service Cost	** Quarterly Service Cost	*** Inspection	Site Visit (Yes/No)
1008	Sheriff Office/Jail	508 Rock St, Georgetown, TX	Grease Traps (2)	Gallons	2,500		$ 2,465.00	$ 135.00	No
1092	Animal Shelter	1855 SE Inner Loop, Georgetown, TX	Animal hair/fur and sediment traps/pit	Per Trap/Pit	N/A		$ -	$ -	
1047	Taylor Expo Center	5350 Bill Pickett Trail, Taylor, TX	Animal hair/fur and sediment traps/pit; Grease Traps (2); Lift Station	Per Trap/Pit	1,500		$ 765.00	$ 135.00	No
1011	Lott	107 S Holly Street, Georgetow, TX	Grease Trap; Lift Station	Gallons	20		$ 180.00	$ 135.00	No
1045	Juvenile Justice Center	200 Wilco Way, Georgetown, TX	Grease Traps (1)	Gallons	1,500		$ 420.00	$ 135.00	No
1080	Georgetown Annex	100 Wilco Way, Georgetown, TX	Grease Traps (1)	Gallons	250		$ 205.00	$ 135.00	No
1042	Central Texas Treatment Center	601 N Alligator Rd, Granger, TX	Grease Trap (1) & UCO	Gallons	1,500		$ 420.00	$ 135.00	No
1042	Central Texas Treatment Center	601 N Alligator Rd, Granger, TX	Used Cooking Oil - monthly collection	Gallons	110	$ -	$ -	$ -	No

Service Total Cost	$ -	$ 7,685.00	$ 810.00
Annual Total Cost	$ -	$ 30,740.00	$ 810.00

Legend

* Performed 12 times per year.

** Perfomed twelve (4) times per year.

*** Performed once per fiscal year to be completed in the 2nd quarter.
Indicate Yes (Y) or No (N) in dedicated column for each listed generator. If site visit occurred prior to bid submission.

Service Provider shall provide the percentage for materials and equipment, which will be invoice to Williamson County under this contract.

Materials Remedial Repairs-Markup (Materials not covered under schedule service)		
*Service Provider may invoice for parts and materials on a cost-plus basis. The Service Provider may invoice at	**0.0%**	markup.

Equipment Rental Mark-up		
**Service Provider may invoice for equipment rental on a cost-plus basis. The Service Provider may invoice at	**0.0%**	markup.

Parts and Materials Markup
***Invoice(s) for work performed shall require a copy of the parts and materials receipt to be included when the total, including mark-up, exceeds $500.00.
****Williamson County reserves the right to request from Service Provider any documentation that reflects price for verification purpose.

Cost is defined as sales receipt or invoiced amount from supplier or subcontractor. Williamson County reserves the right to require receipts, invoices or other backup documentation to verify pricing and Service Provider 's invoice.

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:
2025-1344329

Date Filed:
07/31/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
LIQUID ENVIRONMENTAL SOLUTIONS OF TEXAS
IRVING, 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 Commissioners Court

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.
2025312
GREASE TRAP CLEANINGS

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 Lina Ramirez, and my date of birth is [redacted]

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

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

Executed in Dallas County, State of Texas, on the 31 day of July (month), 20 25 (year).

Lina Ramirez

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:
2025-1344329

Date Filed:
07/31/2025

Date Acknowledged:
08/04/2025

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

LIQUID ENVIRONMENTAL SOLUTIONS OF TEXAS
IRVING, 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 Commissioners Court

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.

2025312
GREASE TRAP CLEANINGS

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 _____, _____, _____, _____, _____.
(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 **24.**

Meeting Date: 08/12/2025

PI Services (Corridor/Road & Bridge) - Rifeline - SWA#3 to WA#34

Submitted For: Robert Daigh **Submitted By:** Vicky Edwards, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 3 to Work Authorization No. 34 to the Public Involvement Services (Corridor/Road and Bridge Program) contract executed March 26, 2019, between Williamson County and Rifeline, LLC relating to the Road and Bridge Program. Project: On-Call Fund Source: Corridor/Road and Bridge.

Background

This Supplemental No. 3 to Work Authorization No. 34 increases the fee by $110,000.00 from $470,000.00 to $580,000.00.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Rifeline 1812-284 WA34 SA3 Corridor Road & Bridge Projects

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	08/07/2025 11:39 AM
County Judge Exec Asst.	Delia Colon	08/07/2025 11:44 AM
Form Started By: Vicky Edwards		Started On: 08/06/2025 11:55 AM
Final Approval Date: 08/07/2025		

SUPPLEMENTAL NO. 3

TO

WORK AUTHORIZATION NO. 34

Corridor/Road & Bridge Projects

This Work Authorization ("WA") is made pursuant to the terms and conditions of the Public Involvement Services Agreement executed by and between Williamson County, Texas ("County") and Rifeline, LLC ("Firm") on March 26, 2019 ("Agreement") and describes the particular Services that shall be provided to County by Firm hereunder.

1. **Primary Services to Be Provided by Firm to County:**
   Firm shall provide the following Services to County:

   The Firm will provide the following public involvement services for Corridor and Road and Bridge projects: Communications and public engagement support; Develop plans, fact sheets, frequently asked questions, website copy and revisions; Conduct stakeholder research; Respond to stakeholder inquiries; Conduct and document stakeholder and property owner outreach, including scheduling, preparing for and facilitating meetings; Maintain stakeholder database; Project management, file management and record keeping; General program coordination with Williamson County and the General Engineering Consultants including the review and creation of informational materials, talking points, checklists, site plans, presentations and display boards; Attend, prepare for and lead coordination meetings; Provide grant support; Complete other tasks as needed.

2. **County's Responsibilities (if applicable):**
   County shall provide the following:

   The County will provide direction to the public involvement team, availability for meetings as necessary, review and approval of strategy and materials.

3. **Compensation Specific to this WA: (Change)**
   Some of the primary services that were previously anticipated for **$470,000.00** will require additional funds; therefore, the new work authorization is $**580,000.00**. This results in an increase of **$110,000.00**.

4. **Expenses Specific to this WA: (No change)**

   The County will pay the Firm up to a maximum amount of **$40,000.00** for expenses actually incurred during the performance of the Services to be performed under this WA.

5. **Payment Terms:**
   All invoices are due and payable in accordance with the terms of the Agreement.

6. **Time for Performance Specific to this WA: (No change)**

   The Services to be performed under this WA shall be completed on or before July 31, 2025.

7. **Incorporation by Reference; Conflicting Terms and Conditions:**
   All terms and conditions of the Agreement are hereby incorporated herein by reference as though they were fully set forth herein. To the extent that any of the terms and conditions of the Agreement conflict with the terms and conditions of this WA, the terms and conditions of the Agreement shall control unless this WA specifically states that the parties intend to modify a specific term or condition of the Agreement.

WITNESS WHEREOF each County and Firm has caused its authorized representatives to execute and deliver this WA effective as of the date of _____

RIFELINE, LLC

BY: Sydney J Moore

NAME: Sydney Moore

TITLE: President

DATE: 7/30/2025

WILLIAMSON COUNTY, TEXAS

BY: _____

NAME: _____

TITLE: _____

DATE: _____

APPROVED
By Christen Eschberger at 2:25 pm, Aug 05, 2025

Commissioners Court - Regular Session **25.**

Meeting Date: 08/12/2025

Wilco Way – HVJ – WA#1

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 to the Engineering Services contract executed March 19, 2019, between Williamson County and HVJ South Central Texas – M&J, Inc. relating to the Road and Bridge Program. Funding source: 2024 and 2025 CIP

Background

This Work Authorization No. 1 is for material testing services for the Wilco Way (Tracy Chambers Lane) Project in the amount of $16,479.00 and terminates on April 1, 2026.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Wilco Way – HVJ – WA#1

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	08/07/2025 11:39 AM
County Judge Exec Asst.	Delia Colon	08/07/2025 11:44 AM
Form Started By: Vicky Edwards		Started On: 08/06/2025 12:00 PM
Final Approval Date: 08/07/2025		

EXHIBIT C

WORK AUTHORIZATION

WORK AUTHORIZATION NO. 1
PROJECT: 25IFB46 Wilco Way (Tracy Chambers Ln Ext)

This Work Authorization is made pursuant to the terms and conditions of the Williamson County Contract for Engineering 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 HVJ South Central Texas - M&J, Inc. (the "Engineer").

Part1. The Engineer will provide the following Engineering 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 $16,479.00.

Part 3. Payment to the Engineer 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 April 1, 2026. The Engineering 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. Engineer 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 Engineer 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 Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

Continued next page

EXECUTED this _____.

ENGINEER:

[Insert Company Name HERE]

By:_____
Signature

Syed Jafar, PE
Printed Name

Executive Vice President
Title

COUNTY:

Williamson County, Texas

By:_____
Signature

_____
Printed Name

_____
Title

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Fee Schedule

APPROVED
By Christen Eschberger at 10:11 am, Aug 06, 2025

ATTACHMENT A
SERVICES TO BE PROVIDED BY THE COUNTY
FOR
25IFB46-WILCO WAY (TRACY CHAMBERS LANE EXTENSION)
PROJECT NUMBER 3

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 and any other points of contact, to be identified upon Notice of Proceed.

2. Provide construction manual and 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 project plans, quantity sheets, and bid form).

3. Provide a weekly material testing schedule and confirm/cancel requested services at least 24-hour in advance.

4. Assist with coordination with the contractor to provide sampling accommodations and appropriate sample storage areas.

5. Assist with Coordination between the Engineer and the County's other subconsultants.

ATTACHMENT B

SERVICES TO BE PROVIDED BY THE ENGINEER
FOR
25IFB46-WILCO WAY (TRACY CHAMBERS LANE EXTENSION)
PROJECT NUMBER 3

Perform sampling and testing of components and materials in accordance with the standard specifications, and all other standard and special specifications and special provisions applicable in this agreement. Meet the minimum sampling frequencies as described in Williamson County Quality Control/Quality Assurance Program included in Appendix A of the Project Construction Manual (PCM). The Contractor is responsible for Quality Control testing of all materials, except for Hot Mix Asphalt (HMA). Williamson County (Owner) is responsible for Quality Control testing of HMA and Quality Assurance testing of all other materials. The frequency and location will be according to the "Project Test" frequency as shown in Appendix B "TxDOT Guide Schedule for Sampling and Testing" of the PCM. For Quality Assurance testing, assume a frequency of 10% of the Contractor's QC testing. The estimated number of samples and tests are to be based on the project quantities in the executed construction contract.

- Ensure the testing is complete and the test results are distributed to the appropriate parties within 24 hours.
- Create and maintain organized files for each type of materials tested (soils, flexible base, HMA, Concrete, etc.).
- The Engineer shall prepare a project specific Quality Assurance and Quality Control Plan (QA/QC) and submit within 30 days of the Notice to Proceed.
- The Engineer shall provide certified personnel, outlined in their QA/QC plan that are knowledgeable of all materials testing procedures. All personnel performing acceptance tests must provide certifications and must maintain the certifications throughout the project. Williamson County reserves the right to require replacement of any technician during this contract if performance is determined to be unsatisfactory or the technician fails to maintain appropriate certifications.
- The Engineer shall provide technicians certified in accordance with TxDOT Quality Assurance Programs for Construction (QAP) or other State approved programs, such as the Texas Asphalt Pavement Association (TxAPA) for Hot Mix Asphalt, and the Soils and Base Certification Program, as listed below.
- Provide sampling and testing personnel qualified to perform testing of materials in the areas of Portland Cement Concrete, Soils and Aggregates, and bituminous materials. The test methods for which individuals can be qualified are listed in Section 6 Sampling and Testing Personnel Qualification Program of Williamson County Quality Control/Quality Assurance Program. The required certifications include, but are not limited to:
  - Hot Mix Asphalt Testing
    - Level I-A
    - Level I-B
    - Levell II
    - All other tests in the TxDOT Manual of Testing Procedures 200-F Series or ASTM procedures not covered in Level I-A, Level I-B, or Level II

- Concrete Testing
  - TxDOT QAP Program for Concrete Testing and/or
  - ACI Field Technician Certification Program
  - Other tests outline in the Manual of Testing Procedures 400-A Series or ASTM Procedures that are not included in the TxDOT QAP Program.
- Soils & Aggregates
  - Series 100-E and 400-A Lime Series

- The Engineer shall attend up to 3 pre-activity meetings as requested by the Observer.

The Engineer shall:

- Review and recommend approval or rejection for all sampling and testing documentation submitted by the contractor for compliance with applicable State and federal regulations, standards, and contract requirements.
- Verify all material used meet specifications or identify materials that do not meet specifications and recommend corrective action.
- Certify that all materials used during construction meet the specifications of the contract documents.
- Work closely with Williamson County to resolve all material discrepancies and reach resolution (use-as-installed, remove/replace, deduction/penalties) before the next monthly estimate.
- Create and maintain a material testing log for each type of material tested.
- The Engineer shall report failing tests to the Williamson County representative within twenty-four (24) hours.

DELIVERABLES:

The Engineer will provide the following:

- Testing documentation as applicable (field technician daily report, sample documentation, test result report, etc.)
- Monthly update of the Materials Test Log
- Certification Verifications
- Letters of Certification

ATTACHMENT C

WORK SCHEDULE

- HVJ will provide construction materials oversight and testing services for Williamson County as part of the Wilco Way (Tracy Chambers Lane Extension) Project, offering services on an as-needed basis as requested by the County or its authorized representative.

- HVJ will conduct testing 10-20% of the frequency of the Contractor's Quality Control (QC) testing for Concrete and soils and full HMAC testing scope. The estimated number of samples and tests will be based on the quantities outlined in the plans. County or its assigned representative will coordinate the frequency and schedule. These oversight and testing services will be available through April 1, 2026.

Attachment D
FEE SCHEDULE

CONSTRUCTION MATERIAL TESTING - Itemized Services (Option-2)

QTY.	UNIT	SERVICES	UNIT PRICE	TOTAL
		SOIL		
		Field Services		
12	Hour	Field Tech Time (Assume 3 trips @ 4 hours per trip)	$ 95.00	$ 1,140.00
3	Each	Nuclear Guage	$ 75.00	$ 225.00
4	Each	Vehicle Charge	$ 115.00	$ 460.00
			Subtotal	$ 1,825.00
		Laboratory Services		
1	Each	Sample Preparation (Tex-101-E)	$ 115.00	$ 115.00
1	Each	Particle Size Analysis of Soils (Tex-110-E)	$ 210.00	$ 210.00
1	Each	Determining Liquid Limits of Soils (Tex 104E)	$ 62.00	$ 62.00
1	Each	Determining Plastic Soil Limits (Tex 105E)	$ 62.00	$ 62.00
1	Each	Calculating the Plasticity Index of Soils (Tex 106E)	$ 55.00	$ 55.00
1	Each	Moisture/Density Relationship (Tex 113E)	$ 402.00	$ 402.00
1	Each	Moisture/Density Relationship (Tex 114E Part 1)	$ 380.00	$ 380.00
1	Each	Soil Lime Testing/Verification (Tex 121E Part 1)	$ 600.00	$ 600.00
			Subtotal	$ 1,886.00
			SOIL	$ 3,711.00
		CONCRETE		
		Field Services		
8	Hour	Field Tech Time for Concrete Cast and Test(Assume 2 trips @ 4 hours per trip)	$ 95.00	$ 760.00
4	Each	Concrete Cylinder Pickup (Assume 2 trips @ 2 hours per trip)	$ 95.00	$ 380.00
4	Each	Vehicle Charge	$ 115.00	$ 460.00
			Subtotal	$ 1,600.00
		Laboratory Services		
12	Each	Cylinder Compressive testing	$ 40.00	$ 480.00
			Subtotal	$ 480.00
			CONCRETE	$ 2,080.00
		ASPHALT SERVICES		
32	Hour	Field Tech Time for 1B observations (Assume 4 trips @ 8 hours per trip)	$ 95.00	$ 3,040.00
1	Each	Thermal Profile of Hot Mix Asphalt Tex-244 F	$ 250.00	$ 250.00
1	Each	Determining Mat Segregation Tex-207 F P-V	$ 130.00	$ 130.00
1	Each	Longitudinal Joint Density Tex-207 F P-VII	$ 130.00	$ 130.00
4	Each	Sieve Analysis of Fine and Coarse Aggregate Tex-200 F	$ 150.00	$ 600.00
4	Each	Bulk Specific Gravity of Compacted Bituminous Mixtures-Tex-207 F P-1	$ 102.00	$ 408.00
4	Each	Compacting Specimens Tex 206 F	$ 175.00	$ 700.00
4	Each	Determining Asphalt Content by the Ignition Method-Tex-236 F	$ 240.00	$ 960.00
4	Each	Maximum Theoretical Specific Gravity, Rice-Tex-227-F (Bag Sample)	$ 135.00	$ 540.00
8	Each	Specific gravity of Core Sample	$ 40.00	$ 320.00
4	Each	Vehicle Charge	$ 115.00	$ 460.00
			ASPHALT SERVICES	$ 7,538.00
		PROJECT MANAGEMENT AND ADMINISTRATION		
4	Hrs	Project Manager PE	$ 185.00	$ 740.00
10	Hrs	Engineer in Training	$ 145.00	$ 1,450.00
12	Hrs	Administration Assistant	$ 80.00	$ 960.00
			PROJECT MANAGEMENT AND ADMINISTRATION	**$ 3,150.00**
		CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES		**$ 16,479.00**

Commissioners Court - Regular Session **26.**

Meeting Date: 08/12/2025

Cambrian 24RFSQ16 WA1 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 $50,000.00 to expire December 31, 2026, under the Williamson County Contract for Environmental Services between Cambrian Environmental and Williamson County dated March 19, 2024, for Environmental Services. Funding source: 01.0200.0210.004100.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Cambrian 24RFSQ16 WA1 Environmental Services

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	08/07/2025 11:39 AM
County Judge Exec Asst.	Delia Colon	08/07/2025 11:46 AM
Form Started By: Vicky Edwards		Started On: 08/07/2025 10:28 AM
Final Approval Date: 08/07/2025		

WORK AUTHORIZATION NO. __1____
Environmental 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 **Cambrian Environmental** (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 **$50,000.00**.

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, 2026**. The Environmental 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.

FIRM:

Cambrian Environmental

By:_____
Signature

__Kemble White_____
Printed Name

_Owner, Cambrian_____
Title

COUNTY:

Williamson County, Texas

By:_____
Signature

__Steven Snell_____
Printed Name

__County Judge_____
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

Attachment A - Services to be Provided by County

Williamson County will provide a Project Manager and any requested data that is in the County's control.

Attachment B - Services to be Provided by Firm

Cambrian Environmental will provide Professional Services consisting of but not limited to:

- Prepare Regional Habitat Conservation Plans and/or Biological Assessments for Williamson County Roadway and Facility Projects.
- Prepare habitat assessments and threatened and endangered species assessments for listed species within Williamson County.
- Prepare Geological Assessments within Williamson County.

Attachment C - Work Schedule

Cambrian Environmental will provide a work schedule for the assigned tasks.

Attachment D - Fee Schedule

Please see next page.

Cambrian Environmental
4422 Packsaddle Pass
Suite 204
Austin, TX 78745

Tel (512) 663-0156

www.cambrianenvironmental.com

CAMBRIAN ENVIRONMENTAL

2024 Standard Hourly Rates

1. **Project Manager.....$195.00**
2. **Senior Karst Geoscientist.....$175.00**
2. **Senior TCEQ Regulatory Specialist.....$175.00**
3. **Karst Geoscientist.....$135.00**
4. **Senior Biologist.....$135.00**
5. **Karst Biologist.....$90.00**
6. **Karst Technician.....$70.00**

Commissioners Court - Regular Session **27.**

Meeting Date: 08/12/2025

Williamson County MUD No 68

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 submission of a formal protest/request for a contested case hearing and written comments, information and recommendations by legal counsel for Williamson County to the Texas Commission on Environmental Quality relating to a petition for the creation of Williamson County MUD No. 68.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

TCEQ Comment Letter - WCMUD No 68

TCEQ Notice WCMUD No 68

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:56 AM
Form Started By: Adam Boatright		Started On: 08/07/2025 11:52 AM
Final Approval Date: 08/07/2025		

Williamson County Courthouse
710 Main Street, Georgetown, TX 78626
512.943.1100
wilcotx.gov

AUGUST 12, 2025

OFFICE OF THE CHIEF CLERK
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
MC-105, TCEQ
P.O. BOX 13087
AUSTIN, TX 78711-3087

RE: WILLIAMSON COUNTY MUD NO. 68
TCEQ INTERNAL CONTROL NO. D-06092025-021
CN: CN606395523 RN: RN112229612

To Whom It May Concern:

Williamson County writes in response to your notice dated June 25, 2025, copy attached, regarding the submission of a petition for the creation of the above-referenced Williamson County MUD No. 68 of Williamson County ("District"). The County opposes the creation of the proposed District unless certain conditions are met.

The County is requesting a contested case hearing.

The County understands that this is a formal protest proceeding and tenders its opinion, findings, conclusions, and any other information that would assist the TCEQ.

The County has authority over various functions – including but not limited to transportation, emergency services, and health and safety – that may be affected by the creation of the District and that the petition fails to take into account. See, e.g., Tex. Local Gov't Code §§ 232.001-.011 (county authority for road construction in subdivisions as well as other subdivision regulations); Tex. Local Gov't Code § 251.003 (county order and rulemaking authority for roads); Tex. Local Gov't Code, Chapter 233, Subchapter C (fire code in unincorporated areas); Tex. Local Gov't Code, Chapter 232, Subchapter E (infrastructure planning provisions in certain urban counties); Texas Local Gov't Code, Chapter 233, Subchapter B (building and set back lines); Tex. Local Gov't Code, Chapter 233, Subchapter E (fire code in unincorporated area); Tex. Local Gov't Code, Chapter 418 (emergency management); Tex. Transp. Code § 251.016 (general control over roads, highways and bridges); Tex. Transp. Code, Chapter 254 (drainage on public roads). Thus, the County has statutory authority under state law over numerous issues contemplated by this petition and is, therefore, an affected person. 30 Tex. Admin. Code § 55.256(b).

Williamson County Courthouse
710 Main Street, Georgetown, TX 78626
512.943.1100
wilcotx.gov

For example, the County notes that, in your notice item (4), the District seeks traditional road powers including:

> "(4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; (5) purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreation facilities for the inhabitants of the District; and (6) provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law."

However, the District does not state that it will not convey the road, particularly the maintenance, to the County without limitation. Considering the recent legislative changes outlined below, the County no longer accepts roads from newly created MUDs into the County's maintenance system without a corresponding obligation of the MUD to maintain the road after a specified time period.

Since the 2017 and 2019 legislative sessions effectively ended unilateral annexations by cities, the fiscal burden of developmental control has fallen on counties in general. Historically in Williamson County, MUD creation included agreements between the County and the neighboring municipality that would lead to annexation of that MUD by the municipality after a stated time period, thus limiting the financial exposure of the County in relation to the MUDs. Now however, despite this legislatively created increase in financial exposure to the County by limiting the ability of cities to annex MUDs, the current tax laws cap county tax rates to such a degree that the ability to address growth by counties is severely hampered. Because of these fiscal constraints, new residents of the County, such as those residing in this proposed District, should not shift the cost of development onto the current residents and the County's position and recommendation is that the proposed District help bear the continued cost of its development. This is consistent with recent efforts by the County to share costs between the County and legislatively created MUDs through the enacting legislation and/or Consent and Development Agreements.

For legislatively created MUDs, Williamson County, with the help of Senator Schwertner, has addressed this increased fiscal burden on the County by successfully negotiating Consent and Development Agreements that provide cost sharing between the County, the property developer/owner, and the MUD. The following paragraph from such agreements include standard terms relating to roads and the County argues should also apply to the TCEQ created MUDs for equity and public health and safety:

> ROADS
>
> The County has adopted a Long-Range Transportation Plan ("LRTP") which provides for the planning and future construction of certain road corridors within the County ("Corridor Project"). The County request that 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 required for any roads which are shown within the boundaries of the Land as Corridor Projects in the LRTP within either 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 directly adjacent to the Land.

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512.943.1100
wilcotx.gov

Furthermore, the 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 required for any roads which are shown within the boundaries of the Land as arterial roadways ("Arterial(s)") in the LRTP. The County agrees that it or another governmental entity will be responsible for the design and construction of any Corridor Project and paying the cost for same. The District shall be solely responsible for any maintenance, repair or reconstruction or both of any Subdivision Road, including paying the cost for same, and, except for traffic operations, the County shall not be responsible those items.

Additionally, MUDs will place an even greater burden on law enforcement, emergency medical, fire and animal control services that are already very strained in the county and that, not only will the health and safety of the residents of the developer's MUD be affected, all other residents for which the county provides such services will also be affected. The first MUD in Williamson County came in 1974 and in the last 10 years the number of MUDs has almost doubled versus the previous 38 years, growing from 41 MUDs to 80 and acreage has increased by 15,620 acres (72% increase) in the last 10 years. In the last 20 years the numbers of MUDs have grown by 627% (from 11 to 80 MUDs) and acreage has grown by 319% (8,926 to 37,373 acres). The burden is too great on the County without the long- term commitment of the MUDS to also bear the burden of growth on the services normally provided by cities and now attempting to be shifted to the County.

In conclusion, the County believes that all MUDs created within the County should have the same or similar provisions that are set out in the County's Consent and Development Agreements regardless of whether they are created by the Legislature or created by the TCEQ. Therefore, the provisions required in either the legislation or Consent and Development Agreements should also be included in a TCEQ created MUD, thus allowing all County residents, especially those living in MUDs, to be treated fairly and equally.

As referenced above, the County opposes the creation of this MUD and requests a contested case hearing.

Sincerely,

Steven Snell
Williamson County Judge

Enc.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-06092025-021

PETITION. Berry Creek Land Investment, LLC, (Petitioner) filed a petition for creation of Williamson County Municipal Utility District No. 68 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, §59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) there are no lienholders on the property to be included in the proposed District; (3) the proposed District will contain approximately 158.040 acres located within Williamson County, Texas; and (4) some of the land within the proposed District is within the extraterritorial jurisdiction of City of Weir.

By Resolution No. 2018-1201, passed and adopted on December 13, 2018, the City of Weir, Texas, gave its consent to the creation of the proposed District, pursuant to Texas Water Code §54.016.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A", which is attached to this document.

The petition further states that the proposed District will purchase, construct, acquire, repair, extend, and improve land, easements, works, improvements, facilities, plants, equipment and appliances to: (1) provide a water supply for municipal uses, domestic uses and commercial purposes; (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state; (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District; (4) design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads, or improvements in aid of those roads; (5) purchase, construct, acquire, provide, operate, maintain, repair, improve, extend and develop park and recreation facilities for the inhabitants of the District; and (6) provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately $48,500,000 ($31,850,000 for water, wastewater, and drainage plus $1,000,000 for recreation plus $15,650,000 for roads).

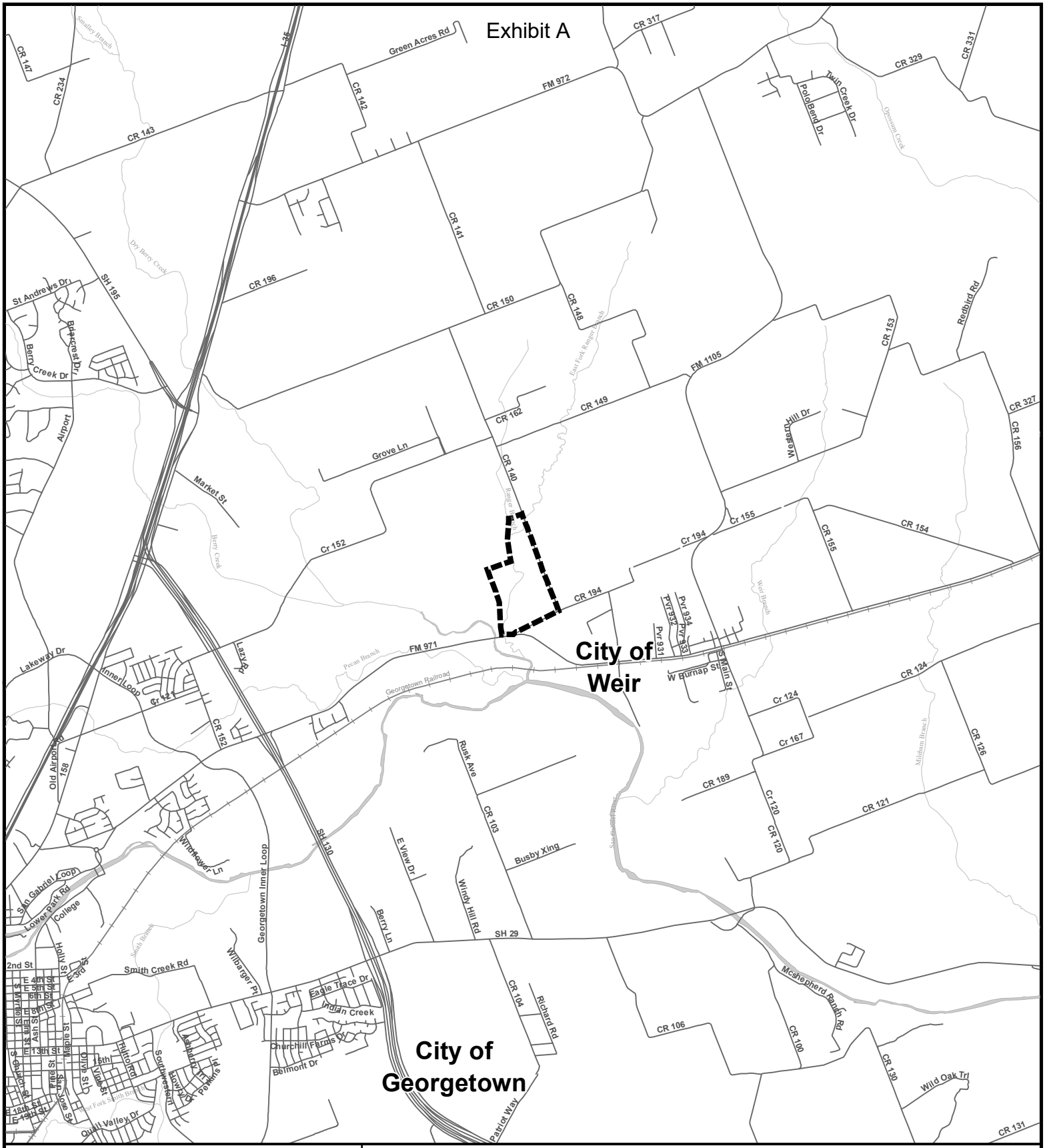
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ can be found at our web site http://www.tceq.texas.gov/.

Issued: June 25, 2025



Legend:

District Boundary

Major Roads

Williamson County Municipal Utility District No. 68
Vicinity Map

Project Name:
Williamson Co.
MUD 68 Creation
Project Number:
0436-002
Date:
April 2025

N
W E
S

0 5,000 10,000 Feet

JONES - HEROY & ASSOCIATES, INC.
13915 N. Mopac Expy
Suite 200
Austin, Texas 78728
Office: (512) 989-2200
Fax: (512) 989-2213
TBPE Reg. Firm F-006320

Commissioners Court - Regular Session **28.**

Meeting Date: 08/12/2025

Authorize Issuing IFB #25IFB76 Via De Sienna and Ronald Reagan Intersection Improvements 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 Via De Sienna and Ronald Reagan Intersection Improvements, under IFB #25IFB76.

Background

Williamson County is seeking qualified Contractors to provide materials experienced in replacing pipe culverts and slotted drains, milling, under-sealing, overlay, and striping crews and equipment to regrade Via De Sienna Intersection. The Estimated Budget is $218,351.00. 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
County Judge Exec Asst.	Delia Colon	08/07/2025 09:00 AM
Form Started By: Fernando Ramirez		Started On: 07/30/2025 09:27 AM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **29.**

Meeting Date: 08/12/2025

PI Services (2023 Road Bond) - Rifeline - SWA#2 to WA#32

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 2 to Work Authorization No. 32 to the Public Involvement Services (2023 Road Bond Program) contract executed March 26, 2019, between Williamson County and Rifeline, LLC relating to the Road Bond Program. Project: On-Call Fund Source: Road Bonds

Background

This Supplemental No. 2 to Work Authorization No. 32 decreases the fee by $20,000.00 from $1,200,000.00 to $1,180,000.00.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

PI Services (2023 Road Bond) - Rifeline - SWA#2 to WA#32

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:47 AM
Form Started By: Ragan Riggs		Started On: 08/06/2025 09:53 AM
Final Approval Date: 08/07/2025		

SUPPLEMENTAL NO. 2

TO

WORK AUTHORIZATION NO. 32

2023 ROAD BOND PROJECTS

This Work Authorization ("WA") is made pursuant to the terms and conditions of the Public Involvement Services Agreement executed by and between Williamson County, Texas ("County") and Rifeline, LLC ("Firm") on March 26, 2019 ("Agreement") and describes the particular Services that shall be provided to County by Firm hereunder.

1. **Primary Services to Be Provided by Firm to County:**
   Firm shall provide the following Services to County:

   The Firm will provide the following public involvement services for the 2023 Road Bond: Communications and public engagement support for any projects funded by the 2023 Road Bond; Develop plans, fact sheets, frequently asked questions, website copy and revisions; Conduct stakeholder research; Respond to stakeholder inquiries; Conduct and document stakeholder and property owner outreach, including scheduling, preparing for and facilitating meetings; Maintain stakeholder database; Project management, file management and record keeping; General program coordination with Williamson County and the General Engineering Consultants including the review and creation of informational materials, talking points, checklists, site plans, presentations and display boards; Attend, prepare for and lead coordination meetings; Provide grant support; Complete other tasks as needed.

2. **County's Responsibilities (if applicable):**
   County shall provide the following:

   The County will provide direction to the public involvement team, availability for meetings as necessary, review and approval of strategy and materials.

3. **Compensation Specific to this WA: (Change)**
   Some of the primary services that were previously anticipated for **$1,200,000.00** will require less funding than anticipated; therefore, the new work authorization is $**1,180,000.00**. This results in a decrease of **$20,000.00**.

4. **Expenses Specific to this WA (if applicable): (No Change)**
   The County will pay the Firm up to a maximum amount of **$40,000.00** for expenses actually incurred during the performance of the Services to be performed under this WA.

5. **Payment Terms:**
   All invoices are due and payable in accordance with the terms of the Agreement.

6. **Time for Performance Specific to this WA: (No Change)**
   The Services to be performed under this WA shall be completed on or before July 31, 2025.

7. **Incorporation by Reference; Conflicting Terms and Conditions:**
   All terms and conditions of the Agreement are hereby incorporated herein by reference as though they were fully set forth herein. To the extent that any of the terms and conditions of the Agreement conflict with the terms and conditions of this WA, the terms and conditions of the Agreement shall control unless this WA specifically states that the parties intend to modify a specific term or condition of the Agreement.

WITNESS WHEREOF each County and Firm has caused its authorized representatives to execute and deliver this WA effective as of the date of _____

RIFELINE, LLC

BY: Sydney J Moore

NAME: Sydney Moore

TITLE: President

DATE: 7/30/2025

WILLIAMSON COUNTY, TEXAS

BY: _____

NAME: _____

TITLE:

DATE: _____

APPROVED

By Christen Eschberger at 2:25 pm, Aug 05, 2025

Commissioners Court - Regular Session **30.**

Meeting Date: 08/12/2025

PI Services (2013 & 2019 Road Bond) - Rifeline - SWA#2 to WA#33

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 2 to Work Authorization No. 33 to the Public Involvement Services (2013 and 2019 Road Bond Program) contract executed March 26, 2019, between Williamson County and Rifeline, LLC relating to the Road Bond Program. Project: On-Call Fund Source: Road Bonds

Background

This Supplemental No. 2 to Work Authorization No. 33 decreases the fee by $90,000.00 from $660,000.00 to $570,000.00.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

PI Services (2013 & 2019 Road Bond) - Rifeline - SWA#2 to WA#33

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:52 AM
Form Started By: Ragan Riggs		Started On: 08/06/2025 09:55 AM
Final Approval Date: 08/07/2025		

SUPPLEMENTAL NO. 2

TO

WORK AUTHORIZATION NO. 33

ROAD BOND (2013 & 2019) PROJECTS

This Work Authorization ("WA") is made pursuant to the terms and conditions of the Public Involvement Services Agreement executed by and between Williamson County, Texas ("County") and Rifeline, LLC ("Firm") on March 26, 2019 ("Agreement") and describes the particular Services that shall be provided to County by Firm hereunder.

1. **Primary Services to Be Provided by Firm to County:**
   Firm shall provide the following Services to County:

   The Firm will provide the following public involvement services for 2013 and 2019 Road Bond projects: Communications and public engagement support for any projects funded by the 2013 and 2019 Road Bonds; Develop plans, fact sheets, frequently asked questions, website copy and revisions; Conduct stakeholder research; Respond to stakeholder inquiries; Conduct and document stakeholder and property owner outreach, including scheduling, preparing for and facilitating meetings; Maintain stakeholder database; Project management, file management and record keeping; General program coordination with Williamson County and the General Engineering Consultants including the review and creation of informational materials, talking points, checklists, site plans, presentations and display boards; Attend, prepare for and lead coordination meetings; Provide grant support; Complete other tasks as needed.

2. **County's Responsibilities (if applicable):**
   County shall provide the following:
   The County will provide direction to the public involvement team, availability for meetings as necessary, review and approval of strategy and materials.

3. **Compensation Specific to this WA: (Change)**
   Some of the primary services that were previously anticipated for **$660,000.00** will require a lower amount of funds than anticipated; therefore, the new work authorization is **$570,000.00**. This results in a decrease of **$90,000.00**.

4. **Expenses Specific to this WA: (No change)**

   The County will pay the Firm up to a maximum amount of **$40,000.00** for expenses actually incurred during the performance of the Services to be performed under this WA.

5. **Payment Terms:**
   All invoices are due and payable in accordance with the terms of the Agreement.

6. **Time for Performance Specific to this WA: (No change)**

   The Services to be performed under this WA shall be completed on or before July 31, 2025.

7. **Incorporation by Reference; Conflicting Terms and Conditions:**
   All terms and conditions of the Agreement are hereby incorporated herein by reference as though they were fully set forth herein. To the extent that any of the terms and conditions of the Agreement conflict with the terms and conditions of this WA, the terms and conditions of the Agreement shall control unless this WA specifically states that the parties intend to modify a specific term or condition of the Agreement.

WITNESS WHEREOF each County and Firm has caused its authorized representatives to execute and deliver this WA effective as of the date of _____

RIFELINE, LLC	**WILLIAMSON COUNTY, TEXAS**
BY: Sydney Moore	BY: _____
NAME: Sydney Moore	NAME: _____
TITLE: President	TITLE:
DATE: 7/30/2025	DATE: _____

APPROVED
By Christen Eschberger at 2:25 pm, Aug 05, 2025

Commissioners Court - Regular Session **31.**

Meeting Date: 08/12/2025

CR 401 Purchase Contract Correction to Funding Source

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to correct the Funding Source provided in Item No. 60 of the Williamson County Commissioners Court Session on August 5, 2025, to provide that Funding Source: TANS P588 as the correct funding source for the real estate contract with Prewitt Farms, LTD. a Texas limited partnership, and Zinzinia Williamson County, LTD., a Texas limited partnership, to acquire 1.097 acres and 6.554 acres as right of way needed for the CR 401.

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	08/07/2025 10:03 AM
Form Started By: Don Childs		Started On: 08/06/2025 02:41 PM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **32.**

Meeting Date: 08/12/2025

Employees of the Year 2025

Submitted By: Allen Frederick, Human Resources

Department: Human Resources

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on recognizing the 2025 Williamson County Employee of the Year Winners.

Background

A video and awards presentation will be made during Commissioners Court.

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	08/07/2025 09:53 AM
Form Started By: Allen Frederick		Started On: 08/06/2025 11:24 AM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **33.**

Meeting Date: 08/12/2025

2025 Williamson County Fair and Rodeo Update

Submitted For: Russ Boles **Submitted By:** Amalia Puentes-Zuazua, Commissioner Pct. #4

Department: Commissioner Pct. #4

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an update for the 2025 Williamson County Fair and Rodeo.

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	08/07/2025 10:50 AM
Form Started By: Amalia Puentes-Zuazua		Started On: 08/07/2025 10:27 AM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **34.**

Meeting Date: 08/12/2025

2025 CDBG Annual Action Plan

Submitted By: Sally Bardwell, HUD Grants

Department: HUD Grants

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss and take appropriate action on the HUD 2025 Annual Action Plan that includes Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding.

Background

Williamson County has been awarded a Community Development Block Grant (CDBG) FY25 funding allocation of $2,220,130 to successfully support community development and affordable housing efforts for low and moderate-income households and areas throughout the County. The County also accepted Emergency Solutions Grant (ESG) funding in the amount of $185,910. Projects included in the plan were approved on July 1, 2025. This is a request for the final approval of the 2025 Annual Action Plan.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2025 Annual Action Plan

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:55 AM
Form Started By: Sally Bardwell		Started On: 08/06/2025 12:50 PM
Final Approval Date: 08/07/2025		

2025
Annual Action Plan

Community Development Block Grant
Emergency Solutions Grant



Williamson County, Texas

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Williamson County is a federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The County is required to prepare an Annual Action Plan to implement its federal Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) programs. The program funding allocation of $2,220,130 is to be used to successfully support community development and affordable housing efforts in low and moderate income areas throughout the County. The County will also receive ESG funding in the amount of $185,910 that will be used for rapid rehousing.

The Williamson County consortium consists of ten participating cities and the unincorporated areas of county. The participating cities included Cedar Park, Coupland, Georgetown, Granger, Hutto, Jarrell, Leander, Liberty Hill, Taylor and Weir.

Williamson County's current Five-Year Consolidated Plan covers 2024-2028. Williamson County CDBG 2025-2026 Annual Action Plan covers the period from October 1, 2025 to September 30, 2026 and is the second Annual Action Plan of the five year period.

The county will allocate $440,026 (20%) of the CDBG allocation to program administration and oversight. The remaining funds will be allocated to infrastructure, public facilities and social services. All projects are a high priority as identified in the current Consolidated Plan.

- Georgetown Pine Street Drainage $250,000
- Georgetown Housing Authority Rehab $425,044
- Granger Wastewater $457,060
- Habitat for Humanity Home Repair $250,000
- The Georgetown Project $50,000
- Hope Alliance/Crisis Center $50,000
- Impact Counseling $60,000
- Key2Free $50,000
- Operation Liberty Hill $20,000
- Taylor Annie Street Waterline $128,000
- Yesterday's Gone $20,000
- Administration-Program Administration and Oversight $440,026

The County will use the ESG allocation of $185,910 to Bluebonnet Trails for rapid rehousing. ESG administration costs will be $13,943.25 (7.5% of the ESG allocation).

2. Summarize the objectives and outcomes identified in the Plan

The FY25 funded projects were selected to address one or more of the following performance objectives:

- Provide Decent Affordable Housing
- Create Suitable Living Environments
- Create Economic Opportunities

Projects funded in FY25 will address one or more of the following performance outcomes:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

Project selection is guided by the 2024-2008 funding priorities:

Public Facility and Infrastructure Improvements

•Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer projects, drainage projects, sidewalks, and street improvements.

•Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, homeless facilities, childcare centers, parks and recreational facilities.

Increase Access to Affordable Housing

•Fund activities that expand the supply and improve the condition of housing affordable to lower income households.

•Fund activities that leverage other public and private resources such as Low Income Housing Tax Credit (LIHTC) projects.

•Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

Decrease Homelessness

•Provide funds to support shelter operations and transitional housing.

•Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

Public Services

•Fund projects that provide supportive services to low- and moderate-income household as well as persons with special needs.

•Support efforts to develop a regional social service collaborative to coordinate the work of social service organizations, disseminate information, and eliminate duplication of effort.

Affirmatively Further Fair Housing

•Support improved access to community resources.

•Continue to operate in compliance with protected class definitions found in federal regulations.

3. Evaluation of past performance

The Williamson County CDBG Program identified priorities and needs during the 2024-2028 Consolidated Planning Process, which is utilized in identifying projects to be funded. The Williamson County CDBG program is currently utilizing funds allocated to projects that are in line with current priorities. These projects are monitored as they are being implemented to ensure progress and eligible spending.

The County did not meet the required timeliness ratio in 2023 or 2024. Delays in projects are due to supply chain demands, increased costs, and meeting the requirements needed when combining multiple sources of funds (Federal and State). Williamson County is completing a HUD approved work-out plan to ensure funds are being utilized.

A summary of past performance is reported in the attached document “Past Performance Evaluation”. Information was taken from the county’s most recently completed Consolidated Annual Performance Evaluation Report for fiscal year 2023 and submitted to HUD.

4. Summary of Citizen Participation Process and consultation process

The CDBG citizen participation plan indicates that all federal regulations regarding public comment periods and participation will be followed by the Williamson County Community Development Office. The Community Development Office encourages the public to review documents concerning the CDBG and ESG programs and provide feedback when desired and needed. Representatives of participating cities, County Commissioners, and other stakeholders were notified of funding and information was posted on the Williamson County web site at www.wilcotx.gov. Notification was also posted in local newspapers. Notices were published in both English and Spanish. A public hearing was held on March 12, 2025 to gather input regarding the CDBG program and potential projects. Representatives from local agencies attended the meeting and discussed community needs and potential projects.

Project funding was presented to the Williamson County Commissioners' Court on July 1, 2025.

A public hearing was held on July 16, 2025.

The FY25 Annual Action Plan was made available for public comment July 3, 2025-August 4, 2025.

5. Summary of public comments

Four participants attended the March 12, 2025 public hearing. An overview of the CDBG program was discussed along with potential projects and funding.

During Commissioners Court on July 1, 2025, one comment was received that indicated the County should return the funding to the Federal Government. Another resident provided support for the American Legion projects, which are identified as alternate projects in the Action Plan.

No comments were received during the July 16, 2025 public hearing.

During the comment period, a meeting was held with Bluebonnet representatives to discuss additional funding to support the costs associated with the rapid rehousing program.

It is standard for Williamson County to address comments received and take them into consideration prior to final approval.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received are considered and accepted.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
CDBG Administrator	WILLIAMSON COUNTY	Community Development
ESG Administrator	WILLIAMSON COUNTY	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Williamson County is the lead agency for the CDBG program and ESG program.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

In accordance with 24 CFR 91.115(e) Williamson County has adopted a Citizen Participation Plan describing the citizen participation requirements of its CDBG program. This document describes the process for preparation of the Consolidated Plan and each Annual Plan. It outlines the outreach efforts that will be taken to coordinate these planning documents with public and private sector interests in the County.

A public hearing was held on March 12, 20225 to gather input on affordable housing and community needs in Williamson County. Stakeholders consisted of organizations that are familiar with, or interested in, Williamson County's housing and community development needs.

Project funding was presented to the Williamson County Commissioners' Court on July 1, 2025.

A public hearing was held on July 16, 2025.

The FY25 Annual Action Plan was made available for public comment July 3, 2025-August 4, 2025.

All notices were posted in local newspaper and on the Williamson County website.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Williamson County encourages public communication and agency consultation to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate-income households and persons. These stakeholders were invited to participate in public hearings held for the purpose of developing the Annual Action Plan.

The County is supporting Bluebonnet Rapid Rehousing with ESG funding. This entails also working with local agencies and the Texas Homeless Network to develop a Homeless Management Information System (HMIS).

Williamson County is a member of the Williamson County Homeless Coalition. The group meets with other local non-profits and social service agencies to discuss the needs of homeless and those at-risk of becoming homeless. The goals of this group are to form a homeless coalition and attempt to find resources to fill the gaps within the community regarding homeless and at-risk homeless. Agencies

include food pantries, mental health agencies, neighboring local units of government, housing agencies, local and neighboring housing authorities, local not for profit health clinics, and Texas Homeless Network staff. The coalition also assists in the point in time count to identify needs and to secure additional funds needed.

Williamson County will continue to support the efforts of the Williamson County and Cities Health Districts to address lead based paint (LBP) hazards. The County will also continue to notify CDBG sub-recipients of LBP requirements and ensure compliance with CDBG requirements.

Williamson County's CDBG policies and procedures comply with the federal lead-based paint regulations at 24 CFR Part 35.

In accordance with lead-based paint requirements, the County will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards as related to housing rehabilitation activities:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

All contractors, sub-recipients, and other community partners are advised of the lead-based paint regulations. Additionally, the County's CDBG Office will continue to distribute information and literature on lead hazards to households who may be at risk of exposure.

Calls from residents regarding affordable housing options are directed to the local public housing authorities in Austin, Georgetown, Taylor, Granger and Round Rock. Those looking for assistance are also encouraged to contact the Capital Area Housing Finance Corporation to discuss affordable housing options and home buyers' assistance.

Williamson County has a community resources website that allows people to search online for needed resources such as health care, mental health services, housing, food, and other community resources. The Williamson County Community Resources website is designed to empower residents with information about resources in the area so that they can connect with available services. The site is www.wilco.org/communityresources.

At this time, the CDBG office does not directly coordinate with corrections programs and institutions. However, Bluebonnet MHMR coordinates with corrections programs and institutions in an effort to assist those who are experiencing a mental crisis. The program allows for mental health support in an effort to avoid incarceration.

All agency types are encouraged to participate in the Williamson County CDBG program.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Williamson County participates in the Balance of State Continuum of Care (BoS CoC). With the re-establishment of the Williamson County Homeless Coalition in 2019, service providers collaborate as they work with persons experiencing homelessness or who are at risk of experiencing homelessness participated in the process. Bluebonnet Community Services will utilize $185,910 in ESG funds toward Rapid Re-Housing Williamson County expects that similar initiatives will be funded in future years of the Con Plan. The County is also working with the Texas Homeless Network to develop a HMIS system to assist in tracking residents experiencing homelessness.

Emergency financial assistance is made available to Veterans who live in Williamson Count through the Veteran Services Office. Funding is provided through a Texas Veterans Commission grant and can be used for emergency assistance with rent/mortgage, burial services, utilities and food.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Williamson County accepted ESG for the second time in FY2025. The county has previously worked with the Texas Balance of State CoC (TX BoS CoC) in conducting the Point-In-Time Count for the area since 2020 through the WilCo Homeless Coalition. The County will continue cooperating with the TX BoS CoC to determine best practices for allocating ESG funds and develop written standards, policies, and procedures and in implementing HIMS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of Cedar Park
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Typically Infrastructure Projects

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
2	**Agency/Group/Organization**	City of Coupland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Typically Infrastructure Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
3	**Agency/Group/Organization**	City of Georgetown
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Housing Rehab and Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.

4	**Agency/Group/Organization**	CITY OF GRANGER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Water/Wastewater Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
5	**Agency/Group/Organization**	City of Hutto
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Typically Infrastructure Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
6	**Agency/Group/Organization**	City of Jarrell
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Water/Wastewater Infrastructure Projects

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
7	**Agency/Group/Organization**	City of Leander
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Typically Infrastructure Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
8	**Agency/Group/Organization**	City of Liberty Hill
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Typically Infrastructure Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
9	**Agency/Group/Organization**	City of Taylor
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Water/Wastewater Infrastructure Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
10	**Agency/Group/Organization**	City of Weir
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Water/Wastewater Infrastructure Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 1, 2023 and July 11, 2023. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. While the city does not receive CDBG funds, Weir could potentially apply for projects that could positively impact low-mod income residents. Projects could include any eligible project that is listed as a high priority for the County CDBG program. Discussions with Weir representatives include potential future projects and past projects, additional funding sources, and types of projects for the city. Communication with Weir included information of funding received in the past and potential future funds.
11	**Agency/Group/Organization**	Taylor Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
12	**Agency/Group/Organization**	Granger Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing and Rehab
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
13	**Agency/Group/Organization**	Georgetown Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing and Rehab
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.

14	**Agency/Group/Organization**	WILLIAMSON COUNTY CRISIS CENTER DBA HOPE ALLIANCE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Assistance to victims of domestic violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
15	**Agency/Group/Organization**	Habitat for Humanity of Williamson County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing and Rehab
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
16	**Agency/Group/Organization**	BLUEBONNET TRAILS COMM. MHMR
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Services to homeless or near homeless individuals

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
17	**Agency/Group/Organization**	Interagency Support Council of Eastern Williamson County
	Agency/Group/Organization Type	Mental Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Mental Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
18	**Agency/Group/Organization**	Williamson County Commissioners Court
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
19	**Agency/Group/Organization**	Blackshear/O.L. Price Ex-Student Association
	Agency/Group/Organization Type	Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Public Facilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
20	**Agency/Group/Organization**	City of Round Rock
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 1, 2023 and July 11, 2023. Research via web. Continued outreach/networking. The CDBG office consults with the City of Round Rock on CDBG shared projects, potential projects, CDBG management and policies. The City of Round Rock receives a direct allocation from HUD. Consultation is to discuss shared projects, if applicable.
21	**Agency/Group/Organization**	Key2Free
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Assistance to victims of sex trafficking
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
22	**Agency/Group/Organization**	Spectrum
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide

	What section of the Plan was addressed by Consultation?	Broadband Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Researched information regarding plans available to low income families and households in Williamson County. Plan name Spectrum Internet Assist is available to low income households. Information gathered can be shared with other organizations assisting low income families or households contacting the CDBG office for assistance.
23	**Agency/Group/Organization**	AT&T
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Researched information regarding plans available to low income families and households in Williamson County. Plan name Access from AT&T is available to low income households. Information gathered can be shared with other organizations assisting low income families or households contacting the CDBG office for assistance.
24	**Agency/Group/Organization**	FEMA
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Environmental
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consult with FEMA regarding flood plain areas to ensure low income households and HUD funded projects are protected. Data collected from FEMA is used in determining projects and project eligibility.
25	**Agency/Group/Organization**	Williamson County Department of Infrastructure
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources
	What section of the Plan was addressed by Consultation?	Infrastructure Flood Management

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consult with Department of Infrastructure to develop flood mapping and alleviation of flooding. Data acquired from the Department of Infrastructure allows the County to make informed decisions on project locations, eligibility and need.
26	**Agency/Group/Organization**	American Legion
	Agency/Group/Organization Type	Services-Veterans
	What section of the Plan was addressed by Consultation?	Public Facility
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
27	**Agency/Group/Organization**	Helping Hands of Georgetown
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Food Pantry
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.

28	**Agency/Group/Organization**	Hutto Resource Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Food Pantry
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
29	**Agency/Group/Organization**	Operation Liberty Hill
	Agency/Group/Organization Type	Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.

30	**Agency/Group/Organization**	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Access TDHCA for information to assist county residents who are struggling with meeting their housing needs.
31	**Agency/Group/Organization**	Samsung
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Williamson County has been working with Samsung in the new development located in eastern Williamson County. The development will provide economic opportunities and growth for the county.
32	**Agency/Group/Organization**	The Georgetown Project
	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
33	**Agency/Group/Organization**	Salvation Army
	Agency/Group/Organization Type	Services-Childcare
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
34	**Agency/Group/Organization**	Yesterday's Gone
	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.
35	**Agency/Group/Organization**	Sycon

	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearing was held on March 12, 2025. Research via web. Continued outreach/networking. Outreach and networking provide the opportunity for participating city to discuss potential CDBG funded projects or projects that align with CDBG priorities. Cities are encouraged to contact the CDBG office to discuss potential projects. Projects could include any eligible project that is listed as a high priority for the County CDBG program.

Identify any Agency Types not consulted and provide rationale for not consulting

All entities were considered for consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Texas Region units of government, including Williamson County	Barriers to affordable housing opportunities.
Point in Time Count/Balance of State	Texas Homeless Network	Coordinate with Texas Homeless Network via the Williamson County Homeless Coalition

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The CDBG citizen participation plan indicates that all federal regulations regarding public comment periods and participation will be followed by the Williamson County CDBG Office. The CDBG Office encourages the public to review documents concerning the CDBG program and provide feedback when desired and needed. Representatives of participating cities, County Commissioners, and other stakeholders were notified of funding and information was posted on the Williamson County web site at www.wilco.org. Notification was also posted in local newspapers. Notices were published in both English and Spanish. A public hearing was held on March 12, 2025 to gather input regarding the CDBG program and potential projects. Four representatives attended the March 12 public hearing.

Four participants attended the March 12, 2025 public hearing. An overview of the CDBG program was discussed along with potential projects and funding.

During Commissioners Court on July 1, 2025, one comment was received that indicated the County should return the funding to the Federal Government. Another resident provided support for the American Legion projects, which are identified as alternate projects in the Action Plan.

No comments were received during the July 16, 2025 public hearing.

During the comment period (July 3-August 4, 2025), a meeting was held with Bluebonnet representatives to discuss additional funding to support the costs associated with the rapid rehousing program.

Participating cities and agencies are encouraged to submit applications to the Williamson County CDBG office for projects that meet the priorities and goals outlined in the Consolidated Plan. Project applications are determined via the use of comprehensive plans, public input and/or city staff/management. During the planning process, cities may hold public input meetings as well as post information for review by the public. County Commissioners receive input from constituents and discuss potential projects with the CDBG Administrator. The CDBG Administrator guides potential applicants in the application process and is available to meet to discuss processes, projects and funding.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Four representatives attended.	Discussion of CDBG program and potential funding.	No comments were not accepted.	
2	Newspaper Ad	Non-targeted/broad community	No comments received.	No comments received.	No comments received.	
3	Internet Outreach	Non-targeted/broad community	No comments received.	Discussion on project allocations.	No comments were not accepted.	
4	Public Meeting	Non-targeted/broad community	See Comments Above	See Comments Above	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Williamson County was awarded $2,200,130 in CDBG funds and $185,910 in ESG funds in FY25. The level of annual funding is expected to remain similar for the remainder of the Five Years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,200,130.00	0.00	0.00	2,200,130.00	8,800,520.00	This is an estimated allocation based on historical allocations. The expected amount for the remainder of the Con Plan assumes the same allocation in each subsequent year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	185,910.00	0.00	0.00	185,910.00	743,640.00	This is an estimated allocation based on historical allocations. The expected amount for the remainder of the Con Plan assumes the same allocation in each subsequent year.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. Federal funds provide the organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

There are no federal or local matching requirements for the CDBG grant. However, the county encourages projects to provide match funds if available.

Match funds obtained from other federal, State, local or private sources:

- Georgetown Housing Authority Rehab $2,650,000
- Granger Wastewater $10,000
- Habitat for Humanity Home Repair $315,980
- The Georgetown Project $366,040
- Hope Alliance/Crisis Center $158,750
- Impact Counseling $30,000
- Key2Free $400,680
- Operation Liberty Hill $4100
- Taylor Annie Street Waterline $32,985

ESG funds do require a funding match. This will be accomplished by Bluebonnet through additional program funding.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Williamson County does not intend to utilize publicly owned land or property to address the needs identified in this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	City of Georgetown City of Granger City of Taylor	Public Facilities and Infrastructure Improvements	CDBG: $835,060.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3320 Persons Assisted
2	Affordable Rental Housing	2024	2028	Affordable Housing	City of Georgetown	Decrease Homelessness	CDBG: $425,044.00	Rental units rehabilitated: 158 Household Housing Unit
3	Housing Rehabilitation	2024	2028	Affordable Housing	CDBG Participating Cities + Unincorporated Areas of County	Decrease Homelessness	CDBG: $250,000.00	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Services to Homeless and At-Risk of Homelessness	2024	2028	Homeless	CDBG Participating Cities + Unincorporated Areas of County	Decrease Homelessness	CDBG: $190,000.00	Homeless Person Overnight Shelter: 404 Persons Assisted
5	Provide Public Services	2024	2028	Non-Housing Community Development	CDBG Participating Cities + Unincorporated Areas of County	Public Services	CDBG: $60,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 88 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning, Administration, and Fair Housing	2024	2028	Admin and Planning	Countywide	Planning and Administration and Fair Housing	CDBG: $440,026.00	Other: 1 Other
7	ESG Rapid Rehousing	2024	2026	Homeless	CDBG Participating Cities + Unincorporated Areas of County	Decrease Homelessness	ESG: $185,910.00	

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improve Public Facilities and Infrastructure
	Goal Description	Georgetown Pine Street Drainage $250,000 770 People Granger Wastewater $457,060 1095 People Taylor Annie Street Waterline $128,000 1455 People

2	**Goal Name**	Affordable Rental Housing
	Goal Description	Georgetown Housing Authority $425,044 158 Households
3	**Goal Name**	Housing Rehabilitation
	Goal Description	Habitat for Humanity Home Repair $250,000 40 Households
4	**Goal Name**	Services to Homeless and At-Risk of Homelessness
	Goal Description	Georgetown Project $50,000 250 People Crisis Center $50,000 60 People Key2Free $50,000 10 People Operation Liberty Hill $20,000 50 People Yesterday's Gone $20,000 34 People

5	**Goal Name**	Provide Public Services
	Goal Description	Impact Counseling Services $60,000 88 People
6	**Goal Name**	Planning, Administration, and Fair Housing
	Goal Description	Planning and Administration $440,026
7	**Goal Name**	ESG Rapid Rehousing
	Goal Description	Bluebonnet Rapid Rehousing estimated 75 people ESG $185,910

Projects

AP-35 Projects – 91.220(d)

Introduction

The following table provides the names of the projects funded for FY 2025 utilizing CDBG funds. If a funded project has cost savings, slows down or discovers a barrier to being completed, an alternate project from the current Annual Action Plan may be selected to continue the timely spending of grant funds. Please refer to the Appendix for a list and description of alternate projects.

Williamson County was awarded:

$2,200,130 CDBG

$185,910 ESG

Projects

#	Project Name
1	Georgetown Housing Authority Rehab Project
2	City of Granger Wastewater
3	Habitat for Humanity of Williamson County Home Repair Program
4	Williamson County Crisis Center dba Hope Alliance/Social Service to Victims of Domestic Violence
5	Impact Counseling Services/Social Service
6	Operation Liberty Hill/ Social Service Homeless Emergency Shelter
7	City of Taylor Water Line Improvements
8	Yesterday's Gone/Social Service to Victims of Domestic Violence
9	ESG 2024
10	CDBG Program Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were based upon the Needs Assessment undertaken as part of the planning process and demand for projects and services in the past. The primary obstacle to addressing underserved needs is the limited resources available to address such needs throughout the County. The County encourages CDBG applicants to seek other resources from other public and private entities in an effort to leverage

the limited amount of CDBG funds available.

Project descriptions and specific allocations are found in the appendices of this document.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Georgetown Housing Authority Rehab Project
	Target Area	City of Georgetown
	Goals Supported	Housing Rehabilitation
	Needs Addressed	
	Funding	CDBG: $650,000.00
	Description	Electrical upgrades to Stonehaven, Georgetown Housing Authority's only public housing property.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	158 Low Income Households
	Location Description	Georgetown Housing Authority
	Planned Activities	Exterior Upgrade - Addressing the deteriorated wood on fascia boards, trim, soffits, wood siding, privacy entries, wood fencing, and painting exterior surfaces to upgrade the exterior at Georgetown Public Housing, 158 units. Electrical Upgrade - Rehabilitate the electrical system and equipment in 52 residential dwellings to include asbestos abatement.
2	**Project Name**	City of Granger Wastewater
	Target Area	City of Granger
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: $457,060.00
	Description	Wastewater lines.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Area benefit 1095 people, 70.8% low mod.
	Location Description	Granger TX

	Planned Activities	Address persistent flooding challenges in the 1400 block of Pine Street and neighboring properties by funding the construction of a curb and gutter along the south side of NW 14th Street, regrading, installing an inlet and storm drain pipe to an existing channel adjacent to the railroad tracks, constructing a flume behind the curb, and replacing a gravel driveway across Pine Street with a concrete driveway approach and a trench drain to convey stormwater.
3	**Project Name**	Habitat for Humanity of Williamson County Home Repair Program
	Target Area	CDBG Participating Cities + Unincorporated Areas of County
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: $250,000.00
	Description	Home repairs within CDBG participating cities or unincorporated Williamson County.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 40 income qualified households assisted.
	Location Description	Participating cities and unincorporated areas of the county.
	Planned Activities	Housing rehab.
4	**Project Name**	Williamson County Crisis Center dba Hope Alliance/Social Service to Victims of Domestic Violence
	Target Area	CDBG Participating Cities + Unincorporated Areas of County
	Goals Supported	Services to Homeless and At-Risk of Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: $50,000.00
	Description	Support and intervention services.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 victims of domestic violence.
	Location Description	Participating cities and unincorporated areas of the county.

	Planned Activities	Hope Alliance is requesting funds to provide lifesaving support and intervention services in Williamson County. Assistance to victims of family and sexual violence in breaking the cycles of abuse through individualized, trauma-informed, and hope-centered direct services. Services, offered at no cost, include Hotline Assistance, Crisis Chat, Crisis Intervention, Intake, Safety Planning, Court Accompaniment, Hospital Accompaniment, Law Enforcement Accompaniment, Legal Assistance, Peer Support, Adult Counseling, Child Counseling, Family Counseling, Support Groups, Therapeutic Group, Community Education, Expert Witness Testimony, and Nights of Safety, which provide food, clothing, toiletries, and transportation.
5	**Project Name**	Impact Counseling Services/Social Service
	Target Area	Countywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $60,000.00
	Description	Counseling and social services to students, families, and school staff.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	88 income qualified people.
	Location Description	Eastern Williamson County
	Planned Activities	To provide access to mental health services to students, families, and school staff during the school day. Students, families, and school staff will have access to licensed mental health professionals to support with individual, group, and family counseling services, crisis support, case management, and psychiatry services. This is at no cost to the students, families, and staff.
6	**Project Name**	Operation Liberty Hill/ Social Service Homeless Emergency Shelter
	Target Area	City of Liberty Hill
	Goals Supported	Services to Homeless and At-Risk of Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: $20,000.00

	Description	Temporary housing in the event of extreme weather.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 homeless individuals
	Location Description	Liberty Hill TX
	Planned Activities	Temporarily house in local hotels (1-2 weeks depending on the situation) when the weather is extremely cold or extremely hot; for people living in a place not meant for human habitation; for people coming out of an emergency shelter; for people who need transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; for people who had been in any of the previous three places but is spending 30 days or less in a hospital or other institution; for people who are being evicted within a week from a private residence and they have nowhere else to go nor the resources or support to get housed; for people who are being discharged from an institution where they resided for more than 30 consecutive days and have nowhere else to go nor the resources or support to get housed; and, people fleeing a domestic violence situation with nowhere else to go nor the resources or support to get housed.
7	**Project Name**	City of Taylor Water Line Improvements
	Target Area	City of Taylor
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: $128,000.00
	Description	Water line improvements.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Area benefit, 1455 people
	Location Description	Taylor TX

	Planned Activities	Water improvements to replace existing undersized 2-inch water mains, which do not meet current standards. These mains break often and require frequent repairs. The new waterline will be approximately 910 linear feet (LF) of 8-inch water line on Annie Street between 7th Street and 4th Street.
8	**Project Name**	Yesterday's Gone/Social Service to Victims of Domestic Violence
	Target Area	CDBG Participating Cities + Unincorporated Areas of County
	Goals Supported	Services to Homeless and At-Risk of Homelessness
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: $20,000.00
	Description	Services for survivors of domestic violence.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	34 victims of domestic violence
	Location Description	Participating cities and unincorporated areas of the county.
	Planned Activities	To provide medical and counseling support to abused and neglected victims of domestic violence in Williamson County, Texas. Specifically, CBDG funds are requested to provide Williamson County domestic violence victims – women and their children - with intake services, emergency counseling services including transportation to appointments, coaching, and referral coordination.
9	**Project Name**	ESG 2024
	Target Area	CDBG Participating Cities + Unincorporated Areas of County
	Goals Supported	ESG Rapid Rehousing
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: $185,910.00
	Description	Assistance to shelters and/or service providers to assist homeless individuals and families.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	75 Homeless county residents
	Location Description	Participating cities and unincorporated areas of the county
	Planned Activities	Rapid Rehousing
10	**Project Name**	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Planning, Administration, and Fair Housing
	Needs Addressed	Planning and Administration and Fair Housing
	Funding	CDBG: $440,026.00
	Description	Program administration.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	Planning and administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Priority CDBG funding areas in Williamson County include areas where the percentage of low to moderate income (LMI) persons is 51% or higher. Note that previously, Williamson County was an exception community but no longer has this status as of 2023. Within Williamson County, 44.1% of the population is considered non-White according to the 2022 American Community Survey. A "concentrated" minority area will be defined as any census tract in which at least 50% of the population is non-White or White Hispanic. There are 42 census tracts that meet this criteria and will be included in the Appendix.

Geographic Distribution

Target Area	Percentage of Funds
City of Jarrell	
Countywide	20
City of Leander	
City of Georgetown	32.95
City of Cedar Park	
City of Coupland	
City of Granger	20.77
City of Hutto	
City of Liberty Hill	.9
City of Taylor	5.8
City of Weir	
CDBG Participating Cities + Unincorporated Areas of County	19.5

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Williamson County will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons and households. In FY25, Williamson County will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons and households. The county does not prioritize allocations geographically, but rather based on need. All projects either serve low-mod income individuals,

households or areas based on census tract data or survey.

See project descriptions for specific allocations per project.

Williamson County does not have identified designated target areas for the FY23 Action Plan.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The county will use FY25 CDBG funds to assist with the Habitat for Humanity Home Repair program that allow low and very low income residents to remain in their homes, therefore preventing potential homelessness. Estimated 40 income qualified households.

The Taylor Housing Authority also administers a 3 year voucher program for 18-24 year olds who are leaving the foster care system.

Projects to be funded as follows:

Habitat Home Repair $250,000

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	40
Special-Needs	0
Total	40

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	40

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Project outcomes are as follows:

Habitat Home Repair 40 households

AP-60 Public Housing – 91.220(h)

Actions planned during the next year to address the needs to public housing

During FY 2025, Williamson County will fund the following:

- Funding to Georgetown Housing Authority to rehab low income housing units. Approximately 52 dwellings.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Georgetown Housing Authority (GHA) offers various services to residents in an effort to improve their living environment. Services include classes and activities for families such as nutrition and health classes; exercise groups; medical, hearing and prescription medicine screenings; defensive driving; financial literacy as well as classes about protection from identity fraud/theft. Computer labs and tutors are available to residents for job search activities, resume building, and personal use.

GHA offers the Family Self-Sufficiency (FSS) Program, a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. In partnership with welfare agencies, schools, businesses, and other local partners, GHA has developed a comprehensive program that gives participating FSS family members the skills and experience to assist them in obtaining employment that pays a living wage and focus on self-sufficiency.

The Resident Opportunities and Self-Sufficiency (ROSS) program is another essential service provided through GHA. This program allows residents to receive one-on-one assistance and support from a ROSS Coordinator to identify goals and current needs and to find free or low-cost resources to assist residents in achieving their goals.

The Taylor Housing Authority was awarded $100,000 in FY16 CDBG funds for their Home Ownership Program to assist income eligible families with purchasing a home. The down payment assistance available to families was increased in an effort to make home purchases affordable to income qualified households. Remaining funding has been reallocated to a home repair program. The County is currently working with administration to complete this program.

The County has also provided CDBG funding to both the Granger and Georgetown Housing Authorities for housing improvements. While these projects don't directly affect homeownership, they do provide needed support to residents.

The Community Development office participates in the Williamson County Homeless Coalition. The coalition meets to discuss housing options and funding. Representatives from multiple agencies

participate in the meetings including, but not limited to the Round Rock Housing Authority, Georgetown Housing Authority and Taylor Housing Authority.

The Housing Authorities have resident representatives on the board for representation and to encourage residents to become more involved in management.

The County supports all efforts of the Housing Authorities to encourage home ownership and management.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

None of the PHAs in Williamson County are designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The following section outlines Williamson County's goals and actions for the year in ending homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The WilCo Homeless Coalition was established in 2019 to create a collaborative approach to planning and funding services related to homelessness. The coalition represents the county in the Texas Homeless Network, the host agency for the Texas Balance of State Continuum of Care. While outreach is not funded in FY 2025, participating homeless service providers in the coalition will continue to conduct outreach activities, including Point-In-Time counts, awareness campaigns, surveys, and local assessments.

Williamson County is also working with the Texas Homeless Network in implementing a HMIS to track and provide services to those experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Operation Liberty Hill is expected to provide emergency shelter for a period of 1-2 weeks for 50 people in FY 2025. Use of the emergency shelter includes a number of situations, such as:

- Extreme weather events
- Living in a place not meant for human habitation
- Exit from emergency shelter
- A need transitional or supportive housing
- Discharge from a hospital or other institution without housing
- Eviction
- Fleeing domestic violence

The Georgetown Project will support homeless, unaccompanied and at risk students with variety of potential needs.

The Williamson County Crisis Center and Yesterday's gone will provide services to victims of domestic

violence. Key2Free will provide services to victims of human trafficking.

Additionally, Bluebonnet Trails Community Services (BTCS) will provide Rapid Re-Housing through behavioral, medical, housing and employment support along with care coordination through the BTCS Diversion Center in Georgetown connecting persons with appropriate supports in the community. The BTCS crisis respite program offers temporary residential care for persons recovering from mental illness in need of housing. A a partnership with Pecan Gardens, the newest program in Williamson County, will provide housing for individuals exiting homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

There is a need for additional housing and shelter for homeless persons and persons at-risk of homelessness, especially for families and survivors of domestic violence. In FY 2025, the following agencies will address these needs:

- The Georgetown Project $50,000
- Williamson County Crisis Center $50,000
- Key2Free $50,000
- Operation Liberty Hill $20,000
- Yesterday's Gone $20,000

Bluebonnet Trails Community Services will use $185,910 in ESG funds for rapid re-housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Impact Counseling Services will provide mental health services at no cost to students, families and school staff during the school day at no cost. Hope Alliance will provide support and intervention services for victims of domestic violence. Similarly, Yesterday's Gone will provide medical and counseling support to survivors of domestic violence throughout the county. Services include intake services, emergency counseling services including transportation to appointments, coaching, and referral

coordination. The Georgetown Project will provide services to homeless, unaccompanied and at risk high school students.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Habitat for Humanity (Habitat) is the only nonprofit housing developer in Williamson County. Habitat must look for low-cost land as high taxes and insurance make much of the land cost prohibitive. Even with Homestead caps, valuations are increasing and hurting mortgage affordability while low-cost land is increasingly difficult to find.

As stated in the 2019 Analysis of Impediments to Fair Housing Choice, “the State of Texas grants authority to municipalities to create zone districts and regulate land development in those zone districts. This includes setbacks, lot coverage, building height, and density. However zoning powers are not granted to counties, with a few exceptions for specific listed areas of counties in specific areas of the state.” As such, Williamson County has limited power to guide development but will continue to encourage inclusive ordinances and initiatives within the county’s authority and within municipalities throughout the county. Additionally, the County is looking to alleviate barriers to affordable housing by funding activities that serve to reduce cost burden such as housing rehabilitation, home repair programs, and rental and utility assistance for low- to moderate-income households.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The primary impediment to Williamson County's ability to meet underserved needs is limited availability of funding to address identified priorities; the need exceeds the availability of resources. The County will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs. By making mental health services more accessible, the county hopes to alleviate cost burdens on poverty-level families.

Actions planned to foster and maintain affordable housing

Williamson County is committed to fostering and maintaining affordable housing. In FY 2025, Williamson County has committed CDBG funds for home repairs to Habitat for Humanity to assist 40 income-eligible homeowners in the county ($250,000). Additionally, rehabilitation and improvements will be made in public housing units in Georgetown ($425,044).

Actions planned to reduce lead-based paint hazards

Williamson County will continue to support the efforts of the Williamson County and Cities Health Districts to address lead based paint (LBP) hazards. The County will also continue to notify CDBG sub-recipients of LBP requirements and ensure compliance with CDBG requirements.

Williamson County's CDBG policies and procedures comply with the federal lead-based paint regulations at 24 CFR Part 35.

In accordance with lead-based paint requirements, the County will incorporate the following factors to refine and narrow the communities that are at highest risk with lead-based paint hazards as related to housing rehabilitation activities:

- Age of housing (pre-1978 housing units)
- Condition of housing
- Tenure and poverty levels
- Presence of young children
- Presence of lead poisoning cases

All contractors, sub-recipients, and other community partners are advised of the lead-based paint regulations. Additionally, the County's CDBG Office will continue to distribute information and literature

on lead hazards to households who may be at risk of exposure.

Actions planned to reduce the number of poverty-level families

Impact Counseling Services is expected to assist 88 students, families, and school staff in need of mental health services at no cost. Beneficiaries will have access to mental health professionals to support with individual, group, and family counseling services, crisis support, case management, and psychiatry services.

Actions planned to develop institutional structure

Because Williamson County has relationships with public housing authorities and agencies such as Habitat for Humanity and Hope Alliance, there are opportunities for continued dialogue and support for advancement of institutional structure. Additionally, as a sub-recipient of CDBG funds, the receiving entities must maintain a high level of reporting which requires a strong institutional structure. Williamson County will provide technical assistance as needed to ensure that sub-recipients are in compliance with CDBG regulations.

Actions planned to enhance coordination between public and private housing and social service agencies

Williamson County will continue to support and encourage efforts of the four public housing authorities and agencies such as Habitat for Humanity to collaborate to increase and preserve the number of affordable housing units. Williamson County will also encourage public housing authorities to offer services to residents in financial literacy and planning and to encourage residents to participate in programs designed to increase self-sufficiency.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Community Development Block Grant FY25
Allocation $2,200,130

Georgetown Pine Street Drainage
Address persistent flooding challenges in the 1400 block of Pine Street and neighboring properties by funding the construction of a curb and gutter along the south side of NW 14th Street, regrading, installing an inlet and storm drain pipe to an existing channel adjacent to the railroad tracks, constructing a flume behind the curb, and replacing a gravel driveway across Pine Street with a concrete driveway approach and a trench drain to convey stormwater.
Percentage of Funding: 11.36%
Estimated Funding for FY25: $250,000
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Georgetown
Priority Needs Addressed: Improve Public Infrastructure
Goal Outcome Indicator: 770 People

Georgetown Housing Authority Rehab
Exterior Upgrade - Addressing the deteriorated wood on fascia boards, trim, soffits, wood siding, privacy entries, wood fencing, and painting exterior surfaces to upgrade the exterior at Georgetown Public Housing, 158 units.
Electrical Upgrade - Rehabilitate the electrical system and equipment in 52 residential dwellings to include asbestos abatement.
Percentage of Funding: 19.32%
Estimated Funding for FY25: $425,044
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Georgetown
Priority Needs Addressed: Improve Public Facilities
Goal Outcome Indicator: 158 Households

City of Granger Wastewater
Construction of 2,400 feet of 12-inch PVC wastewater line from Colorado St. to Plumb St, including manholes and connections to existing wastewater lines.
Percentage of Funding: 20.77%
Estimated Funding for FY25: $457,060
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Granger
Priority Needs Addressed: Improve Infrastructure
Goal Outcome Indicator: 1095 People

Habitat for Humanity of Williamson County Home Repair Program
Project will assist approximately 40 eligible households who are in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners will meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety.
Percentage of Funding: 11.36%
Estimated Funding for FY25: $250,000
Annual Goals: Increase Access to Affordable Housing
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Housing Rehabilitation
Goal Outcome Indicator: 40 Households

The Georgetown Project/Social Service Homelessness
Provide services to support homeless, unaccompanied, and at-risk high school students in grades 9-12 with a safe, trauma-informed space where students can access basic needs, build critical life and employment skills, and stabilize to plan for the future.
Percentage of Funding: 2.27%
Estimated Funding for FY25: $50,000
Annual Goals: Social Service Homeless
Target Areas: City of Georgetown
Priority Needs Addressed: Decrease Homelessness
Goal Outcome Indicator: 250

Williamson County Crisis Center dba Hope Alliance/Social Service to Victims of Domestic Violence
Hope Alliance is requesting funds to provide lifesaving support and intervention services in Williamson County. Assistance to victims of family and sexual violence in breaking the cycles of abuse through individualized, trauma-informed, and hope-centered direct services. Services, offered at no cost, include Hotline Assistance, Crisis Chat, Crisis Intervention, Intake, Safety Planning, Court Accompaniment, Hospital Accompaniment, Law Enforcement Accompaniment, Legal Assistance, Peer Support, Adult Counseling, Child Counseling, Family Counseling, Support Groups, Therapeutic Group, Community Education, Expert Witness Testimony, and Nights of Safety, which provide food, clothing, toiletries, and transportation.
Percentage of Funding: 2.27%
Estimated Funding for FY25: $50,000
Annual Goals: Public Services/Domestic Violence Services
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Domestic Violence Services
Goal Outcome Indicator: 60 People

Impact Counseling Services/Social Service Mental Health
To provide access to mental health services to students, families, and school staff during the school day. Students, families, and school staff will have access to licensed mental health professionals to support with individual, group, and family counseling services, crisis support, case management, and psychiatry services. This is at no cost to the students, families, and staff.
Percentage of Funding: 2.7%
Estimated Funding for FY25: $60,000
Annual Goals: Public Services/Health and Mental Health Services
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Health and Mental Health Services
Goal Outcome Indicator: 88 People

Key2Free/Social Service Medical Services
Medical, psychiatric, therapeutic, case management and rental assistance for victims of human trafficking.
Percentage of Funding: 2.27%
Estimated Funding for FY25: $50,000
Annual Goals: Public Services/Health and Mental Health Services
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Health and Mental Health Services
Goal Outcome Indicator: 10 People

Operation Liberty Hill/ Social Service Homeless Emergency Shelter
Temporarily house in local hotels (1-2 weeks depending on the situation) when the weather is extremely cold or extremely hot; for people living in a place not meant for human habitation; for people coming out of an emergency shelter; for people who need transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; for people who had been in any of the previous three places but is spending 30 days or less in a hospital or other institution; for people who are being evicted within a week from a private residence and they have nowhere else to go nor the resources or support to get housed; for people who are being discharged from an institution where they resided for more than 30 consecutive days and have nowhere else to go nor the resources or support to get housed; and, people fleeing a domestic violence situation with nowhere else to go nor the resources or support to get housed.
Percentage of Funding: 0.9%
Estimated Funding for FY25: $20,000
Annual Goals: Public Services/Emergency Shelter
Target Areas: City of Liberty Hill
Priority Needs Addressed: Emergency Shelter
Goal Outcome Indicator: 50 people

City of Taylor Annie Street Waterline
Water improvements to replace existing undersized 2-inch water mains, which do not meet current standards. These mains break often and require frequent repairs. The new waterline will be approximately 910 linear feet (LF) of 8-inch water line on Annie Street between 7th Street and 4th Street.
Percentage of Funding: 5.8%
Estimated Funding for FY25: $128,000
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Taylor
Priority Needs Addressed: Improve Infrastructure
Goal Outcome Indicator: 1455 people

Yesterday's Gone/Social Service to Victims of Domestic Violence
To provide medical and counseling support to abused and neglected victims of domestic violence in Williamson County, Texas. Specifically, CBDG funds are requested to provide Williamson County domestic violence victims – women and their children - with intake services, emergency counseling services including transportation to appointments, coaching, and referral coordination.
Percentage of Funding: 0.9%
Estimated Funding for FY25: $20,000
Annual Goals: Public Services/Domestic Violence Services
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Domestic Violence Services
Goal Outcome Indicator: 34 People

Program Administration
Percentage of Funding: 20%
Estimated Funding for FY25: $440,026

Alternate Project
FY25 CDBG Funding

This document includes a list of alternate projects for public review. If a funded project has cost savings, slows down or discovers a barrier to being completed, an alternate project from the current Annual Action Plan may be selected to continue the timely spending of grant funds. Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

Alternate Projects contain the same level of information that funded projects contain in the Annual Action Plan to ensure appropriate review by the public. Project descriptions also include the maximum dollar amount the Commissioners Court will consider if funding becomes available. Approval by the Williamson County Commissioners Court will be necessary to replace a funded project with an alternate or to fund an alternate with cost savings from a completed project regardless of whether or not:

- the increase or decrease exceeds 50% change in federal funding where the project is $25,000 or less, or
- the increase of decrease exceeds 25% change in federal funding where the project is more than $25,000.

These actions will not require a substantial amendment since the alternate projects will have gone through a public review process.

Consideration of any project that was not identified as an alternate will go through the approved substantial amendment process.

Alternate Projects

American Legion Facility Rehab
Renovation of American Legion Post 39 in Taylor TX to include structural updates, modernization of amenities, roofing, electrical and aesthetic improvements. The facility is located Murphy Park
Funding Requested: $750,000
Estimated Funding for FY25: $0
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Taylor
Priority Needs Addressed: Improve Public Facilities
Goal Outcome Indicator: 7500

City of Georgetown Lakeway Drive Sidewalk Improvements
Improvements along Lakeway Drive through new sidewalks, repairing existing sidewalks, and new ramps for accessibility.
Funding Requested: $410,000
Estimated Funding for FY25: $0
Public Facilities and Infrastructure Improvements
Target Areas: City of Georgetown
Priority Needs Addressed: Improve Public Facilities/Infrastructure
Goal Outcome Indicator: 4340 People

City of Georgetown Pine and Hogg Street Drainage Improvements
Constructing a drainage path to convey Stormwater on Hogg Street, minor street regrading, and installing a concrete flume. On Pine Street, this includes regrading, installing a sawtooth curb and flume, and another flume that will remove stormwater from the street to be conveyed to the West Fork of the Smith Branch channel.
Funding Requested: $200,000
Estimated Funding for FY25: $0
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Georgetown
Priority Needs Addressed: Improve Public Facilities/Infrastructure
Goal Outcome Indicator: 770 people

Post 302 The American Legion
Funding is needed for the cost of donated items, transportation costs, rental storage and distribution space, and administration cost for the Veterans program.
Funding Requested: $15,000
Estimated Funding for FY25: $0
Annual Goals: Public Service
Target Areas: Eastern Williamson County
Priority Needs Addressed: Services provided to Veterans

Bluebonnet Trails Community Services
Staffing to expand the Housing and Prevention of Homelessness program. The program provides an array of wraparound supportive services to identified Williamson County residents to reduce homelessness and increase housing sustainability. Services include peer support and case management as well as collaboration with local law enforcement and non-profit organizations to receive referrals and coordinate housing.
Funding Requested: $327,600
Estimated Funding for FY25: $0
Annual Goals: Public Service
Target Areas: Williamson County
Priority Needs Addressed: Homeless Prevention
Goal Outcome Indicator: 25 people

Salvation Army Child Care Voucher/Social Service
Provide child care vouchers for income qualified families or individuals.
Funding Requested: $160,000
Estimated Funding for FY25: $0
Annual Goals: Public Services/Childcare Services
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Childcare Services
Goal Outcome Indicator: 75 People

Williamson County CRCG/ Social Service Non-homeless Special Needs
Program to support the Williamson County Community Resource Coordination Groups (CRCGs), which is a county-based group of local partners and community members that work with parents, caregivers, youth and adults to identify and coordinate services and supports, including behavioral health, basic needs, and caregiver support. They help people whose needs can't be met by one single agency and who would benefit from interagency coordination.
Funding Requested: $10,000
Estimated Funding for FY25: $0
Annual Goals: Public Services/Non-homeless Special Needs
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Non-homeless Special Needs
Goal Outcome Indicator: 50 people

Yesterday's Gone/Social Service to Victims of Domestic Violence
To provide housing supplies and essentials to Williamson County domestic violence victims – women (and their children) who are enrolled in the Yesterday's Gone transitional program. Funds will be used on allowable CDBG items such as housing supplies (office, school, recreational, housekeeping) and essentials such as towels, drinking glasses, dishes, eating utensils, cribs, and bedding.
Funding Requested: $28,080
Estimated Funding for FY25: $0
Annual Goals: Public Services/Domestic Violence Services
Target Areas: CDBG Participating Cities and Unincorporated Areas of the County
Priority Needs Addressed: Domestic Violence Services
Goal Outcome Indicator: 16 People

Sycon Housing
Infrastructure for six new homes. Project will introduce accessible, single-story homes with five bedrooms, allowing multiple individuals or families to share housing at an affordable rate.
Funding Requested: $160,000
Estimated Funding for FY25: $0
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Coupland
Priority Needs Addressed: Improve Public Facilities/Infrastructure
Goal Outcome Indicator: 35 people

Projects that are Ineligible based on Location

City of Georgetown Haven Lane Improvements

Project to assist in addressing flooding challenges at Haven Lane including constructing a new inlet that will convey stormwater to a new underground storm drain that will convey drainage swale to the north, and minor grading for the roadway.

Funding Requested: $425,000
Estimated Funding for FY25: $0
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Georgetown
Priority Needs Addressed: Improve Public Facilities/Infrastructure

Project does not meet required low-mod income requirement. Project is ineligible.

Jarrell Community Library and Resource Center

Engineering, architecture, utilities, foundation work, and framing of the library structure.

Funding Requested: $1,000,000
Estimated Funding for FY25: $0
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Jarrell
Priority Needs Addressed: Improve Public Facilities

Project does not meet required low-mod income requirement. Project is ineligible.

City of Liberty Hill Main Street Streetscape

Improve walkability from low-income areas to the entertainment district. Project will expand sidewalks, adding accessibility features, lighting, seating, and a safety landscape barrier to the section of Main Street that includes the downtown grocery market and Veterans Memorial Park. Project is walkable from downtown residences, the Over the Hill Gang senior center, Liberty Hill Elementary School, Noble Elementary School, the Liberty Hill Public Library, the Community Resource Center, and local parks and ball fields.

Funding Requested: $838,239
Estimated Funding for FY25: $0
Annual Goals: Public Facilities and Infrastructure Improvements
Target Areas: City of Liberty Hill
Priority Needs Addressed: Improve Public Facilities/Infrastructure
Goal Outcome Indicator: 6380 people

Project does not meet required low-mod income requirement. Project is ineligible.

Emergency Solutions Grant FY25
Allocation $185,910

Bluebonnet Trails Community Services
Rapid Rehousing Program.
Estimated Funding for FY25: $185,910

Community Development Block Grant
Past Performance as Reported in the 2023 CAPER

Jarrell Street Paving Project
Activity 145
Reconstruction of portions of N. 5th Street and W. Avenue A. The existing pavement will be replaced with a new pavement section for a total length of approximately 2,500 linear feet and include concrete ribbon curbs on both sides of the roads.
FY23: $503,833 (27% of allocation)
CDBG Funds Utilized to Date: $0
Census Tract 216.03 (Block Group 2)
Percent Low-Mod: 50.74%
Percent Minority: 25.3%

City of Granger Water System Improvements
Activity 134
Project to include the survey of water assets, modeling of water distribution system, and installation of 12-inch and 8-inch water lines. Locations within Granger to be determined. Project is underway. FY22: $96,000
FY23: $370,365 (20% of allocation)
CDBG Funds Utilized to Date: $168,810
Census Tract 213 (Block Groups 2 and 3)
Percent Low-Mod: 50.50%
Percent Minority: 39.51%

City of Georgetown Home Repair Program
Activity 134
Project will assist approximately 23 eligible households who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Project is currently utilizing funds from previous years.
FY23: $150,000 (8% of allocation)
CDBG Funds Utilized to Date: $0
Income Qualified Households

Habitat for Humanity of Williamson County Home Repair Program
Activity 137
Project will assist approximately 22 eligible households who are in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners will meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Project assisted 20 income qualified households to date.
FY23: $180,000 (9% of allocation)
CDBG Funds Utilized to Date: $165,425.58
Income Qualified Households

City of Liberty Hill Sidewalks Project
Installation of sidewalks with associated drainage and ADA compliance activities along Fallwell St, Stubblefield Lane and Myrtle Lane completing a loop for safe nonmotorized travel for the citizens of Liberty Hill. The loop will continue the City's program of providing a walking system for the City. This loop will connect Main Street with the Food Truck Park and an apartment complex as well as a number of residents in the older area of town. City has requested funds be reallocated to another project. This process will be completed in 2025.
FY23: $429,435 (23% of allocation)
CDBG Funds Utilized to Date: $0 (funds to be reallocated)
Location To Be Determined

Helping Hands of Georgetown/Social Service Food Pantry
Activity 147
Food pantry services to qualified clients. Program is utilizing funds from previous year.
FY23: $25,000 (2% of allocation)
CDBG Funds Utilized to Date: $0
Limited Clientele, Location and Nature

Hutto Resource Center/ Social Service Food Pantry
Activity 142
Food pantry services to qualified clients. Program has served 3096 people with food.
FY23: $32,900 (2% of allocation)
CDBG Funds Utilized to Date: 12,552.25
Limited Clientele, Location and Nature

Operation Liberty Hill/ Social Service Homeless Emergency Shelter
Activity 144
Provide temporary housing in local motels for those experiencing homelessness during extreme weather. Thirty-three homeless individuals were assisted.
FY23: $14,540 (.01% of allocation)
CDBG Funds Utilized to Date: 12,153.98
Limited Clientele, Location and Nature

Program Administration
Activity 141
FY23: $138,579 (8% of allocation)
CDBG Funds Utilized to Date: $107,261.36

Previously Funded Project Information

Habitat for Humanity of Williamson County Home Repair Program
Activity 135
Project assisted 15 eligible households who were in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Project is complete and is the last time it will be reported in a CAPER.
FY22: $150,000
CDBG Funds Utilized to Date: $150,000
Income Qualified Households

City of Georgetown Home Repair Program
Activity 140
Project will assist approximately twenty eligible households who are in need of home repairs within Georgetown city limits, including the San Jose and TRG neighborhoods. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Program has assisted three income eligible households.
FY22: $150,000
CDBG Funds Utilized to Date: $64,343.51
Income Qualified Households

Helping Hands of Georgetown/Social Service Food Pantry
Activity 143
Food pantry services to qualified clients. Program is underway and has assisted 1051 clients with food services.
FY22: $30,000
CDBG Funds Utilized to Date: $26,333.78
Limited Clientele, Location and Nature

Key2Free/Social Service Medical Services
Activity 136
Medical, psychiatric, therapeutic, case management and rental assistance for victims of human trafficking. Thirty-six victims assisted.
FY22: $78,200
CDBG Funds Utilized to Date: $29,545.81
Limited Clientele

Impact Counseling Services/Social Service
Activity 138
Provide individual and group therapy, small and large group presentations, crises intervention, psychiatric care, medication monitoring and family therapy to participating schools in Eastern Williamson County. Funding will allow the program to maintain and potentially increase the number of clients served. Program under new management and is underway and has served 124 new clients.
FY22: $50,000
CDBG Funds Utilized to Date: $48,691
Limited Clientele

Georgetown Housing Authority
Activity 132
Project rehabilitated 52 units at Stonehaven Public Housing with required electrical upgrades. Including but not limited to, provide and install new meter bases, new meters, and new main disconnect switches at the service entry to each dwelling unit. Provide and install new copper ground wire and rod at each service to comply with current code. Upgrade any existing ungrounded circuits to three-wire grounded circuits. Extend larger service wiring from new meter base to the existing location of the load center (breaker panel) inside the unit. Provide and install a new 100-amp (or larger) load center in units where there is presently a 70-amp load center, complete with all new circuit breakers for existing circuits. Replace all switches and plugs. Install GFCI's. Replace riser pipes to meter cans. Install smoke detectors in bedrooms. Replacement of Exterior pad-mounted fused distribution panels. Upgrade the exterior pad-mounted fused distribution panels adjacent to pad-mounted transformers. In addition, some of the conduits entering the panels on pad-mounted transformers and into metering enclosures were observed to be corroded and exposes conductors to unauthorized personnel. The external metal service entrance conduits need to be grounded at the panels and conduit needs to be reworked. Improvements to HVAC system and removing gas heaters. This is the final time this project will be reported in a CAPER.
FY21: $330,000
FY22: $300,000
CDBG Funds Utilized to Date: $630,000
100% Low Mod
52 Extremely Low Income Households

Georgetown 21st Street Project
Activity 113
Design and construct a water and wastewater line for Shepherd's Village, a 12 unit condominium development of homes located at 502 W 21st Street, Georgetown to be sold to potential homeowner's earning between 60 to 80% of the Area Median Income. Infrastructure of site is complete. Habitat and Georgetown are working to complete and approve site development plan. Construction of six duplexes (12 units) to begin in January 2025 and take approximately three years to complete.
FY20: $97,000
FY22: $121,712
CDBG Funds Utilized to Date: $218,712
Income Qualified Households

Habitat for Humanity 21st Street Project
Activity 112
Accomplishments: Site development engineering and architectural design and construction documents for the development of 6-12 for sale workforce units developed at 502 W. 21st Street, Georgetown TX. . Infrastructure of site is complete. Habitat and Georgetown are working to complete and approve site development plan. Construction of six duplexes (12 units) to begin in January 2025 and take approximately three years to complete.
FY20 $133,500
CDBG Funds Utilized to Date: $133,500
Income Qualified Households

Granger Housing Authority Rehab
Electrical and furnace improvements to support central air conditioning installation. Project located at the Granger Housing Authority. Project bid was significantly over budget. Project will be rebid. Expected to be completed in 2025.
FY22: $121,330
CDBG Funds Utilized to Date: $0
100% Low Mod

Hutto Resource Center/Social Service Mortgage Assistance
The Hutto Resource Center will provide rental and mortgage assistance to those in need in Hutto or within the Hutto ISD attendance zone. Program assisted 15 clients with mortgage and rental assistance. This program is complete and is the last time it will be reported in a CAPER.
FY22: $50,000
CDBG Funds Utilized to Date: $50,000
Income Qualified Households

Jarrell Water System Improvements
Installation of up to 2,100 linear feet of 16-in PVC C900 water line, 4 fire hydrants, and 2 gate valves. The service area is residences along CR 305, bounded by CR 307 to the east and up to CR 396 to the west, including the Double Creek Estates subdivision and Jarrell Memorial Park in Jarrell TX. Project will combine funds with remaining funds from a completed CDBG project. Agreements will be executed in December 2024. Project expected to be completed in 2025.
FY22: $347,195
CDBG Funds Utilized to Date: $0
Census Tract 216.03 (Block Group 2)
Percent Low-Mod: 50.74%
Percent Minority: 25.3%

Program Administration
Activity 133
FY22: $218,000
CDBG Funds Utilized to Date: $218,000
Complete and final time activity will be reported in a CAPER

City of Georgetown Home Repair Program
Activity 124
Project assisted approximately 13 eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program was administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Project is complete and is the final time it will be reported in a CAPER.
FY21 $100,000
CDBG Funds Utilized to Date: $100,000
Income Qualified Households

Granger Colorado Street Wastewater Line Replacement
Activity 89
Replacement of existing 8 inch clay wastewater line with new PVC wastewater line and associated manholes. Project to include the repair of asphalt streets and concrete sidewalks and will take place on Colorado Street south of FM917 to East Mesquite, Colorado Street north of FM971 to East Ash, east on East Ash Street to North Alligator Road, north on Mustang Street from East Ash Street to before East Walnut. Engineering funded in 2018 is complete. Construction portion of the project was funded in 2021. This project is being combined with a larger ARPA funded project. Final environmental reviews and requirements are complete. Construction is underway and expected to be completed in 2025.
FY18 $55,400
FY21 $344,050
CDBG Funds Utilized to Date: $55,400
Census Tract 213 (Block Groups 2 and 3)
Percent Low-Mod: 50.50%
Percent Minority: 39.51%

Jarrell Water System Improvements
Activity 127
Accomplishments: Installation of 16" water line including valves, fittings and fire hydrants. Work to be completed on 1st Street, between Avenue I and Avenue E in Jarrell TX. Engineering complete. Construction is complete. Project is complete. Remaining funds to be reallocated to another Jarrell project. This is the final time this project will be reported in a CAPER.
FY21 $467,000
CDBG Funds Utilized to Date: $273,368.10
Census Tract 216.03 (Block Group 2)
Percent Low-Mod: 50.74%
Percent Minority: 25.3%

City of Taylor Water System Improvements Old Coupland Road
Activity 115
Funding for engineering and planning for water project. Project is complete. Remaining funds expected to be reallocated to another project in Taylor. The is the final time this project will be reported in a CAPER.
FY20 $160,000
CDBG Funds Utilized to Date: $141,377
Census Tract 210 (Block Group 2)
Percent Low-Mod: 70%
Percent Minority: 81.34%

Taylor Housing Authority Home Ownership Program
Activity 79
Down payment assistance was provided to one low income family in 2017 and one low income family in 2018. Homes are located in Taylor TX. 2019: $20,000 committed to a homebuyer who is purchased a Habitat home. 2021: $20,000 utilized by income eligible household. The remaining funds have been reallocated to rental assistance. This is the final time this project will be reported in a CAPER.
FY16 $100,000
CDBG Funds Utilized to Date: $75,000
Percent Low-Mod: 100%
Percent Minority: 100%

City of Granger Sewer Project
Activity 80
Replacement of existing lift station located on Roswell Avenue with a prepackaged lift station. Project will include replacement of force main and gravity line relocation, and associated project incidentals. Engineering for the project is complete. Easement documentation and engineering is complete. Due to unexpected costs incurred by the City of Granger caused by a major water leak, the original design of the project had to be redesigned and rebid. Project is underway. This project is being combined with a larger ARPA funded project. Final environmental reviews and requirements are complete.
FY17 $294,350
CDBG Funds Utilized to Date: $44,501.31
Census Tract 213 (Block Groups 2 and 3)
Percent Low-Mod: 49.83%
Percent Minority: 39.51%

The Key2Free/Social Service
Activity 95
Provided clinical, medical and dental services to victims of human trafficking. Program assisted a total of 31 new clients (7 in FY23) who were victims of sex trafficking. The project is closed and is the final time it will be reported in a CAPER.
FY19 $59,000
CDBG Funds Utilized to Date: $59,000
Percent Low-Mod: Limited Clientele

Liberty Hill Sidewalk Project
Activity 131
Design and installation of approximately 5800 linear feet of sidewalk with ADA accessible curb ramps at street intersections, and erosion and sedimentation control during and immediately after construction. Project will also include approximately 3600 linear feet of drainage improvements to mitigate existing drainage issues. Project will be located on portions of Hillcrest Lane and Loop 332 and on Lynn Lane, Panther Path and Barrington Drive. Delayed due to new city management for this project. City has requested funding be reallocated to another project. This process will take place in 2025.
FY21 $488,000
CDBG Funds Utilized to Date: $0
Location To Be Determined

Williamson County CDBG-CV CARES Funding

$939,026 and $1,343,984

Taylor Water Project/Repair Water lines: $800,000
Activity 129

Tieback: Acquisition, construction, reconstruction or installation of public works, facilities and site or other improvements. Construct a public improvement, such as extending broadband infrastructure in an underserved area or reconstructing degraded water lines, to support tele-school and telemedicine and to ensure potable water to homes, schools, and health providers.
First portion of the project is complete. Remaining funds will be utilized in second phase.
CDBG Funds Utilized to Date: $637,357.32

Habitat for Humanity/Land Acquisition to build affordable housing: $636,000
Activity 126

Tieback: Acquisition of property for housing. Respond to residential over-crowding associated with coronavirus spread and with more severe coronavirus disease and poorer post-COVID health outcomes by acquiring property for new construction of affordable housing funded from another source. Two have been purchased for affordable housing. Remaining funds have been reallocated to housing rehab.
CDBG Funds Utilized to Date: $352,795.26

Sacred Heart/Medical care for low income: $640,000

Tieback: Provide testing, diagnosis, vaccination, or other health services to low/mod person at a mobile location. The clinic has provided 1,011 appointments for low-income individuals throughout the County in FY21. In FY22, 83 new patients were assisted and 1403 appointments were provided to new and established patients. In FY23, 46 new patients were served and 648 visits from new and existing clients.
CDBG Funds Utilized to Date: $345,767.75

Program Administration: $50,010
CDBG Funds Utilized to Date: $12,368.41
Remaining funds have been reallocated to housing rehab

Census Tracts of Minority Population

Within Williamson County, 44.1% of the population is considered non-White according to the 2022 American Community Survey. A “concentrated” minority area will be defined as any census tract in which at least 50% of the population is non-White or White Hispanic. The following 42 census tracts meet these criteria:

Census Tract	**% Nonwhite**
Census Tract 203.11	61.1%
Census Tract 203.21	52.2%
Census Tract 203.33	55.2%
Census Tract 203.39	54.5%
Census Tract 203.41	51.1%
Census Tract 203.42	51.9%
Census Tract 203.45	56.9%
Census Tract 203.46	60.1%
Census Tract 203.55	58.4%
Census Tract 204.08	51.4%
Census Tract 205.07	57.5%
Census Tract 205.08	51.7%
Census Tract 205.11	75.2%
Census Tract 205.12	56.8%
Census Tract 205.13	82.4%
Census Tract 205.16	75.7%
Census Tract 207.01	72.9%
Census Tract 207.04	69.6%
Census Tract 207.07	58.6%
Census Tract 207.10	61.2%
Census Tract 207.12	62.2%
Census Tract 208.10	55.7%
Census Tract 208.11	56.8%
Census Tract 208.12	57.7%
Census Tract 208.17	53.4%
Census Tract 208.18	56.0%
Census Tract 208.20	55.2%
Census Tract 208.21	54.5%
Census Tract 210	83.2%
Census Tract 211	62.0%
Census Tract 214.07	58.9%
Census Tract 215.02	71.6%
Census Tract 215.03	61.6%
Census Tract 215.06	53.6%

Census Tract	% Nonwhite
Census Tract 215.09	63.9%
Census Tract 215.10	55.2%
Census Tract 215.13	59.8%
Census Tract 215.14	56.8%
Census Tract 215.16	55.9%
Census Tract 215.17	53.4%
Census Tract 215.18	64.2%
Census Tract 216.01	55.4%

Commissioners Court - Regular Session **35.**

Meeting Date: 08/12/2025

2025-2026 Budget Workshop

Submitted By: Ashlie Holladay, Budget Office

Department: Budget Office

Agenda Category: Regular Agenda Items

Information

Agenda Item

FY26 Budget Workshop - Discuss, consider and take appropriate action on the Budget Officer's 2025-2026 recommended budget.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

PrelimPropessedV1

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:59 AM
Form Started By: Ashlie Holladay		Started On: 08/01/2025 11:16 AM
Final Approval Date: 08/07/2025		

2025 - 2026 GENERAL FUND PRELIMINARY PROPOSED BUDGET

General Fund Budget Office Recommendations			$ 375,657,616	
SUBTOTAL			**$ 375,657,616**	
SPONSORED ITEMS FOR 8/12/25				**SPONSOR**
County Water Supply	$	350,000		Judge Snell
2% COLA for Civilians	$	2,200,000		Judge Snell
0541 Office of Emergency Management / Preparedness & Mitigation Specialist	$	152,757		Judge Snell
0551 Constable Pct. #1 / Deputy Constable L1.4	$	269,543		Commissioner Cook
Remove CDBG Asst. Community Development Administrator $92,199	$	-		Commissioner Long
0503 Information Technology / C&J Analyst I	$	101,000		Commissioner Long
0492 Elections / Ballot by Mail Coordinator	$	67,150		Commissioner Covey
0440 Remove ARPA Prosecutors x 3	$	(510,648)		Commissioner Covey
Hail Repairs / Risk	$	196,000		Commissioner Covey
SUBTOTAL	**$**	**2,825,803**	**$ -**	
SPONSORED ITEMS FOR 8/19/25				**SPONSOR**
SUBTOTAL	**$**	**-**	**$ -**	
GRAND TOTAL			**$ 375,657,616**	

ACTION TAKEN

2025 - 2026 ROAD AND BRIDGE FUND PRELIMINARY PROPOSED BUDGET

Road & Bridge Fund Budget Office Recommendations			$ 72,734,889	
SUBTOTAL			**$ 72,734,889**	
SPONSORED ITEMS FOR 8/12/25				**SPONSOR**
2% COLA for Civilians	$	300,000		Judge Snell
Skyview Bridge Project / Carryover / Object Code 000777 P708	$	300,000		Commissioner Long
Additional LRTP	$	5,000,000		Commissioner Covey
R&B Sr. Engineer	$	185,244		Commissioner Boles
Facility Enhancement / CMF Training Room Remodel	$	588,000		Commissioner Boles
CIP / Personnel Muster Facility	$	4,800,000		Commissioner Boles
Requesting $4M of the $5M of LRTP be put towards SH 95 Corridor Planning				Commissioner Boles
SUBTOTAL	$	11,173,244	**$ -**	
APPROVED ITEMS 8/19/2025				**SPONSOR**
SUBTOTAL	**$**	**-**	**$ -**	
GRAND TOTAL			**$ 72,734,889**	

2025 - 2026 DEBT SERVICE FUND PRELIMINARY PROPOSED BUDGET

Debt Service Fund Budget Office Recommendations			$ 222,704,539	
TOTAL			**$ 222,704,539**	
SPONSORED ITEMS 8/12/2025				**SPONSOR**
SUBTOTAL			**$ -**	
GRAND TOTAL			**$ 222,704,539**	
GENERAL FUND, ROAD & BRIDGE FUND and DEBT SERVICE FUND TOTAL			**$ 671,097,044**	

Commissioners Court - Regular Session **36.**

Meeting Date: 08/12/2025

Order of Special Election

Submitted For: Bridgette Escobedo **Submitted By:** Bridgette Escobedo, Elections

Department: Elections

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Ordering a Special Election for November 4, 2025.

Background

The constitutional amendment election is ordered by the governor, but the commissioners' court should approve the local order of election to ensure that all required actions related to the election have been completed.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Order of Election

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:04 AM
Form Started By: Bridgette Escobedo		Started On: 08/07/2025 10:40 AM
Final Approval Date: 08/07/2025		

1-7
Prescribed by Secretary of State
Sections 3.003, 3.004, 3.005, 3.006, 83.010, 85.004, 85.007
Texas Election Code 9/2023

ORDER OF SPECIAL ELECTION
ORDEN DE ELECCIÓN ESPECIAL

(For Governor-Ordered or County-Ordered Measure Elections)
Para órdenes de gobernador u ordenes de condado sobre elecciones medidas)

An election is hearby ordered to be held on November 4, 2025 in Williamson County, Texas for the purpose of adopting or rejecting the constitutional amendments propsed by joint resolutions, as submitted by the 89th Texas Legislature, see Exhibit A.

(Por la presente se ordena que se lleve a cabo una eleccion en la fencha 4 Novembre 2025 en el Condado de Williamson, Texas, para aprobar o rechazar las propuesta enmiendas constitucionales de acuerdo con lo estatuido por la 89a Legislatura de/ Estado de Texas, ver Anexo A.)

EARLY VOTING SCHEDULE *(HORARIO DE VOTACIÓN ADELANTADO)*

The Main Early Voting Location *(sitio principal de votacion adelantada)*

- **Georgetown:** Georgetown Annex, HR 108, 100 Wilco Way, 78626

Branch Early Voting Locations *(sucursal sitios de votacion adelantada)*

- **Austin:** Spicewood Springs Library, Periodical Reading Room, 8637 Spicewood Springs Rd., 78759
- **Austin:** Anderson Mill Limited District, Room A/B, 11500 El Salido Pkwy., 78750
- **Austin:** Hartfield Performing Arts Center, PAC Lobby, 5800 McNeil Dr., 78729
- **Cedar Park:** Lakeline Oaks, Community Room, 1000 Old Mill Rd., 78613
- **Cedar Park:** Staybridge Suites Cedar Park, Boardroom, 1110 Arrow Point Dr., 78613
- **Cedar Park:** Cedar Park Recreation Center, Community Room, 1435 Main St., 78613
- **Florence:** Florence City Hall, Council Chambers, 851 FM 970, 76527
- **Georgetown:** Georgetown ISD Technology Bldg., Conference Room, 603 Lakeway Dr., 78628
- **Georgetown:** The Oaks Community Center - Sun City, Main Room, 301 Del Webb Blvd., 78633
- **Georgetown:** Georgetown City Hall, Community Room, 808 Martin Luther King Jr St., 78626
- **Georgetown:** Hammerlun Center, Cafeteria, 507 E University Ave., 78626
- **Georgetown:** Fire Station 6, Community Room, 6700 Williams Dr., 78633
- **Hutto:** Hutto City Hall, Council Chambers, 500 W Live Oak St., 78634
- **Jarrell:** Sonterra HOA Pool & Clubhouse, 510 Sonterra Blvd., 76537
- **Leander:** Pat Bryson Municipal Hall, Council Chambers, 201 N Brushy St., 78641
- **Liberty Hill:** Liberty Hill ISD Gym Annex, Gymnasium, 301 Forrest St., 78642
- **Round Rock:** Allen R Baca Senior Center, Bldg. 2, Meeting Room 3, 301 W Bagdad Ave., 78664
- **Round Rock:** Wilco Jester Annex, Anderson & Harrell Room, 1801 E Old Settlers Blvd., 78664
- **Round Rock:** Brushy Creek MUD Community Center, Maple Room, 16318 Great Oaks Dr., 78681
- **Taylor:** Taylor City Hall, Auditorium, 400 Porter St., 76574

October 20, 2025 - October 31, 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	20 8am - 6pm	**21** 8am - 6pm	**22** 8am - 6pm	**23** 8am - 6pm	**24** 8am - 6pm	**25** 8am - 6pm
26 12pm - 6pm	**27** 7am - 7pm	**28** 7am - 7pm	**29** 7am - 7pm	**30** 7am - 7pm	**31** 7am - 7pm	

Applications for Ballot by Mail shall be mailed to:
(Las solicitudes para boletas que se votaran adelantada por correo deberan enviarse a:)

Bridgette Escobedo, Williamson County Elections Administrator
P.O. Box 209
Georgetown, TX 78627
512-943-1630
www.wilcotx.gov/elections

Applications for Ballots by Mail (ABBMs) must be received no later than the close of business on October 24, 2025.
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el 24 de octubre de 2025.)

Federal Post Card Applications (FPCAs) must be received no later than the close of business on October 24, 2025.
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el 24 de octubre de 2025.)

Issued this the _____ day of August, 2025

Emitada este dia _____ de agosto, 2025

_____
Steven Snell
Williamson County Judge

_____
Terry Cook
Williamson County Commissioner PCT 1

_____
Cynthia Long
Williamson County Commissioner PCT 2

_____
Valerie Covey
Williamson County Commissioner PCT 3

_____
Russ Boles
Williamson County Commissioner PCT 4

EXHIBIT A - CONSTITUTIONAL AMENDMENTS (English)

Proposition 1 - SJR 59 "The constitutional amendment providing for the creation of the permanent technical institution infrastructure fund and the available workforce education fund to support the capital needs of educational programs offered by the Texas State Technical College System."

Proposition 2 - SJR 18 "The constitutional amendment prohibiting the imposition of a tax on the realized or unrealized capital gains of an individual, family, estate, or trust."

Proposition 3 - SJR 5 "The constitutional amendment requiring the denial of bail under certain circumstances to persons accused of certain offenses punishable as a felony."

Proposition 4 - HJR 7 "The constitutional amendment to dedicate a portion of the revenue derived from state sales and use taxes to the Texas water fund and to provide for the allocation and use of that revenue."

Proposition 5 - HJR 99 "The constitutional amendment authorizing the legislature to exempt from ad valorem taxation tangible personal property consisting of animal feed held by the owner of the property for sale at retail."

Proposition 6 - HJR 4 "The constitutional amendment prohibiting the legislature from enacting a law imposing an occupation tax on certain entities that enter into transactions conveying securities or imposing a tax on certain securities transactions."

Proposition 7 - HJR 133 "The constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of all or part of the market value of the residence homestead of the surviving spouse of a veteran who died as a result of a condition or disease that is presumed under federal law to have been service-connected."

Proposition 8 - HJR 2 "The constitutional amendment to prohibit the legislature from imposing death taxes applicable to a decedent's property or the transfer of an estate, inheritance, legacy, succession, or gift."

Proposition 9 - HJR 1 "The constitutional amendment to authorize the legislature to exempt from ad valorem taxation a portion of the market value of tangible personal property a person owns that is held or used for the production of income."

Proposition 10 - SJR 84 "The constitutional amendment to authorize the legislature to provide for a temporary exemption from ad valorem taxation of the appraised value of an improvement to a residence homestead that is completely destroyed by a fire."

Proposition 11 - SJR 85 "The constitutional amendment authorizing the legislature to increase the amount of the exemption from ad valorem taxation by a school district of the market value of the residence homestead of a person who is elderly or disabled."

Proposition 12 - SJR 27 "The constitutional amendment regarding the membership of the State Commission on Judicial Conduct, the membership of the tribunal to review the commission's recommendations, and the authority of the commission, the tribunal, and the Texas Supreme Court to more effectively sanction judges and justices for judicial misconduct."

Proposition 13 - SJR 2 "The constitutional amendment to increase the amount of the exemption of residence homesteads from ad valorem taxation by a school district from $100,000 to $140,000."

Proposition 14 - SJR 3 "The constitutional amendment providing for the establishment of the Dementia Prevention and Research Institute of Texas, establishing the Dementia Prevention and Research Fund to provide money for research on and prevention and treatment of dementia, Alzheimer's disease, Parkinson's disease, and related disorders in this state, and transferring to that fund $3 billion from state general revenue."

Proposition 15 - SJR 34 "The constitutional amendment affirming that parents are the primary decision makers for their children."

Proposition 16 - SJR 37 "The constitutional amendment clarifying that a voter must be a United States citizen."

Proposition 17 - HJR 34 "The constitutional amendment to authorize the legislature to provide for an exemption from ad valorem taxation of the amount of the market value of real property located in a county that borders the United Mexican States that arises from the installation or construction on the property of border security infrastructure and related improvements

EXHIBICIÓN A: ENMIENDAS CONSTITUCIONALES (ESPANOL)

Número de propuesta 1 - SJR 59 “La enmienda constitucional que dispone la creación del fondo permanente de infraestructura de instituciones técnicas y el fondo de educación de la fuerza laboral disponible para apoyar las necesidades de capital de los programas educativos ofrecidos por el Sistema de Universidades Técnicas del Estado de Texas”.

Número de propuesta 2 - SJR 18 “La enmienda constitucional que prohíbe la imposición de un impuesto sobre las ganancias de capital realizadas o no realizadas de un individuo, familia, patrimonio o fideicomiso”.

Número de propuesta 3 - SJR 5 “La enmienda constitucional que exige la denegación de la libertad bajo fianza en determinadas circunstancias a las personas acusadas de ciertos delitos sancionables como delito grave”.

Número de propuesta 4 - HJR 7 “La enmienda constitucional para destinar al fondo de agua de Texas parte de los ingresos derivados de los impuestos estatales sobre las ventas y sobre el uso, así como para estipular la asignación y el uso de esos ingresos”.

Número de propuesta 5 - HJR 99 “La enmienda constitucional que autoriza a la legislatura a eximir de impuestos ad valorem los bienes muebles tangibles consistentes en alimento para animales en poder del propietario del bien para su venta al por menor”.

Número de propuesta 6 - HJR 4 “La enmienda constitucional que prohíbe a la legislatura promulgar una ley que imponga un impuesto ocupacional a determinadas entidades que realicen transacciones de transmisión de valores o que imponga un impuesto a determinadas transacciones de valores”.

Número de propuesta 7 - HJR 133 “La enmienda constitucional que autoriza a la legislatura a establecer una exención de impuestos ad valorem de la totalidad o parte del valor de mercado de la residencia familiar del cónyuge sobreviviente de un veterano fallecido como resultado de una condición o enfermedad que se presupone, según la ley federal, haber estado relacionadas con el servicio”.

Número de propuesta 8 - HJR 2 “La enmienda constitucional para prohibir que la legislatura imponga impuestos sucesorios aplicables a la propiedad de un difunto o a la transferencia de un patrimonio, herencia, legado, sucesión o donación”.

Número de propuesta 9 - HJR 1 “La enmienda constitucional para autorizar a la legislatura a eximir de impuestos ad valorem una parte del valor de mercado de los bienes muebles tangibles que posea una persona y que se mantengan o utilicen para la producción de ingresos”.

Número de propuesta 10 - SJR 84 “La enmienda constitucional para autorizar a la legislatura a prever una exención temporal de impuestos ad valorem del valor tasado de una mejora a una residencia familiar que haya sido completamente destruida por un incendio”.

Número de propuesta 11 - SJR 85 “La enmienda constitucional que autoriza a la legislatura a aumentar el monto de la exención de impuestos ad valorem por un distrito escolar del valor de mercado de la residencia familiar de una persona de edad avanzada o discapacitada”.

Número de propuesta 12 - SJR 27 “La enmienda constitucional relativa a la composición de la Comisión Estatal de Conducta Judicial, la composición del tribunal para revisar las recomendaciones de la comisión, y la autoridad de la comisión, el tribunal y la Corte Suprema de Texas para sancionar más eficazmente a los jueces y magistrados por mala conducta judicial”.

Número de propuesta 13 - SJR 2 “La enmienda constitucional para aumentar el monto de la exención de impuestos ad valorem de las residencias familiares por un distrito escolar de $100,000 a $140,000”.

Número de propuesta 14 - SJR 3 “La enmienda constitucional que prevé la creación del Instituto de Prevención e Investigación de la Demencia de Texas, estableciendo el Fondo de Prevención e Investigación de la Demencia para destinar dinero para la investigación, prevención y tratamiento de la demencia, la enfermedad de Alzheimer, la enfermedad de Parkinson y trastornos relacionados en este estado, y transfiriendo a dicho fondo $3 mil millones de los ingresos generales del estado”.

Número de propuesta 15 - SJR 34 “La enmienda constitucional que afirma que los padres son los principales responsables de la toma de decisiones para sus hijos”.

Número de propuesta 16 - SJR 37 “La enmienda constitucional que aclara que un votante debe ser ciudadano de los Estados Unidos”.

Número de propuesta 17 - HJR 34 “La enmienda constitucional para autorizar a la legislatura a establecer una exención de impuestos ad valorem del monto del valor de mercado de los bienes inmuebles ubicados en un condado fronterizo con los Estados Unidos Mexicanos que surja de la instalación o construcción en la propiedad de infraestructura de seguridad fronteriza y mejoras relacionadas”

Commissioners Court - Regular Session **37.**

Meeting Date: 08/12/2025

Resolution Adopting the use of Ballot on Demand Printers

Submitted For: Bridgette Escobedo **Submitted By:** Bridgette Escobedo, Elections

Department: Elections

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve a resolution adopting the use of the Ballot on Demand Printers.

Background

The court approved the purchase of the Ballot on Demand Printers from ES&S during the June 24, 2025, meeting. This resolution formalizes the use of these printers.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Resolution Adopting BOD Printers

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:49 AM
Form Started By: Bridgette Escobedo		Started On: 08/07/2025 11:36 AM
Final Approval Date: 08/07/2025		

COMMISSIONERS COURT
OF
WILLIAMSON COUNTY, TEXAS

A RESOLUTION ADOPTING THE USE OF BALLOT ON DEMAND PRINTERS

WHEREAS, Williamson County adopted the use of the EVS 6300 voting system by Election Systems & Software, comprised of the ExpressVote ballot marking device, the DS850 central scanners, and the DS200/DS300 precinct scanners and

WHEREAS, Williamson County approved the purchase of Ballot on Demand Printers from Election Systems & Software on June 24, 2025, and

WHEREAS, Ballot on Demand Printers produce ballots to be tabulated by the EVS 6300 voting system;

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS THAT:

Williamson County does hereby adopt the use of Ballot on Demand Printers, in all early voting and election day polling locations, for the November 2025 Election and all subsequent elections.

PASSED, APPROVED AND ADOPTED by a majority of the Commissioners Court of Williamson County, Texas on the ____ day of _____, 2025.

_____
Steven Snell
Williamson County Judge

_____
Terry Cook
Williamson County Commissioner PCT 1

_____
Cynthia Long
Williamson County Commissioner PCT 2

_____
Valerie Covey
Williamson County Commissioner PCT 3

_____
Russ Boles
Williamson County Commissioner PCT 4

Commissioners Court - Regular Session **38.**

Meeting Date: 08/12/2025

Approve Voting Locations

Submitted For: Bridgette Escobedo **Submitted By:** Bridgette Escobedo, Elections

Department: Elections

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve the voting locations for the election on November 4, 2025.

Background

Both early voting and Election Day vote center locations need approval for the election on November 4, 2025.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

EV Locations

ED Locations

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:38 AM
Form Started By: Bridgette Escobedo		Started On: 08/07/2025 10:59 AM
Final Approval Date: 08/07/2025		

Special Election - November 4, 2025

elección especial - 4 noviembre de 2025 - Calendario de votación

Dates and Times for Early Voting Locations

Fechas y horarios para centros de votación con boleta limitada

Monday, October 20, 2025 - Saturday, October 25, 2025 (8:00AM - 6:00PM)
lunes, 20 de octubre de 2025 - sábado, 25 de octubre de 2025

Sunday, October 26, 2025 (12:00PM - 6:00PM)
domingo, 26 de octubre de 2025

Monday, October 27, 2025 - Friday, October 31, 2025 (7:00AM - 7:00PM)
lunes, 27 de octubre de 2025 - viernes, 31 de octubre de 2025

Main Location and Limited Ballot Voting - *Ubicación principal/Local de votación limitada*

Georgetown: Georgetown Annex, HR Room 108, 100 Wilco Way, 78626

Branch Locations – *Ubicaciones de las sucursales*

Austin: Spicewood Springs Library, Periodical Reading Room, 8637 Spicewood Springs Rd., 78759
Austin: Anderson Mill Limited District, Room A/B, 11500 El Salido Pkwy., 78750
Austin: Hartfield Performing Arts Center, PAC Lobby, 5800 McNeil Dr., 78729
Cedar Park: Lakeline Oaks, Community Room, 1000 Old Mill Rd., 78613
Cedar Park: Staybridge Suites Cedar Park, Boardroom, 1110 Arrow Point Dr., 78613
Cedar Park: Cedar Park Recreation Center, Community Room, 1435 Main St., 78613
Florence: Florence City Hall, Council Chambers, 851 FM 970, 76527
Georgetown: Georgetown ISD Technology Bldg., Conference Room, 603 Lakeway Dr., 78628
Georgetown: The Oaks Community Center - Sun City, Main Room, 301 Del Webb Blvd., 78633
Georgetown: Georgetown City Hall, Community Room, 808 Martin Luther King Jr St., 78626
Georgetown: Hammerlun Center, Cafeteria, 507 E University Ave., 78626
Georgetown: Fire Station 6, Community Room, 6700 Williams Dr., 78633
Hutto: Hutto City Hall, Council Chambers, 500 W Live Oak St., 78634
Jarrell: Sonterra HOA Pool & Clubhouse, 510 Sonterra Blvd., 76537
Leander: Pat Bryson Municipal Hall, Council Chambers, 201 N Brushy St., 78641
Liberty Hill: Liberty Hill ISD Gym Annex, Gymnasium, 301 Forrest St., 78642
Round Rock: Allen R Baca Senior Center, Bldg. 2, Meeting Room 3, 301 W Bagdad Ave., 78664
Round Rock: Wilco Jester Annex, Anderson & Harrell Room, 1801 E Old Settlers Blvd., 78664
Round Rock: Brushy Creek MUD Community Center, Maple Room, 16318 Great Oaks Dr., 78681
Taylor: Taylor City Hall, Auditorium, 400 Porter St., 76574

Registered voters of Williamson County may vote at any location listed
Los votantes registrados de Williamson County pueden votar en cualquier lugar que se indique aquí

Wait time estimates available at wilcotx.gov/elections
Estimado tiempo de espera disponible en wilcotx.gov/elections

Subject to change
Sujeto a cambio

DRAFT

WILCO ELECTIONS

Special Election for Williamson County, TX - Tuesday, November 4, 2025 – 7:00am to 7:00pm

Elecciónes Especial del Condado de Williamson, TX - Martes, 4 de noviembre de 2025

Vote Center	Address	Room	City	Zip Code
Anderson Mill Limited District	11500 El Salido Pkwy.	Room A / B	Austin	78750
Courtyard Austin Lakeline	12833 Ranch Road 620 N	Cedar Room	Austin	78750
Gateway Church	7104 McNeil Dr.	Main Lobby	Austin	78729
Kelly Reeves Athletic Complex	10211 W Parmer Ln.	Conference Room	Austin	78717
Harmony School of Endeavor	13415 Ranch Road 620 N	Gymnasium	Austin	78717
Bethany United Methodist Church	10010 Anderson Mill Rd.	D105 Ministry Center	Austin	78750
Hartfield Performing Arts Center	5800 McNeil Dr.	Lobby	Austin	78729
Rattan Creek Park Community Center	7617 Elkhorn Mountain Trl.	Great Room	Austin	78729
Spicewood Springs Library	8637 Spicewood Springs Rd.	Reading Room	Austin	78759
St. Vincent De Paul Catholic Church	9500 Neenah Ave.	Portable Bldg. 1 & 2	Austin	78717
Pinballz Lake Creek	13729 Research Blvd.	Purple Room	Austin	78750
Bartlett City Hall	140 W Clark St.	Town Hall	Bartlett	76511
The Springs Healthcare & Rehabilitation	1500 Cottonwood Creek Trl.	Main Lobby	Cedar Park	78613
Unity Recreation Center	820 Old Mill Rd.	Ste 101,102,103	Cedar Park	78613
Cedar Park Recreation Center	1435 Main St.	San Gabriel Room	Cedar Park	78613
ACC Cypress Creek	1555 Cypress Creek Rd.	Room 1102	Cedar Park	78613
Staybridge Suites Cedar Park	1110 Arrow Point Dr.	Boardroom	Cedar Park	78613
LISD Child Nutrition Services	1900 Cougar Country Dr.	Room 203	Cedar Park	78613
Reagan Elementary School	1700 E Park St.	Gymnasium	Cedar Park	78613
Hyatt Place of Cedar Park	1315 E New Hope Dr.	Twin Lakes Meeting Space 1	Cedar Park	78613
Treasure of the Hills Senior Center	408 Ridgewood Dr.	TV/Game Room	Cedar Park	78613
Islamic Center of Brushy Creek	1950 Brushy Creek Rd.	Old White Building	Cedar Park	78613
Austin Sports Center	1420 Toro Grande Blvd.	Large SAQ	Cedar Park	78613
Lakeline Oaks Williamson Travis MUD	1000 Old Mill Rd.	Boardroom	Cedar Park	78613
St Peter's Church of Coupland	108 Wathen St.	Fellowship Hall	Coupland	78615
Florence City Hall	851 FM 970	Council Chambers	Florence	76527
Andice Community Center	6600 FM 970	Main Classroom	Florence	76527
Georgetown Annex	100 Wilco Way	HR108	Georgetown	78626
Carver Center for Families	1200 W 17th St.	Brightwell Room	Georgetown	78626
Georgetown City Hall	808 Martin Luther King Jr St.	Community Room	Georgetown	78626
Georgetown ISD Technology Building	603 Lakeway Dr.	Conference Room	Georgetown	78628
Hammerlun Center for Leadership and Learning	507 E University Ave.	Cafeteria	Georgetown	78626
San Gabriel Masonic Lodge 89	992 N College St.	Dining Area	Georgetown	78633
The Oaks Community Center - Sun City	301 Del Webb Blvd.	Main Room	Georgetown	78633
City of Georgetown Fire Station #6	6700 Williams Dr.	Meeting Room	Georgetown	78633
Wilco Central Maintenance Facility	3151 SE Inner Loop	Training Room	Georgetown	78626
The Delaney at Georgetown Village	359 Village Commons Blvd.	Great Hall	Georgetown	78633
Southwestern University	1001 Southwestern Blvd.	Howry Center	Georgetown	78626
Northstar Georgetown	2401 Westinghouse Rd.	Great Room	Georgetown	78626
Heritage Baptist Church	1601 FM 971	Room 103	Georgetown	78626
Emmaus Church of Georgetown	5060 E Hwy 29	Atrium	Georgetown	78626
Granger City Hall	214 E Davilla St.	Lobby	Granger	76530
Hutto ISD Admin Building	200 College St.	Boardroom	Hutto	78634
New Hope Christian Church	9850 FM 1660 South	Worship Center	Hutto	78634
Wilco Hutto Annex	321 Ed Schmidt Blvd.	Suite 200	Hutto	78634
Hutto City Hall	500 W Live Oak St	Council Chambers	Hutto	78634
Jarrell Memorial Park Community Center	1651 CR 305	Community Center	Jarrell	76537
Sonterra MUD	510 Sonterra Blvd.	Clubhouse	Jarrell	76537
Cool Water MUD Clubhouse	401 Fighting Seabees Run	Clubhouse	Jarrell	76537
Larkspur Elementary School	424 Rusk Bluff Ave.	Gymnasium	Leander	78641
Tarvin Elementary School	1280 Logan Del Way	Gymnasium	Leander	78641
Danielson Middle School	1061 Collaborative Way	1203 Lecture Hall	Leander	78641
Wilco Parks & Recreation	219 Perry Mayfield Blvd	Meeting Room	Leander	78641
Pat Bryson Municipal Hall	201 N Brushy St.	Council Chambers	Leander	78641
Stiles Middle School	3250 Barley Rd.	Gymnasium	Leander	78641
Park at Crystal Falls	7860 183A Toll Rd.	Clubhouse, Phase Two	Leander	78641
First Baptist Church Leander	10000 FM 2243	Gymnasium	Leander	78641
ACC San Gabriel	449 San Gabriel Campus Dr.	Multi-purpose Room	Leander	78641
Santa Rita Ranch	175 Elizabeth Park Blvd.	Great Room	Liberty Hill	78642
Liberty Hill High School	16500 W SH 29	Auditorium Lobby	Liberty Hill	78642
Liberty Hill ISD Gym Annex	301 Forrest St.	Gymnasium	Liberty Hill	78642
Brushy Creek MUD Community Center	16318 Great Oaks Dr	Maple Room	Round Rock	78681
Round Rock Presbyterian Church	4010 Sam Bass Rd.	Fellowship Hall	Round Rock	78681
Fern Bluff MUD Community Center	7320 Wyoming Springs Dr.	Canyon Room	Round Rock	78681
Round Rock Sports Center	2400 Chisholm Trl.	Tournament Room	Round Rock	78681
Palm Valley Lutheran Church	2500 E Palm Valley Blvd.	Back Porch Bldg.	Round Rock	78665
Wilco Jester Annex	1801 E Old Settlers Blvd.	Anderson & Harrell Rooms	Round Rock	78664
Allen R Baca Center	301 W Bagdad Ave.	Building 2, Meeting Room 3	Round Rock	78664
Radiant Church	1205 Round Rock Ave Ste 109	The Living Room	Round Rock	78664
Cedar Ridge High School Auditorium	2801 Gattis School Rd.	Auditorium Lobby	Round Rock	78664
Faith Baptist Church of Round Rock	3625 Gattis School Rd.	Meeting Room	Round Rock	78664
Texas State University Round Rock	1555 University Blvd	Avery Bldg. Room 256	Round Rock	78665
Sleep Inn & Suites	1980 S IH 35	Meeting Room	Round Rock	78681
South University	1220 W Louis Henna Blvd.	Room 110	Round Rock	78681
Taylor ISD Event Center	3101 N Main St.	Event Center	Taylor	76574
Taylor City Hall	400 Porter St.	Auditorium	Taylor	76574
St John Lutheran Church	409 S Main St.	Education Center	Thrall	76578
Walburg Community Center	4000 FM 972	Main Room	Walburg	78626
Community Bible Church of Weir	315 FM 1105	Fellowship Hall	Weir	78626

DRAFT

Registered voters may vote at any location listed.
Los votantes registrados pueden votar en cualquier lugar que se indique aquí.

Wait time estimates available at wilcotx.gov/elections
Estimado tiempo de espera disponible en wilcotx.gov/elections
subject to change ***sujeto a cambio***

Commissioners Court - Regular Session **39.**

Meeting Date: 08/12/2025

Rogers Cultural Education Facilities Finance Corporation (Goodwill Industries of Central Texas)

Submitted By: Jalyn Morris, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action regarding a resolution relating to a public hearing and approving financing by Rogers Cultural Education Facilities Finance Corporation for the benefit of Goodwill Industries of Central Texas and Goodwill Temporary Services, Inc. and related matters in compliance with Section 147(f) of the Internal Revenue Code (Note: The proposed resolution approving the bonds does not create any liability for Williamson County).

Background

Attached is a letter providing details regarding this bond issuance. Section 147(f) of the Internal Revenue Code provides the bonds must be approved by: (1) the governmental unit which issued such bond, or on behalf of which such bond was issued; and (2) generally, each governmental unit having jurisdiction over the area in which the facility is financed by the proceeds of such bond is located. Item (2) is where Williamson County is involved because Goodwill Industries of Central Texas and Goodwill Temporary Services, Inc. is building in Williamson County. Further, the approval must include a public hearing following reasonable public notice of the bond issuance. This requirement is commonly known as the "TEFRA requirement" because it was originally added to the Code by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). Documentation supporting the notice and public hearing is attached. The bonds are not a liability of Williamson County.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Resolution Rogers Cultural Education Facilities Finance Corp Goodwill

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Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/05/2025 02:43 PM
Form Started By: Jalyn Morris		Started On: 08/01/2025 11:02 AM
Final Approval Date: 08/05/2025		

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

We, the undersigned officers of the Williamson County, Texas (the "*County*"), hereby certify as follows:

1. **THE COMMISSIONERS COURT OF THE COUNTY CONVENED IN A REGULAR MEETING ON AUGUST 12, 2025 (THE "*MEETING*"), AT THE DESIGNATED MEETING PLACE, AND THE ROLL WAS CALLED OF THE DULY CONSTITUTED OFFICERS AND MEMBERS OF SAID COMMISSIONERS COURT, TO WIT:**

Steven Snell	County Judge
Terry Cook	Commissioner, Precinct 1
Cynthia Long	Commissioner, Precinct 2
Valerie Covey	Commissioner, Precinct 3
Russ Boles	Commissioner, Precinct 4

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION RELATING TO A PUBLIC HEARING AND APPROVING TAX-EXEMPT FINANCING BY A CULTURAL EDUCATION FACILITIES FINANCE CORPORATION FOR THE BENEFIT OF GOODWILL INDUSTRIES OF CENTRAL TEXAS AND GOODWILL TEMPORARY SERVICES, INC. AND RELATED MATTERS

(the "*Resolution*") was duly introduced for the consideration of said Commissioners Court. It was then duly moved and seconded that said Resolution be adopted and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of the Commissioners Court shown present above voted "Aye," except as provided below:

NAYS: __

ABSTENTIONS: __

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Commissioners Court's minutes of said Meeting; that

the above and foregoing paragraph is a true, full and correct excerpt from said Commissioners Court 's minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Commissioners Court as indicated therein; that each of the officers and members of said Commissioners Court was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the County Judge of the County has approved and hereby approves the aforesaid Resolution; that the County Judge and the County Clerk of the County have duly signed said Resolution; and that the County Judge and the County Clerk hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED August 12, 2025.

County Clerk

County Judge

(SEAL)

RESOLUTION RELATING TO A PUBLIC HEARING AND APPROVING TAX-EXEMPT FINANCING BY A CULTURAL EDUCATION FACILITIES FINANCE CORPORATION FOR THE BENEFIT OF GOODWILL INDUSTRIES OF CENTRAL TEXAS AND GOODWILL TEMPORARY SERVICES, INC. AND RELATED MATTERS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

WHEREAS, Williamson County, Texas (the "*County*") has been informed that the Rogers Cultural Education Facilities Finance Corporation or any other such corporation (the "*Corporation*") created pursuant to Chapter 337, Texas Local Government Code ("*State Law*") will issue bonds, loans and/or other obligations (the "*Obligations*") in the maximum principal amount of $10,000,000.00, whereby the proceeds of the Obligations will be loaned to Goodwill Industries of Central Texas and Goodwill Temporary Services, Inc., each a Texas non-profit corporation (the "*Borrower*") for the purpose of financing the Project (the "*Financing"*);

WHEREAS, the Corporation is authorized by State Law to provide the Financing for cultural, health, educational and housing facilities by contractual arrangement, and the Obligations issued to the Corporation constitute contractual arrangements in which the Corporation is authorized by State Law to participate in;

WHEREAS, the Obligations are being issued for the purpose of (a) financing the acquisition, construction, renovation and/or equipping of facilities located at 110 Bronco Blvd, Liberty Hill, Texas 78642 (the "*Project*"); and (b) paying a portion of the costs of issuance of the Obligations.

WHEREAS, the Borrower has agreed to make payments in amounts sufficient to pay the payments required to be made under the Obligations (the "*Payments*");

WHEREAS, section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*") requires that the issuance of any qualified 501(c)(3) obligations be approved by either the governing body of the County or the chief elected executive officer of the County after a public hearing following reasonable public notice;

WHEREAS, the publication of the Notice of Public Hearing (the "*Public Notice*") is evidenced by a Publisher's Affidavit (a copy of which is attached hereto as Exhibit A);

WHEREAS, attached hereto as Exhibit B is Certificate of Public Hearing regarding the conduct of the Public Hearing;

THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS THAT:

Section 1. The County hereby approves the Financing and the Project solely for the purpose of satisfying the requirements of section 147(f) of the Code; provided that the County shall have no liabilities for the Payments nor shall any of the County's assets be pledged to secure the Payments.

Section 2. This Resolution shall become effective immediately upon its passage.

EXHIBIT A

PUBLISHER'S AFFIDAVIT

LOCALiQ

Austin
American-Statesman

PO Box 631667 Cincinnati, OH 45263-1667

AFFIDAVIT OF PUBLICATION

Jackson Walker LLP
1401 McKinney
Houston TX 77010

STATE OF TEXAS, COUNTIES OF BASTROP, BELL, BLANCO, BURNET, CALDWELL, COMAL, CORYELL, FAYETTE, GILLESPIE, GUADALUPE, HAYS, KERR, LAMPASAS, LEE, LLANO, MILAM, TRAVIS & WILLIAMSON

The Austin American Statesman, a newspaper that is generally circulated in the counties of Bastrop, Bell, Blanco, Burnet, Caldwell, Comal, Coryell, Fayette, Gillespie, Guadalupe, Hays, Kerr, Lampasas, Lee, Llano, Milam, Travis and Williamson, State of Texas, printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

ACO American Statesman 07/23/2025

and that the fees charged are legal.
Sworn to and subscribed before on 07/23/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$729.50	
Tax Amount:	$0.00	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held on behalf of Rogers Cultural Education Facilities Finance Corporation (the "Corporation"), a nonprofit corporation, on July 30, 2025, commencing at 10:00 a.m. to provide an opportunity for all interested persons to be heard with respect to a loan (qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended) from Frost Bank (the "Lender") to the Corporation in the maximum aggregate amount of $10,000,000, and a loan from the Corporation to Goodwill Industries of Central Texas (the "Borrower") in the same amount (collectively, the "Loans"); all pursuant to a loan agreement by and among the Corporation, the Lender and the Borrower.

The Loans are being made for the purpose of financing all or a portion of the costs of the acquisition, construction, renovation and/or equipping of facilities located at 110 Bronco Blvd, Liberty Hill, Texas 78642 (collectively, the "Project"). A portion of the proceeds of the Loans will be used to pay certain expenses in connection with the issuance of the Loans. The Project is or will be owned by the Borrower. The Loans are not payable out of taxes and are secured by and payable solely from funds provided by the Borrower.

At the time and place set for the public hearing, interested persons will be given a reasonable opportunity to express their views, both orally (via telephonic participation) and in writing, on the merits of the Project, the Loans or related matters. Members of the public may listen to and contribute to any discussion during the hearing by dialing: 1-346-248-7799, meeting ID: 969 2227 5696, passcode: 221460. Persons wishing to participate should submit a written request to speak to hvu@jw.com at least 24 hours before the hearing; however, the hearing officer will also provide time for additional comments during the hearing. Oral remarks may not exceed five minutes in duration. Written comments may be submitted by email to the President of the Board of Directors of the Corporation c/o Jackson Walker LLP, Attn: Hoang Vu, hvu@jw.com, until the time and date of the hearing.

July 23 2025

LACO0337929

EXHIBIT B

CERTIFICATE OF PUBLIC HEARING

CERTIFICATE OF PUBLIC HEARING

I, the undersigned, hereby certify in connection with a series of loan transactions to be entered into by the Rogers Cultural Education Facilities Finance Corporation (the "*Corporation*"), Goodwill Industries of Central Texas ("*Borrower*") and Frost Bank in the maximum aggregate principal amount of $10,000,000 (the "*Loans*") for the benefit of Borrower, as follows:

1. I served as Hearing Officer for the Corporation for the purpose of financing all or a portion of the costs of the acquisition, construction, renovation and/or equipping of facilities located at 110 Bronco Blvd, Liberty Hill, Texas 78642 (collectively, the "*Project*").

2. Such hearing was conducted commencing on July 30, 2025 at 10:00 a.m. by toll free telephonic means accessible to the general public.

3. At the time for the commencement of the hearing, comments, either orally or in writing, were publicly requested on the Project to be financed with proceeds of the Loan and on the making of the Loans.

4. At the hearing,

[x] no persons presented comments orally or in writing.

[ ] the comments summarized in Exhibit B-1 were made orally by the persons listed therein.

[ ] the written comments attached hereto were presented.

5. No time limitations were imposed on any public comments.

IN WITNESS WHEREOF, I have hereunto set my hand this July 30, 2025.



Hearing Officer

Commissioners Court - Regular Session **40.**

Meeting Date: 08/12/2025

Brinegar

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a Real Estate Professional Consulting Services Agreement between Williamson County, Texas and Brinegar Interests LLC D/B/A Brinegar Properties; and exemption of those services from the competitive bid/proposal requirements of the County Purchasing Act pursuant to the discretionary exemption for personal or professional services, as set forth under Tex. Loc. Gov't Code § 262.024(a)(4).

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Brinegar Prof. Real Estate Services Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:56 AM
Form Started By: Hal Hawes		Started On: 08/06/2025 12:59 PM
Final Approval Date: 08/07/2025		

REAL ESTATE PROFESSIONAL CONSULTING SERVICES AGREEMENT

Effective Date:	As of the date of the last party's execution below.
Williamson County:	Williamson County, Texas 710 South Main Street, Suite 101 Georgetown, Texas 78626
Broker:	Brinegar Interests LLC D/B/A Brinegar Properties 401 W Anderson Avenue Round Rock, Texas 78664

This Real Estate Professional Consulting Services Agreement ("Agreement") is made by and between Williamson County and Broker.

WHEREAS, Williamson County desires to engage the services of Broker, as an independent Broker and not as an employee, according to the terms and conditions provided in this Agreement; and

WHEREAS, Broker desires to render services for Williamson County on the terms and conditions provided in this Agreement; and

NOW THEREFORE, in consideration of the mutual promises contained in this contract, Williamson County and Broker (individually a "Party" and collectively the "Parties") hereby agree as follows:

1. **TERM.** This Agreement will begin on the Effective Date and expire one (1) year thereafter ("Term"). The Agreement shall automatically renew for up to two (2) additional one (1) year terms unless either Party terminates this Agreement by providing at least thirty (30) days' written notice to the other during any term. In the event of such termination, it is understood and agreed that only the amounts due to Broker for services provided and authorized expenses incurred to and including the date of termination, will be due and payable.

2. **SERVICES.** Williamson County requires Broker's assistance and consultation in (a) identifying and purchasing real property for Williamson County; and (b) for valuation, marketing, and sale of various existing Williamson County real property located throughout the County (collectively the "Real Property"). Broker agrees to perform services for Williamson County, with such "Services" including negotiating, researching, evaluating, consulting, and reporting as required in relation to the Real Property, but shall not include expert witness preparation and testimony of a designated expert (as "Expert" is defined in Section 5 below), and shall be performed pursuant to industry standards. The Services shall also include regular meetings with the Williamson County Judge and Commissioners at mutually agreeable times and places and communications with the appropriate Williamson County personnel and representatives.

3. **WILLIAMSON COUNTY ACCESS.** Broker agrees to abide by the policies applicable to Williamson County employees and independent contractors while on any

Williamson County premises. Broker shall comply with all laws and shall possess and maintain all licenses, permits, and qualifications required by law to perform the contracted Services.

4. **FEES & INVOICES.**

A. Williamson County will reimburse Broker for Broker's reasonable actual expenses, fees, and costs that Broker incurs in performing Services benefitting Williamson County under this Agreement, but only to the extent that (i) such expenses are authorized, in advance, by Williamson County; (ii) documentation of such expenses is provided to Williamson County within sixty (60) days of the expense being incurred, and (iii) such expenses comply with the Williamson County business expense reimbursement standards, as modified from time to time.

B. Either during the term of this Agreement or for a period of twelve (12) months after the termination of this Agreement, for any property **sold** by Williamson County for which Broker participates in a real estate transaction for said property generating a real estate commission to Broker, Broker shall be entitled to a commission as follows:

1. Four percent (4.0%) of the sales price for transactions when the buyer is represented by a separate broker, from which Broker agrees to compensate any buyer's broker;

2. Two and one-half percent (2.5%) of the sales price for transactions when the buyer is not represented by a separate broker;

3. A flat commission in the amount of $36,000.00 for any property for which Williamson County has received an offer to purchase or Letter of Intent (LOI) within a period of twelve (12) months prior to the sale of a particular property.

C. Either during the term of this Agreement or for a period of twelve (12) months after the termination of this Agreement, for any property **purchased** by Williamson County for which Broker participates in a real estate transaction for said property generating a real estate commission to Broker, Broker shall look solely to the seller of such property for Broker's commission, and Williamson County shall not be obligated to pay a commission to Broker.

D. Any authorized expenses, fees, and costs will be invoiced by Broker to Williamson County, in a form acceptable to the Williamson County Auditor, on or before the first day of each month following the Effective Date. Williamson County shall review the invoices within thirty (30) days of receipt of an invoice and approve them with such modifications, if any, as it deems appropriate. Williamson County shall pay each invoice within thirty (30) days after Williamson County's approval; subject however to the condition that (i) Williamson County accepts performance of the Services for the prior month; (ii) Broker has satisfied, and continues satisfying, all of its obligations, representations, warranties, and covenants under this Agreement; and (iii) Broker has provided adequate documentation of the expenses and other charges set forth in the invoice, as described in this Section 4.

5. **RELATIONSHIP OF PARTIES.** Broker is and shall remain at all times an independent Broker, and nothing in this Agreement shall be deemed to create a joint venture, partnership, employment, franchise, master-servant, or agency relationship between the Parties. Broker warrants that all individuals who perform Services on behalf of Broker under this Agreement are employees of Broker who may legally work in the United States and for whom Broker is solely responsible and pays required federal, state, and local tax withholdings (including Social Security, unemployment, and Medicare), workers' compensation insurance, and employment benefits ("Broker Employees"). If Broker desires to use independent brokers to perform any Services, Broker must identify the independent brokers and obtain prior written consent from Williamson County before such independent brokers may perform Services.

6. **WILLIAMSON COUNTY LIABILITY.** WILLIAMSON COUNTY SHALL NOT BE LIABLE UNDER THIS AGREEMENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND. WILLIAMSON COUNTY'S AGGREGATE LIABILITY FOR CLAIMS OF ANY KIND, WHETHER BASED ON CONTRACT OR TORT OR OTHERWISE RELATING TO THIS AGREEMENT, SHALL NOT EXCEED THE COMPENSATION PAID OR OWED TO BROKER FOR SERVICES UNDER THIS AGREEMENT.

7. **CONFIDENTIALITY.**

A. Disclosing Party. For the purposes of this Agreement, Williamson County will be disclosing Confidential Information, as defined in Section 7(b) below, to Broker. Broker acknowledges that the existence of this Agreement and its terms are considered Williamson County Confidential Information, and Broker will not publicly release information about its relationship with Williamson County and/or this Agreement (via activities such as news releases, articles, brochures, advertisements, web pages, prepared speeches, or otherwise) without Williamson County's prior written consent.

B. Confidential Information. "Confidential Information" shall mean all information, technical data, or know-how which relates to the services of Williamson County, including, without limitation, any research, products, services, developments, processes, techniques, designs, technical, engineering, distribution, marketing, financial modeling, and demographics information, which is disclosed to Broker within the scope of Broker's Services, directly or indirectly, in writing, orally or by drawings or inspection. Confidential Information does not include information, technical data or know-how which:

I. is already published or available to the public, or subsequently becomes available, other than by a breach of this Agreement;

II. is received from a third party not to Broker's knowledge in breach of any obligation of confidentiality;

III. is independently developed by personnel or agents of Broker without reliance on the Confidential Information;

IV. is proven by written evidence to be known to Broker at the time of disclosure; or

V. is produced by Broker in compliance with an order, rule or law of any federal, state, local or municipal body having jurisdiction over a party, provided that Broker gives Williamson County notice, to the extent reasonably possible, of such order, rule or law and gives Williamson County an opportunity to defend and/or attempt to limit such production.

C. Precautions Taken to Protect Confidential Information. Broker agrees not to disclose or use the Confidential Information for any purpose other than purposes under this Agreement. Broker shall take reasonable actions and precautions to prevent unauthorized disclosure and use of Confidential Information. Confidential Information and all copies thereof shall remain the property of Williamson County. Confidential Information, shall, upon request of Williamson County or immediately upon termination of this Agreement, be promptly returned by Broker to Williamson County, accompanied by all copies of such documentation made by Broker, provided that Broker may keep one copy of this Agreement. Broker agrees to immediately notify Williamson County upon discovery of any unauthorized use or disclosure of Confidential Information and to cooperate in any reasonable way to help Williamson County regain possession of the Confidential Information and prevent further unauthorized use or disclosure.

D. Remedies. Broker acknowledges and agrees that breach of this Section 7, or any promise or covenant contained herein, by it may result in irreparable and continuing damage to Williamson County, for which there would be no adequate remedy at law, and that, in the event of such breach, Williamson County may be entitled to injunctive relief and/or a decree for specific performance, in addition to all such other and further relief as may be available at law, in equity, or otherwise.

E. Survival of Confidentiality. The provisions of this Section 7 shall survive any termination or expiration of this Agreement.

8. **CONFLICT OF INTEREST; BUSINESS ETHICS.** Broker shall disclose to Williamson County in writing if Broker represents any other party involved in transaction with Williamson County or if Broker has any financial interest in any property in which Williamson County has an interest in purchasing. If the event of such a conflict, Williamson County shall have the right to request a different Broker represent Williamson County in such a transaction, or Willaimson County may allow Broker to continue its representation subject to the ethical obligations of an intermediary broker.

9. **DELIVERABLES.** For any information or other deliverables requested by and/or delivered to Williamson County in connection with Services pursuant to this Agreement ("Deliverables"), Broker does hereby, without reservation, irrevocably sell, assign, grant, transfer and convey to Williamson County, its successors and assigns, Broker's entire right, title and interest (past, present, future, and throughout the world) in and to such Deliverables.

10. **WARRANTY.** Broker warrants that it will perform all Services performed in connection with this Agreement with due diligence and in full compliance with the highest professional standards of practice in the industry. Broker shall perform Services in compliance with all laws, and, if any licenses or permits are required for Broker to perform the Services, Broker warrants that it shall maintain such licenses or permits.

11. **INDEMNIFICATION.** BROKER SHALL DEFEND, INDEMNIFY AND HOLD WILLIAMSON COUNTY HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, LIABILITIES, ASSESSMENTS, PENALTIES, LOSSES, DEMANDS, DAMAGES, COSTS (INCLUDING COURT COSTS), ATTORNEYS' FEES, EXPENSES, OR INTEREST PAYMENTS THAT WILLIAMSON COUNTY MAY AT ANY TIME INCUR BY REASON OF ANY DEMAND, PROCEEDING, ACTION, SUIT OR CLAIM BROUGHT AGAINST WILLIAMSON COUNTY BY ANY NON-PARTY OR ANY INDIVIDUAL ARISING FROM OR RELATING TO AN ACTUAL OR ALLEGED: (A) FAILURE BY BROKER TO SATISFY ANY ONE OR MORE OBLIGATIONS, REPRESENTATIONS, WARRANTIES OR COVENANTS UNDER THIS AGREEMENT, (B) GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE BROKER, OR ANY ONE OR MORE OF ITS EMPLOYEES, OFFICERS, DIRECTORS, AFFILIATES, BROKERS, LICENSEES OR AGENTS, INCLUDING BUT NOT LIMITED TO ANY INDIVIDUAL, (C) CLAIM THAT ANY SOFTWARE OR DELIVERABLE PROVIDED BY BROKER INFRINGES ANY UNITED STATES PATENT, TRADEMARK OR COPYRIGHT OR IS CLAIMED TO BE A MISAPPROPRIATION OF A TRADE SECRET, OR (D) CLAIMS AND LIABILITY FOR ANY FEDERAL, STATE AND LOCAL TAXES, WORKERS' COMPENSATION, EMPLOYMENT BENEFITS, UNEMPLOYMENT COMPENSATION AND ANY OTHER EMPLOYMENT-RELATED OR OTHER CLAIMS BY, FOR, OR ON BEHALF OF ALL INDIVIDUALS PERFORMING SERVICES ON BEHALF OF BROKER UNDER ITS AGREEMENT. Williamson County shall promptly notify Broker of any such claim. Broker shall: (a) have the obligation to undertake the defense of such claim, process or other legal proceeding by representatives of its choosing, reasonably satisfactory to Williamson County, at Broker's expense; provided, however, that Williamson County may participate in the defense with counsel of its own choosing and at its own expense, and (b) pay any final judgment entered against Williamson County or any settlement agreement agreed to in writing by Broker on such issue in any such suit or proceeding. In the event Broker fails to defend such claim in good faith and diligently, Williamson County shall have the right to undertake the defense, compromise, or settlement or such claim on behalf of and for the account and risk of Broker and at Broker's expense.

12. **AUDIT.** Broker shall keep accurate and complete accounting records in support of all cost billings to Williamson County, including billings related to the Services, in accordance with generally accepted accounting principles and practices consistently applied. Williamson County and its audit representatives shall have the right at any reasonable time or times to examine, audit, and reproduce the records, vouchers, and their source documents that serve as the basis for compensation, other than compensation that is fixed in amount by this Agreement. Such documents shall be available for examination, audit, and reproduction by Williamson County and its representatives for three (3) years after completion of Broker's Services or earlier termination of this Agreement.

13. **ASSIGNMENT.** Broker shall not, without the prior written consent of Williamson County, assign, subcontract or transfer any obligation under this Agreement; however, Williamson County may assign this Agreement, without Broker's consent, to any non-party.

14. **GOVERNING LAW.** This Agreement shall be deemed entered into in Texas and shall be governed by and construed in accordance with the laws of the State of Texas, without reference to any rules of conflict of laws. With respect to any legal proceeding related to this Agreement, the parties hereby irrevocably agree to non-exclusive personal jurisdiction and venue of any state court within Williamson County, Texas.

15. **TAXES.** Broker is solely responsible for all taxes (federal, state, local) and other similar statutory obligations arising from, relating to, or in connection with any payment made to Broker by Williamson County, except for state or local sales taxes which must be included on Broker's invoices to Williamson County. BROKER SHALL DEFEND, INDEMNIFY AND HOLD WILLIAMSON COUNTY HARMLESS TO THE EXTENT OF ANY OBLIGATION IMPOSED BY LAW ON WILLIAMSON COUNTY TO PAY ANY SUCH TAX.

16. **AMENDMENT.** This Agreement may only be amended by a writing signed by both Parties.

17. **SAFETY.** Broker shall take all necessary safety precautions and provide all necessary protection from damage, injury, or loss in performance of the Services.

18. **LEGAL CONSTRUCTION.** In the event that any 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 provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

19. **NOTICES.** Any notice related to this Agreement shall be in writing and delivered to the persons at the addresses below.

20. **ENTIRE AGREEMENT.** This Agreement constitutes the sole agreement of the Parties and supersedes any prior understandings or written or oral agreements between the Parties respecting this subject matter.

21. **ELECTRONIC SIGNATURES.** This Agreement may be executed by facsimile or scanned and electronically transferred signatures. A copy of this Agreement bearing such a signature(s) shall have the same force and effect as an original agreement with inked original signatures. Once signed, any copy of this Agreement made by reliable means (e.g. photocopy, scan, facsimile) is considered an original.

Broker: Brinegar Interests LLC D/B/A Brinegar Properties	Williamson County, Texas
By: _____	By: _____
Name: BRENTLEY BRINEGAR	Name: _____
Title: BROKER/MANAGER	Title: As Presiding Officer of the Williamson County Commissioners Court
Date: AUGUST 6, 2025	Date: _____, 20___

Commissioners Court - Regular Session **41.**

Meeting Date: 08/12/2025

Hwy 29 Residential Lease

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a Residential Lease Agreement between Williamson County, as Landlord, and Brenda Damer, as Tenant, for the lease of the residence and improvements located at 9769 Highway 29 W Georgetown, TX 78628 and authorizing execution of the Residential Lease Agreement.

Background

The proposed lease would be for one (1) year, commencing on October 1, 2025, and ending on September 30, 2026. The lease may be renewed by the county and tenant for up to four (4) additional one (1) year terms. The proposed rent is One Thousand Three Hundred Twenty-Eight Dollars and Forty-Seven Cents ($1,328.47) plus Three Hundred Sixty-Seven Dollars and Seventeen Cents ($367.17) for ad valorem taxes, subject to rental adjustments based on the CPI and ad valorem tax increases.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Residential Lease Agreement - HWY 29 Damer

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/05/2025 02:47 PM
Form Started By: Hal Hawes		Started On: 08/05/2025 09:50 AM
Final Approval Date: 08/05/2025		

RESIDENTIAL LEASE AGREEMENT

By this Residential Lease Agreement ("Lease") between Williamson County, Texas, a political subdivision of the State of Texas and the true and lawful owner of the Premises subject of this Lease, (hereafter called "Landlord"); and Brenda Damer, (hereafter collectively called "Tenant"); Landlord hereby leases to Tenant, and the Tenant hires and takes form the Landlord, all that certain plot of land with the dwelling thereon known and described as 9769 HWY 29 W, Georgetown, Texas, 78628, as further described below, (hereinafter referred to as the "Premises), to be used and occupied solely as a strictly private dwelling for one family only, by the Tenant and the family of the Tenant and not otherwise, according to the following terms and conditions:

1. PREMISES. The "Premises" shall mean and include the residential house located at 9769 HWY 29 W, Georgetown, Texas, 78628, along with the improvements located thereon. The improvements consist of a +/- 480 s/f detached game room located adjacent to the rear covered porch of the house and a +/- 1200 s/f detached garage/storage (without electricity) located near the house that contains a 12 X 18 covered storage located along the rear, fenced area between the house. The acreage surrounding the house and improvements shall not be included in this Lease.

2. The "Initial Term" of this Lease shall be One (1) Year commencing on October 1, 2025 ("Commencement Date") and ending on September 30, 2026 at 11:59 p.m. ("Termination Date").

3. RENT. Tenant agrees to pay, without demand, deduction or offset, to Landlord as rent for the Premises **One Thousand Three Hundred Twenty Eight Dollars and Forty-Seven Cents ($1,328.47) plus Three Hundred Sixty Seven Dollars and Seventeen Cents ($367.17)**, which is one-twelfth the amount of the annual ad valorem taxes assessed against improvements of the Premises in the preceding calendar year*, ("Initial Base Rent"), on the first (1st) day of each calendar month in advance, beginning on the (1st) day of October, 2025 at: Williamson County Auditor's Office, Attn: Finance Director, 710 Main Street, Suite 301, Georgetown, Texas 78626 or such other place as Landlord may designate in writing.

***AN AMOUNT EQUAL TO ONE-TWELFTH THE AMOUNT OF THE ANNUAL AD VALOREM TAXES ASSESSED AGAINST THE PREMISES (TAXES ASSESSED AGAINST ONLY THE IMPROVEMENTS AND EXCLUDING THE SURROUNDING ACREAGE) IN THE PRECEDING CALENDAR YEAR SHALL BE ADDED TO THE MONTHLY RENTAL AMOUNT. THE SUM OF THE MONTHLY RENT AMOUNT AND THE ONE-TWELFTH THE AMOUNT OF THE ANNUAL AD VALOREM TAXES ASSESSED IN THE PRECEDING CALENDAR YEAR SHALL CONSTITUTE THE INITIAL BASE RENT FOR THE INITIAL TERM. THE BASE RENT FOR EACH EXTENSION TERM FOLLOWING THE INITIAL TERM SHALL BE THE BASE RENT, AS MAY BE ADJUSTED AS SET FORTH BELOW, PLUS ONE-TWELFTH THE AMOUNT OF THE ANNUAL AD VALOREM TAXES ASSESSED AGAINST THE PREMISES IN THE PRECEDING CALENDAR YEAR.**

4. LATE CHARGES AND FEES FOR RETURNED CHECKS. If Tenant fails to timely pay any month's rent, Tenant will pay Landlord an initial late charge of Twenty Five and No/100 Dollars ($25.00), plus additional late charges of Fifteen and No/100 Dollars ($15.00) per day thereafter until rent is paid in full. Time is of the essence for the payment of rent. **Tenant hereby acknowledges that strict compliance with rental due dates is required and that there is no grace period pertaining to the payment of rent.** Any waiver of late charges or failure to collect late charges under this paragraph will not affect or diminish any other right or remedy Landlord may exercise, at law or in equity, for Tenant's failure to timely pay rent (including but not limited to reporting late payments to consumer reporting agencies).

Tenant further agrees to pay Landlord Twenty Five and No/100 Dollars ($25.00) for each check Tenant tenders to Landlord which is returned by the institution on which it is drawn for any reason, plus initial and additional late charges until Landlord has received payment in full. Landlord may, upon written notice to Tenant, require Tenant to pay all rents by money order, cashier's check, certified funds, or other means acceptable to Landlord.

5. OPTION TO EXTEND LEASE. In the event Tenant wishes to extend this lease following the initial term or any extended term thereafter, Tenant shall provide Landlord with a written request to extend the Lease. Following Landlord's receipt of Tenant's extension request, Landlord shall have the option to deny or accept the request, as it deems in the best interest of Williamson County. If the Landlord accepts Tenant's extension request, the extended term shall begin on the expiration of the Initial Lease Term or the then current "Extension Term" of this Lease, as appropriate. All terms, covenants, and provisions of this Lease shall apply to each such Extension Term. This lease may only be extended for up to a maximum of Four (4) separate One (1) Year Extension Terms.

The Base Rent will be adjusted on each new commencement date of each Extension Term (the "Adjustment Date") to reflect increases in the Consumer Price Index for "All Urban Consumers, U.S. City Average, All Items," issued by the Bureau of Labor Statistics of the United States Department of Labor. The adjustments in the Base Rent will be determined by multiplying the Initial Base Rent by a fraction, the numerator of which is the index number for the most recent publication of the above referenced CPI before the adjustment and the denominator of which is the index number for the first month of the first year of the Term. If the product is greater than the Initial Base Rent, Tenant will pay this greater amount as Base Rent until the next rental adjustment. Base Rent will never be less than the Initial Base Rent.

6. APPLICATION OF FUNDS. Landlord will apply all funds received from Tenant first to any non-rent obligations of Tenant, including but not limited to late charges, returned check charges, charges for repairs that Tenant shall be obligated to pay under the terms of this Lease, and unpaid utility charges, then to rent. Tenant's notations on Tenant's payments shall not affect the Landlord's application of funds.

7. SECURITY DEPOSIT. On the execution of this Lease, Tenant shall deposit with Landlord an amount equal to Initial Base Rent, as security for faithful performance of the terms of the Lease. The deposit shall be held in a separate account for the benefit of Tenant, and it shall be returned to Tenant, without interest and less any lawful deductions of same, on full performance of the provisions of this Lease. **Tenant must give Landlord at least Thirty (30) days written notice of surrender before Landlord is obligated to refund or account for the security deposit. The Landlord shall return or account for the security deposit within Thirty (30) days after Tenant surrenders the Property (vacating the Premises and returning all keys and access devices) and gives Landlord a written statement of Tenant's forwarding address.**

Landlord may deduct all reasonable charges from the security deposit, which shall include but not be limited to charges for (a) unpaid or accelerated rent; (b) late charges and returned check charges; (c) unpaid utilities; (d) costs of cleaning, deodorizing and repairing the Premises and its contents for which Tenant is responsible; (e) pet violation charges; (f) replacing unreturned keys, garage door openers or other security devices; (g) the removal of all unauthorized locks, fixtures, improvements installed by Tenant; (h) insufficient light bulbs; (i) packing, removing, and storing abandoned property; (j) removing abandoned or illegally parked vehicles; (k) costs of reletting, if Tenant is in default; (l) attorney's fees and costs of court incurred in any proceeding against Tenant; and/or (m) other items Tenant is responsible to pay under the terms of this Lease or any extension of the term of this Lease.

In the event the deductions from the security deposit exceeds the amount of the security deposit, Tenant will pay Landlord the excess amount within Ten (10) days after Landlord makes written demand on Tenant. The security deposit will be applied first to any non-rent items, including but not limited to late charges, returned check charges, repair charges, and unpaid utility charges, then to any unpaid rent.

8. QUIET ENJOYMENT. Landlord covenants that, on paying the rent and performing the covenants contained in this Lease, Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

9. USE OF PREMISES. The Premises shall be used and occupied by Tenant exclusively as a private single family residence, and no part of it may be used by Tenant at any time during the term of this Lease or extension of same for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. If Tenant fails to occupy and take possession of the Premises within Five (5) days from the Commencement Date, Tenant shall be in default of this Lease. Tenant shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of and the sidewalks connected to the Premises during the term of this Lease. Tenant and all other persons on the Premises must refrain from conducting themselves in any way that would unduly disturb Tenant's neighbors or constitute a breach of the peace. Tenant may not permit any part of the Premises to be used for: (a) any activity which is a nuisance, offensive, noisy, or dangerous; (b) the repair of any

vehicle; (c) any business of any type, including child care; (d) any activity which violates any applicable rules and/or regulations of Landlord; (e) any illegal or unlawful activity; or (f) other activity which will obstruct, interfere with, or infringe on the rights of other persons near the Premises.

Tenant hereby acknowledges and agrees that Tenant shall be solely liable for and shall promptly pay all fines, fees or charges assessed against the Tenant and/or the Premises for violations by Tenant of: (a) any laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of and the sidewalks connected to the Premises during the term of this Lease; (b) any illegal or unlawful activity; or (c) other activity which obstructs, interferes with, or infringes on the rights of other persons near the Premises.

10. NUMBER AND NAMES OF OCCUPANTS. The Premises may be occupied by no more than Five (5) persons, consisting of Two (2) adults and Three (3) children under the age of 18 years. Tenant may not permit any guests to stay on or in the Premises longer than Fourteen (14) consecutive or non-consecutive days during the term of this Lease or any Extension Term without the prior written consent of the Landlord.

11. **CONDITION OF PREMISES.** TENANT HEREBY AGREES AND STIPULATES THAT THE PREMISES HAVE BEEN EXAMINED BY TENANT, INCLUDING THE GROUNDS AND ALL BUILDINGS AND IMPROVEMENTS, AND THAT AT THE TIME OF THIS LEASE THEY ARE IN GOOD ORDER AND REPAIR AND IN A SAFE, CLEAN, AND TENANTABLE CONDITION. TENANT ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH HEREIN, LANDLORD HAS NOT MADE, DOES NOT MAKE AND, TO THE FULLEST EXTENT AUTHORIZED BY LAW, SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PREMISES, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE SUITABILITY OF THE PREMISES FOR ITS INTENDED USE, (C) THE COMPLIANCE OF OR BY THE PREMISES OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (D) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PREMISES, OR (E) ANY OTHER MATTER WITH RESPECT TO THE PREMISES, AND SPECIFICALLY THAT LANDLORD HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PREMISES, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE

COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. TENANT FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PREMISES, TENANT IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PREMISES AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY LANDLORD. TENANT FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PREMISES WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT LANDLORD HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. TENANT FURTHER ACKNOWLEDGES AND AGREES THAT THE LEASE OF THE PREMISES AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS". TENANT ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE AMOUNT OF THE RENT OF THE PREMISES. THE TERMS OF THIS PARAGRAPH WILL SURVIVE ANY TERMINATION OF THIS LEASE. TENANT ACKNOWLEDGES THAT NO AGREEMENTS HAVE BEEN MADE REGARDING FUTURE REPAIRS UNLESS OTHERWISE SPECIFIED IN THIS LEASE AGREEMENT. TENANT SHALL COMPLETE THE INVENTORY CHECKLIST CONDITION OF RENTAL PROPERTY, WHICH IS ATTACHED HERETO AS SCHEDULE "A", NOTING ANY DEFECTS AND DAMAGES TO THE PREMISES, AND DELIVER SAME TO LANDLORD WITHIN 48 HOURS AFTER THE COMMENCEMENT DATE OF THIS LEASE. TENANT'S FAILURE TO TIMELY DELIVER THE INVENTORY CHECKLIST CONDITION OF RENTAL PROPERTY TO LANDLORD WILL BE DEEMED AS TENANT'S ACCEPTANCE OF THE PREMISES IN A CLEAN, UNDAMAGED, AND GOOD CONDITION. **(The Inventory Checklist Condition of Rental Property is not a request for repair or maintenance of the Premises. Tenant must direct all repair requests to Landlord according to the terms of this Lease.).**

12. ASSIGNMENT AND SUBLETTING. Without the prior written consent of Landlord, Tenant may not assign the Lease or sublet or grant any license to use the Premises or any part of them. A consent by Landlord to one assignment, subletting, or license shall not be considered a consent to any subsequent assignment, subletting, or license. An assignment, subletting, or license without the prior written consent of Landlord or an assignment or subletting by operation of law shall be void and Landlord, at Landlord's option, may immediately terminate this Lease.

13. ALTERATIONS AND IMPROVEMENTS. Tenant may make no alterations to the buildings on the Premises or construct any building or make other improvements on the Premises without the prior written consent of Landlord. Unless otherwise provided by written agreement between Landlord and Tenant, all alterations, changes, and improvements built, constructed, or placed on the Premises by Tenant, with the exception of fixtures removable without damage to the Premises and movable personal property, shall be the property of Landlord and remain on the Premises at the expiration or termination of this Lease. Except as permitted by law, this Lease, or pursuant to

Landlord's prior written consent, Tenant may not: (a) remove any existing property and/ or any of Landlord's personal property from the Premises; (b) remove, change, or re-key any lock; (c) make holes in the woodwork, floors, or walls, save and except the insertion of a reasonable number of small nails used for hanging pictures in the Sheetrock and grooves in the paneling; (d) permit any water furniture on the Premises; (e) install new or additional telephone and/or television outlets, cables, antennas, satellite receivers, or alarm systems; (f) replace or remove carpet, paint, or wallpaper; (g) install or change any fixture on the Premises; (h) keep or permit any hazardous material on the Premises, which shall include but not be limited to flammable or explosive materials which might cause fire or extended insurance coverage to be suspended or canceled or any premiums to be increased; (i) dispose of any environmentally detrimental substance (i.e. motor oil or radiator fluid) on the Premises; or (j) cause or allow any mechanic's or materialman's lien to be filed against any portion of the Premises or Tenant's interest in this Lease.

14. DAMAGE TO PREMISES. If the Premises or any part of them is damaged partially by fire or other casualty not due to Tenant's negligence or willful act or that of Tenant's family, agent, invitee or visitor, the Premises shall be repaired promptly by Landlord, and there shall be an abatement of rent corresponding to the time during which and the extent to which the Premises are untenantable; provided that, in the event of damage by fire or other casualty in the amount of more than $5,000.00, Landlord will have the option of not rebuilding or repairing, in which event the term of this Lease shall end, and the rent shall be prorated up to the time of the damage. Any proceeds, payment for damages, settlements, awards, or other sums paid because of a casualty loss to the Premises shall be the sole property of Landlord. For the purposes of this Lease, any condemnation of all or part of the property shall be a casualty loss.

15. CARE AND MAINTENANCE. Tenant, after inspecting the Premises, completed the attached **Schedule "A"** inventory checklist, incorporated into this Lease by this reference, and found the premises to be in good order and repair. Tenant agrees to maintain the Premises in as good condition as lessee finds the premises, reasonable wear and tear excepted, and agrees to pay for all maintenance and repairs to put the Premises in the same condition as when Tenant entered; and to keep the lawn mowed, clean, and free of debris and refuse, and in a presentable condition at all times.

16. INSURANCE. Tenant hereby agrees to maintain, at all times during any term of this Lease, at Tenant's sole cost, a comprehensive public liability insurance policy protecting Lessor against all claims or demands that may arise or be claimed on account of Tenant's use of the Premises, in an amount of at least Five Hundred Thousand Dollars ($500,000.00), per occurrence of accident and/or injury, for injuries to persons and damages to real and/or personal property. Said insurance shall be written by a company or companies acceptable to Landlord, authorized to engage in the business of general liability insurance in the state of Texas, and name Landlord as an additional insured. Furthermore, said insurance shall be primary as to any other existing, valid, and

collectible insurance. Tenant shall deliver to Landlord annual certificates demonstrating that said insurance is paid up and copies of the insurance policies issued by the insurance companies.

Tenant further agrees to maintain at all times during any term of this Lease, at Tenant's cost, broad coverage fire and casualty insurance on its property and to provide Landlord with a copy of the policy and a certificate issued by the insurance company demonstrating that insurance is paid up. Tenant's property will not be covered by any hazard insurance that may be carried by Landlord. The Tenant assumes the risk of loss on all contents of the Leased Premises owned by the Tenant, excluding the building structures and improvements owned by the Landlord.

Tenant shall, within Ten (10) calendar days from the execution of this Lease, obtain a certified statement by each insurance carrier containing a clause providing that the insurance carrier will give Landlord Thirty (30) days' written notice before any cancellation shall be effective. The insurance policies shall be provided by Tenant and shall be for a period of at least One (1) year.

17. UTILITIES. Tenant shall be responsible for arranging and paying for all utility services required on the Premises, including but not limited to electricity, gas, water, septic system, wastewater, garbage, telephone, alarm monitoring systems, television, sewer charges, and trash collection. Tenant further agrees to pay all connection fees, service fees, usage fees, and all other costs and fees for all utilities to the Premises. Tenant must, at a minimum, keep the following utilities on at all times during the term of this Lease: gas; electricity; water; wastewater/sewer/septic system; and garbage services and collection. If the Tenant fails to keep said utilities on during the term of this Lease or any extension of the term of this Lease, Tenant shall be deemed to be in default of this Lease. Tenant acknowledges that the Premises is serviced by an onsite sewer septic facility (OSSF) and that, at Tenant's expense, proper use and maintenance of the OSSF will be necessary.

18. MAINTENANCE AND REPAIR. At Tenant's expense, Tenant shall keep and maintain the Premises and appurtenances in good sanitary condition during the term of this Lease and any extension of it. In particular, Tenant shall keep the fixtures in the house or on or about the Premises in good order and repair; keep the furnace and HVAC systems clean and in good working order; promptly dispose of all garbage in appropriate receptacles; supply and change heating and air conditioning filters at least once a month; supply and change light bulbs and smoke detector batteries; promptly eliminate any dangerous condition on the Premises caused by Tenant or caused by Tenant's family, agent, or visitor; take necessary precautions to prevent broken water pipes due to freezing; replace any lost or misplaced keys; pay any periodic, preventative, or additional extermination costs desired by Tenant; maintain and use reasonable diligence in maintaining the yard and landscape in or on the Premises, which shall include but not be limited to watering, mowing, fertilizing, trimming and controlling all lawn pests on all lawns, shrubbery, bushes, flowers, gardens, trees, rock or other landscaping and foliage on or encroaching

on the Premises or any easement appurtenant to the Premises; and keep the walls free from dirt and debris.

Tenant shall make all required repairs to the Premises and improvements thereon, which shall include but not be limited to the plumbing systems, cooking appliances, cooling system, heating system, sanitary systems, and other electric and gas fixtures.

Tenant agrees that no signs will be placed or painting done on or about the Premises by Tenant or at Tenant direction without the prior written consent of Landlord.

19. ANIMALS. Tenant shall not keep, temporarily or permanently, any domestic or other animals, which shall include but not be limited to mammals, birds, reptiles, fish, rodents and/or insects, on or about the Premises without the prior written consent of Landlord. In the event Landlord gives such prior written consent to Tenant which allows Tenant to keep an animal on the Premises, Landlord, in Landlord's sole discretion, may require that Tenant provide Landlord with animal and/or pet deposit, in an amount set by Landlord, prior to the Tenant's placing such animal on the Premises. If Landlord gives such consent, it may be revoked at any time at Landlord's sole discretion.

If Tenant violates this restriction against keeping animals on the Premises, Tenant shall pay Landlord a fee of $25.00 per day per animal for each day Tenant violates the animal restriction as additional rent for any unauthorized animal. Landlord may remove or cause to be removed any unauthorized animal and deliver said animal to the appropriate local authorities by providing at least 24-hour written notice to Tenant of Landlord's intention to remove the unauthorized animal. Landlord will not be responsible for or liable for any harm, injury, death or sickness to any unauthorized or authorized animal of Tenant. Tenant is responsible for and liable for any damage or required repair or cleaning of the Premises caused by any unauthorized or authorized animal and for all costs Landlord may incur in removing or causing any unauthorized animal to be removed from the Premises.

20. SMOKING. Tenant and Tenant's family, agents, guests, invitees and/or visitors may not smoke any type of tobacco or non-tobacco product inside the residence or any of the improvements and/or buildings on the Premises. Tenant shall be in default if Tenant should fail to comply with Landlord's no smoking prohibition.

21. SECURITY DEVICES AND EXTERIOR DOOR LOCKS. The Texas Property Code requires that the Premises be equipped with certain types of locks and security devices. Said Code will govern the rights and obligations of the parties regarding security devices. **All notices or requests by Tenant for re-keying, changing, installing, repairing, or replacing security devices must be made in writing to the Landlord. All additional security devices or additional re-keying or replacement of security devices desired by Tenant shall be paid by Tenant in advance and may only be installed by Landlord or Landlord's contractors after receiving a written request from Tenant.**

22. SMOKE DETECTORS. The Texas Property Code requires that the Premises be equipped with smoke detectors in certain locations. Said Code will govern the rights and obligations of the parties regarding smoke detectors. **All requests for additional installation, inspection or repair of smoke detectors must be made in writing by Tenant to Landlord. Disconnecting or intentionally damaging a smoke detector or removing a battery without immediately replacing it with a working battery may subject Tenant to civil penalties and liability for damages and attorney fees under the Texas Property Code.**

23. VEHICLES. Tenant may not permit more than 4 vehicles, which shall include but not be limited to automobiles, non-commercial passenger trucks, recreational vehicles, trailers, motorcycles, and boats, on the Premises unless authorized in writing by Landlord. Under no circumstances may Tenant park or drive any vehicle on the Premises' yard and/or landscape. Tenant may not store any vehicles on or adjacent to the Premises or on the street in front of the Premises. Tenant shall under no circumstances permit any type of commercial vehicle to be stored or parked on or adjacent to the Premises or on the street in front of the Premises. Tenant hereby acknowledges and agrees that Landlord may tow, at Tenant's sole expense, any improperly parked or inoperative vehicle on or adjacent to the Premises in accordance with all applicable state and local laws. For purposes of this provision, an inoperative vehicle shall mean and include a vehicle that is not in good working order and that does not have a current state inspection and registration sticker, as required by law.

24. LANDLORD'S INSPECTION OF AND ACCESS TO PREMISES. Landlord and Landlord's agents will have the right at all reasonable times, without prior notice to Tenant, during the term of this Lease and any extension of it to enter the Premises for the purposes of inspecting them and all building and improvements on them; making repairs to the Premises; showing the Premises to prospective tenants, purchasers, inspectors, appraisers, surveyors, engineers, contractors or insurance agents; exercise a contractual or statutory lien and all legal rights thereunder; leaving written notices; or seizing nonexempt property after default.

25. DISPLAY OF SIGNS BY LANDLORD. During the term of this Lease or any Extension Term of same, Landlord or Landlord's agent may display "For Sale," "For Rent," or "Vacancy" signs on the Premises and may show the property to prospective purchasers or tenants.

26. SUBORDINATION OF LEASE. This Lease and Tenant's interest under it are and will be subordinate to any encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such encumbrances, the interest payable on any encumbrances, and all renewals or extensions of such encumbrances.

27. **LIABILITY.** UNLESS CAUSED BY LANDLORD'S NEGLIGENCE, TENANT ACKNOWLEDGES AND AGREES THAT LANDLORD IS NOT LIABLE OR RESPONSIBLE TO TENANT, TENANT'S FAMILY, GUESTS, OCCUPANTS, AND/OR INVITEES FOR ANY DAMAGES, INJURIES, OR LOSSES TO PERSON OR PROPERTY CAUSED BY FIRE, FLOOD, WATER LEAKS, ICE, SNOW, HAIL, WINDS, EXPLOSIONS, SMOKE, INTERRUPTION OF UTILITIES, THEFT, BURGLARY, ROBBERY, ASSAULT, VANDALISM, OTHER PERSONS, THE CONDITION OF THE PREMISES, ENVIRONMENTAL CONTAMINANTS, INCLUDING BUT NOT LIMITED TO CARBON MONOXIDE, ASBESTOS, RADON GAS AND LEAD BASED PAINT, OR OTHER OCCURRENCES OR CASUALTY LOSSES. TENANT HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS LANDLORD AND THE PREMISES FROM ALL COSTS, LOSSES, DAMAGES, LIABILITIES, EXPENSES, PENALTIES, AND FINES WHATSOEVER THAT MAY ARISE FROM OR BE CLAIMED AGAINST LANDLORD OR THE PREMISES BY ANY PERSON OR PERSONS FOR ANY INJURY TO PERSON OR PROPERTY OR DAMAGE OF WHATEVER KIND OR CHARACTER ARISING FROM THE USE OR OCCUPANCY OF THE PREMISES BY TENANT; FROM ANY NEGLECT OR FAULT OF TENANT OR THE FAMILY, AGENTS, GUESTS OR INVITEES OF TENANT IN USING AND OCCUPYING THE PREMISES; OR FROM ANY FAILURE BY TENANT OR TENANT'S FAMILY, AGENTS, GUESTS OR INVITEES TO COMPLY AND CONFORM WITH ALL LAWS, STATUTES, ORDINANCES, AND REGULATIONS OF ANY GOVERNMENTAL BODY OR SUBDIVISION NOW OR HEREAFTER IN FORCE. IF ANY LAWSUIT OR PROCEEDING SHALL BE BROUGHT AGAINST LANDLORD OR THE PREMISES ON ACCOUNT OF ANY ALLEGED VIOLATIONS OR FAILURE TO COMPLY AND CONFORM OR ON ACCOUNT OF ANY DAMAGE, OMISSION, NEGLECT, OR USE OF THE PREMISES BY TENANT OR TENANT'S FAMILY, AGENTS, GUESTS OR INVITEES, OR ANY OTHER PERSON ON THE PREMISES, TENANT AGREES THAT TENANT OR ANY OTHER PERSON ON THE PREMISES WILL DEFEND IT, PAY WHATEVER JUDGMENTS MAY BE RECOVERED AGAINST LANDLORD OR AGAINST THE PREMISES ON ACCOUNT OF IT, AND PAY FOR ALL ATTORNEYS' FEES IN CONNECTION WITH IT, INCLUDING ATTORNEYS' FEES ON APPEAL.

28. SURRENDER OF PREMISES. On or before the Termination Date of this Lease or any termination date of an Extension Term or any date of termination allowed hereunder, Tenant shall surrender ("Surrender" shall mean vacating the Premises and returning all keys and access devices to the Landlord) the Premises clean and free of all trash, debris and any personal property or belongings and in as good condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted. If Tenant leaves any personal property or belongings in, on or about the Premises after Tenant surrenders possession of the Premises, all such personal property and/or belongings of Tenant will be forfeited to and become the property of the Landlord. In the event that Tenant forfeits such personal property or belongings pursuant to the terms of this Lease, Tenant hereby acknowledges and agrees that Landlord may dispose of such personal property or belongings of Tenant, without liability to Landlord, in any manner in which Landlord, in Landlord's sole discretion, deems fit or reasonable.

29. ABANDONMENT. If Tenant abandons the Premises, Tenant will be in default of this Lease. "Abandon" shall mean Tenant is absent from the Premises for Fourteen (14) consecutive days.

30. HOLDOVER. If Tenant fails to vacate the Premises on or before the Termination Date of this Lease or at the end of any Extension Term or on the effective date of any termination allowed hereunder, Tenant will pay rent for the holdover period and **INDEMNIFY** Landlord and/or Landlord's prospective tenants for damages, which shall include but not be limited to lost rents, lodging expenses, and attorney's fees, incurred by them due to Tenant's holdover. In the event of a holdover, Landlord, at Landlord's sole discretion and option, may extend this Lease up to one month by notifying Tenant in writing of its election to extend this Lease one additional month. Rent for any holdover period will be Two (2) times the monthly rent calculated on a daily basis and will be immediately due and payable daily without further notice or demand to Tenant.

31. DEFAULT BY TENANT. Tenant hereby acknowledges and agrees that if Tenant fails to comply with any provision of this Lease, such failure shall be deemed to be a material breach of this Lease. Furthermore, if Tenant fails to comply with any provision of this Lease, other than the covenant to pay rent, or with any present rules and regulations or any that may be hereafter prescribed by Landlord, or if Tenant fails to comply with any duties imposed on Tenant by law, Landlord may immediately terminate the Lease and/or avail itself of any remedies that are available at law or in equity. If Landlord decides that Tenant should be allowed the opportunity to correct the noncompliance, Landlord may deliver a written notice specifying the noncompliance and allowing Seven (7) days within which it may be corrected. If compliance is not made, Landlord may then terminate the Lease and/or avail itself of any remedies that are available at law or in equity.

If Tenant fails to pay rent when due, and the default continues for Three (3) days after delivery of written demand by Landlord for payment of the rent or possession of the Premises, Landlord may terminate the Lease. If Tenant breaches this Lease, all rents which are payable during the remainder of the Lease term or any extension thereof will be accelerated without further notice or demand to Tenant. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by attempting to relet the Premises to acceptable tenants thereby reducing Tenant's liability accordingly. Tenant hereby acknowledges that unpaid rent and unpaid damages are reportable to credit reporting agencies. In the event Tenant breaches this Lease, Tenant will be liable to Landlord for:

a. Any lost rents;
b. Landlord's costs of reletting the Premises, which shall include but not be limited to brokerage fees, advertising fees, and other necessary fees to relet the Premises;
c. Repairs to the Premises for use beyond normal wear and tear;

d. All of Landlord's costs associated with eviction of Tenant, which shall include attorney's fees, costs of court, and prejudgment interest;

e. All of Landlord's costs associated with collection of rent, which shall include but not be limited to collection fees, late charges, returned check charges, attorney's fees, and fees paid to collection agencies; and

f. Any other recovery to which the Landlord may be entitled by law or in equity.

32. DEFAULT BY LANDLORD. In the event of default by Landlord of any covenant, warranty, term or obligation of this Lease, Landlord's failure to cure same or commence a good faith effort to cure same within Thirty (30) days after written notice thereof by Tenant shall be considered a default and shall entitle Tenant to terminate this Lease. Tenant hereby acknowledges that such right to terminate shall be the sole remedy available in the event Landlord breaches this Lease and fails to cure as set forth in this provision.

33. LANDLORD'S LIEN AND ENFORCEMENT THROUGH SEIZURE. TENANT GRANTS LANDLORD A LIEN FOR UNPAID RENT THAT IS DUE, COVERING ALL NONEXEMPT PROPERTY OF TENANT THAT IS IN THE RESIDENCE. LANDLORD SHALL HAVE THE RIGHT TO SEIZE TENANT'S NONEXEMPT PERSONAL PROPERTY TO SECURE THE PAYMENT OF SUMS DUE UNDER THIS LEASE, IN THE MANNER PROVIDED BY LAW, AND IF LANDLORD SEIZES ANY SUCH PROPERTY, LANDLORD SHALL GIVE NOTICE TO TENANT, AND TENANT MAY OBTAIN THE RETURN OF THE PROPERTY, ALL AS PROVIDED IN SECTION 54.044 OF THE TEXAS PROPERTY CODE. LANDLORD IS ENTITLED TO COLLECT A CHARGE FOR PACKING, REMOVING AND STORING PROPERTY SO SEIZED, AND IF THE PROPERTY IS SOLD, LANDLORD MAY ALSO COLLECT A CHARGE FOR THE COSTS OF SELLING THE PROPERTY.

IF TENANT HAS NOT PAID ALL DELINQUENT RENT WITHIN SEVEN (7) DAYS OF RECEIVING THE NOTICE REQUIRED UNDER SECTION 54.044 OF THE TEXAS PROPERTY CODE, LANDLORD MAY GIVE TENANT NOTICE OF INTENT TO SELL THE PROPERTY IN THE MANNER PROVIDED IN TEXAS PROPERTY CODE SECTION 54.045, AND IF TENANT FAILS TO REDEEM THE PROPERTY PRIOR TO THE DATE AND TIME OF SALE BY PAYING ALL DELINQUENT RENTS, REASONABLE PACKING, MOVING, STORAGE AND SALE COSTS, LANDLORD MAY PROCEED TO SELL THE PROPERTY SO SEIZED, AND ACCOUNT FOR THE SALES PROCEEDS AS REQUIRED BY LAW. ANY PROCEEDS OF THE SALE REMAINING AFTER DEDUCTION OF LAWFUL COSTS AND OFFSETS ENUMERATED ABOVE SHALL BE RETURNED TO TENANT.

34. TENANT'S DESIGNEE IN THE EVENT OF DEATH. Tenant designates the following as the person to contact pursuant to Texas Property Code, Section 92.014 (a), in the event of Tenant's death, concerning the Premises:

Name of Designee	Kimberly Gault, Daughter	John Garner, Son
Address of Designee	399 State Route 511 Nova, Ohio 44859	PO Box 1607 Liberty Hill, Tx 78642
Telephone Number of Designee	(512) 635-2482	(325) 733-2232

and in the event of Tenant's death, Landlord is further authorized to:

a. grant Tenant's designee access to the Premises at a reasonable time and in the presence of Landlord or Landlord's agent;

b. allow Tenant's designee to remove any of Tenant's property found at the Premises; and

c. refund Tenant's security deposit, less lawful deductions, to the designee.

35. REPRESENTATIONS. Tenant's statements and representations in this Lease are material representations relied upon by Landlord. If Tenant makes any misrepresentation in this Lease, Tenant shall be in default and breach of this Lease. Each party hereto states that he or she is of legal age to enter into this Lease. This provision shall survive termination of the Lease.

36. TENANTS' JOINT AND SEVERAL LIABILITY. All Tenants are jointly and severally liable for all provisions of this Lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this Lease or any extension of this Lease, or its termination shall be binding on all Tenants executing this Lease.

37. RECOVERY OF COSTS. In any action taken to enforce or interpret this Lease, the prevailing party will be entitled to recover all costs and expenses, including court costs and reasonable attorneys' fees.

38. ELECTION BY LANDLORD NOT EXCLUSIVE. The exercise by Landlord of any right or remedy to collect rent or enforce its rights under this Lease will not be a waiver or preclude the exercise of any other right or remedy afforded Landlord by this Lease agreement or by statute or law. The failure of Landlord in one or more instances to insist on strict performance or observations of one or more of the covenants or conditions of this Lease or to exercise any remedy, privilege, or option conferred by this Lease on or reserved to Landlord shall not operate or be construed as a relinquishment or future waiver of the covenant or condition or the right to enforce it or to exercise that remedy, privilege, or option; that right shall continue in full force and effect. The receipt by Landlord of rent or any other payment or part of payment required to be made by the Tenant shall not act to waive any other additional rent or payment then due. Even with the knowledge of the breach of any covenant or condition of this Lease, receipt will not operate as or be deemed to be a waiver of this breach, and no waiver by Landlord of any

of the provisions of this Lease, or any of Landlord's rights, remedies, privileges, or options under this Lease, will be deemed to have been made unless made by Landlord in writing.

39. VENUE AND GOVERNING LAW. Each party to this Lease hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Lease shall lie exclusively in Williamson County, Texas, and the parties hereto expressly consent and submit to such jurisdiction. Furthermore, except to the extent that this Lease is governed by the laws of the United States, this Lease shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

40. RELATIONSHIP OF THE PARTIES. In the performance of this Lease, each party shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. Neither party shall be deemed or construed to be the employees or agents of the other party for any purposes whatsoever. Tenant shall not be provided any form of compensation or any benefits that are provided to employees of Landlord, including, but not limited to health insurance, workers compensation insurance or any other remuneration that is provided to employees of Landlord.

41. SEVERABILITY AND INTERPRETATION CONSISTENT WITH LAW. This Lease is intended to comply with all applicable Texas statutes relative to rental agreements. If any provision of this lease is deemed by a court of competent jurisdiction to violate a Texas statute, the violation is inadvertent. If a provision is found to be so violative, the provision shall be considered void and severed from the lease and the balance of the Lease shall remain in full force and effect. Nothing contained in this Lease shall be construed as exculpating the Landlord from liability for the Landlord's failure to perform or Landlord's negligent performance of a duty imposed by law. Also, nothing contained in this Lease shall be construed as releasing either party from a duty to mitigate or minimize the damages to the other party.

42. LANDLORD'S LEASE ADMINISTRATOR AND PROPERTY MANAGER. Gary Wilson, Director of Facilities for Williamson County (or his successor, as designated by Landlord), shall serve as the Landlord's lease administrator and property manager. The said lease administrator and property manager shall also serve as liaison between the Williamson County Commissioners' Court and the Tenant.

Landlord's lease administrator and property manager contact information is as follows:

Williamson County Facilities
Attn: Senior Director
3101 S. E. Inner Loop
Georgetown, Texas 78626

Phone: (512) 943-1609
Fax: (512) 930-3313
Email: facilities@wilco.org

For all requests for services or repairs which Landlord is obligated to provided and perform under this Lease, Tenant shall contact:

Williamson County Facilities
3101 S. E. Inner Loop
Georgetown, Texas 78626
Daytime Phone: (512) 943-1599
After Hours Phone: (512) 943-1389 or
(512) 943-1390
Fax: (512) 930-3313
Email: facilities@wilco.org

43. NOTICES. Any notice required or permitted under this Lease must be in writing. Any notice required by this Lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown below. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

Landlord's Address: Williamson County
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78628

With a copy to: Williamson County Facilities
Attn: Senior Director
3101 S. E. Inner Loop
Georgetown, Texas 78626

Tenant's Address: At the address set forth below the Tenant's signature.

44. REPORTS OF ACCIDENTS. Within Twenty Four (24) hours after Tenant 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 person in, on or around the Premises, whether or not it results from or involves any action or failure to act by the Tenant, the Tenant shall send a written report of such accident or other event to the Landlord, setting forth a full and concise statement of the facts pertaining thereto. The Tenant shall also immediately

send the Landlord a copy of any summons, subpoena, notice, or other documents served upon the Tenant or received by it in connection with any matter before any court arising in relation to any injury to the person or property of any person in, on or around the Premises.

45. TERMINATION FOR CONVENIENCE. Landlord may terminate this Lease, for convenience and without cause, upon Ninety (90) calendar day's written notice to Tenant. Provided that Tenant does not owe any amounts under this Lease and is not otherwise in default, Tenant may terminate this Lease, for convenience and without cause, upon Ninety (90) calendar day's written notice to Landlord. In the event of either parties' termination pursuant to this provision, all amounts that are due as of the date of termination shall be paid to Landlord. Furthermore, Landlord shall reimburse Tenant for the pro-rata portion of any prepaid rents for the unused unexpired portion of the month.

46. TIME OF ESSENCE. Time is expressly declared to be of the essence in this Lease.

47. BINDING OF HEIRS AND ASSIGNS. All provisions of this Lease shall extend to and bind not only the parties to this Lease, but to each and every one of the heirs, executors, representatives, successors and assigns of Landlord and Tenant.

48. NO THIRD PARTY BENEFICIARIES. This Lease is for the sole and exclusive benefit of the Tenant and Landlord, and nothing in this Lease, express or implied, is intended to confer or shall be construed as conferring upon any other person or entity any rights, remedies or any other type or types of benefits.

49. NO WAIVER OF IMMUNITIES. Nothing in this Lease shall be deemed to waive, modify or amend any legal defense available at law or in equity to Landlord, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. Landlord 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.

50. FORCE MAJEURE. If the party obligated to perform is prevented from performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributable to the fault or negligence of said party, the other party shall grant such party relief from the performance of this Lease. The burden of proof for the need of such relief shall rest upon the party obligated to perform. To obtain release based on force majeure, the party obligated to perform shall file a written request with the other party.

51. PRO-RATA PROPORTIONS. If this Lease should commence on a date other than the First (1st) day of a calendar year or terminate on a date other than the last day of the then current term of the Lease, percentage rental for such fractional part of the then current term of the Lease following the commencement date or preceding the termination date, as

the case may be, shall be paid after deducting from the percentage rental all payments of minimum guaranteed rental for the fractional period, the percentage rental to be paid in monthly installments as provided in this Lease with respect to full term of the Lease.

52. EXECUTION IN COUNTERPARTS. This Lease may be executed in counterparts, each of which, when executed and delivered, shall be deemed to be an original and all of which together shall constitute one and the same document.

53. BINDING EFFECT. This Lease and its addenda, if any, sets forth all the promises, agreements, conditions, and understandings between Landlord and Tenant relative to the Premises and supersedes any prior understandings or written or oral agreements between the parties with respect to the to the Premises. There are no other promises, agreements, conditions, or understandings, either oral or written, between them. No subsequent alteration, amendment, change, or addition to this Lease will be binding on Landlord or Tenant unless in writing and signed by them and made a part of this Lease by direct reference.

IMPORTANT LEGAL NOTICES

Tenants may have special statutory rights to terminate the lease early in certain situations involving family violence or a military deployment or transfer.

If Tenant gives Landlord notice according to Tex. Prop. Code Ann. § 92.056 regarding a condition that materially affects the physical health or safety of an ordinary tenant, and Landlord fails to repair the condition within a reasonable time, Tenant is entitled to the following remedies:

(1) Terminate the lease;
(2) Have the condition repaired or remedied;
(3) Deduct from Tenant's rent, without necessity of judicial action, the cost of the repair or remedy; and
(4) Obtain judicial remedies according to Tex. Prop. Code Ann. § 92.0563.

Note that if Tenant chooses to terminate the lease, the following applies:

(1) Tenant is entitled to a pro rata refund of the rent from the later of the following: (a) date of termination of the lease; (b) date Tenant moves out;
(2) Tenant is entitled to deduct security deposit from his or her rent without the necessity of a lawsuit or to obtain a refund of the security deposit according to law; and
(3) Tenant is not entitled to repair and deduction remedies under Tex. Prop. Code Ann. § 92.0561 of the Property Code or judicial remedies under Tex. Prop. Code Ann. § 92.0563(a) (1), (2).

Signed, sealed and delivered to be effective as of the date of the last party's execution below.

LANDLORD:

WILLIAMSON COUNTY, TEXAS

By: _____

Name: _____

Title: Presiding Officer of the Williamson County Commissioners Court

Date: _____

TENANT:

By: Brenda Danner

Name: Brenda Danner

Date: 7/22/2025

Tenant's Address for Notice:

PO Box 1607
Liberty Hill, Tx 78642

July 22, 2025

SCHEDULE "A"

INVENTORY CHECKLIST CONDITION OF RENTAL PROPERTY

Tenant must complete this checklist, noting the condition of the rental property, and return it to the Landlord when Landlord delivers possession of the rental property.

	Beginning Condition	**Ending Condition**
Living Room		
Door (including locks)	Good	
Patio door	"	
Screen door	"	
Carpet	"	
Walls	"	
Ceiling	"	
Plugs and switches	"	
Dining Room		
Carpet	"	
Walls	"	
Ceiling	"	
Lights and switches	"	
Entry		
Door	"	
Ceiling	"	
Walls	"	
Carpet/floor	"	
Hallway		
Carpet	"	
Walls	"	
Ceiling	"	

Docusign Envelope ID: 659553F3-9859-4657-BBD8-39252E7442F7

Switches and plugs	Good	
Hall Closet		
Door	"	
Ceiling	"	
Shelves	"	
Carpet/floor	"	
Kitchen		
Vinyl	"	
Walls	"	
Ceiling	"	
Lights and switches	"	
Stove/oven	"	
Refrigerator	"	
Disposal	"	
Sink	"	
Cabinets	"	
Countertop	"	
Bedroom #1		
Door	"	
Windows	"	
Screens	"	
Carpet	"	
Walls	"	
Ceiling	"	
Lights and switches	"	
Closet	"	
Bedroom #2		

Door	Mod	
Windows	"	
Screens	"	
Carpet	"	
Walls	"	
Ceiling	"	
Lights and switches	"	
Closet	"	
Bedroom #3		
Door	"	
Windows	"	
Screens	"	
Carpet	"	
Walls	"	
Ceiling	"	
Lights and switches	"	
Closet	"	
Bathroom		
Door	"	
Vinyl	"	
Walls	"	
Ceiling	"	
Sink	"	
Tub and shower	"	
Toilet	"	
Cabinet and shelves	"	
Closet	"	

Towel bars	"	
Lights and switches	"	
Basement		
Door		
Furnace		
General area		
Stairway		
Lights and switches		

The above is a complete inventory checklist of the condition of the rental property located at 9769 HWY 29 W, Georgetown, Texas 78628.

Beginning Condition Inventory Checklist made on 7/22/2025, 20 25.

Ending Condition Inventory Checklist made on _____, 20____
(*Additional checklist to be completed at termination and surrender of Premises. For a blank checklist at Termination and Surrender of Premises, please contact Landlord).*

Landlord

Tenant

Commissioners Court - Regular Session **42.**

Meeting Date: 08/12/2025

Approval of an American Red Cross Data Sharing Agreement

Submitted For: Bruce Clements **Submitted By:** Bruce Clements, Emergency Services Dept.

Department: Emergency Services Dept.

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving an agreement between the American Red Cross and the Williamson County Office of Emergency Management establishing the terms and conditions under which the Red Cross will share client data with the County to ensure disaster-impacted residents are connected with recovery assistance for the July 2025 Texas floods.

Background

The agreement will allow the American Red Cross (ARC) to share their data with the Williamson County Office of Emergency Management (Wilco OEM) regarding clients who have sought assistance from the ARC following the recent flooding in order to connect those clients with additional long-term recovery resources. This will benefit the County by providing Wilco OEM with data to follow up with individuals and families and assist them with resolving barriers, identifying other sources of support, and assisting them in navigating disaster recovery.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

American Red Cross Data Sharing Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:05 AM
Form Started By: Bruce Clements		Started On: 08/06/2025 04:09 PM
Final Approval Date: 08/07/2025		

American Red Cross
431 18th Street NW
Washington, DC 20006

This agreement between the **American National Red Cross** ("Red Cross") and the Williamson County ("AUTHORIZED DATA RECIPIENT") establishes the terms and conditions under which the Red Cross will share client data with AUTHORIZED DATA RECIPIENT in its capacity as the entity that ensures disaster-impacted residents are connected with recovery assistance for the July 2025 Texas floods to advance the parties' shared mission of providing disaster relief and recovery assistance to individuals and families affected by the disaster.

1. Purpose. AUTHORIZED DATA RECIPIENT wishes to use Red Cross data regarding clients who have sought assistance from the Red Cross ("Client Data") to enhance and streamline the AUTHORIZED DATA RECIPIENT's efforts to help individuals and families to resolve barriers and navigate disaster recovery. Specifically, the Client Data will help AUTHORIZED DATA RECIPIENT to provide or coordinate services to an individual (hereinafter "Purpose").

2. Client Data. The Red Cross will provide the following data, where collected, filtered by status regarding clients who have consented to the sharing of their information:

    a. Name
    b. Pre-disaster address (including street number, street, city, and zip code)
    c. Email address
    d. Phone number
    e. Number of household members
    f. Ages (household members)
    g. Pre-disaster living situation
    h. Income range
    i. Primary language
    j. Race and Ethnicity
    k. Military affiliation
    l. FEMA ID
    m. Type of insurance
    n. Missing documents
    o. Disaster related job loss or job-Related needs
    p. Transportation needs
    q. Food security
    r. Need for health or mental health services
    s. Other barriers to recovery
    t. Damage classification
    u. Housing need
    v. "If yes [to do you know the condition of your home], please provide further details"
    w. Willingness to relocate (including housing search information).
    x. Assistance provided

3. Confidentiality. AUTHORIZED DATA RECIPIENT will respect and protect the confidentiality of the Client Data. This means that AUTHORIZED DATA RECIPIENT will

    a. use appropriate technical, physical, and administrative safeguards to protect the Client Data from unauthorized access and use;
    b. restrict access to the Client Data to Authorized Users (defined below);
    c. not disclose, make public, or share the Client Data with any person or entity that is not an Authorized User without express, written permission from the Red Cross or the data subject; and
    d. use the Client Data only for the Purpose and not for anything else.

4. Authorized User. "Authorized User" means
    a. AUTHORIZED DATA RECIPIENT'S workers who need access to perform job duties directly related to the Purpose;
    b. Third-party entities that are members Williamson County if the third-party entity has signed a confidentiality agreement that is the same as this agreement in all material respects, and if the third-party entity has agreed to use the Client Data only for the Purpose; and
    c. Employees and volunteers of entities described in (b) who need access to perform job duties directly related to the Purpose.
    d. A condition of being an Authorized User is to complete training on the duties of confidentiality and data security described herein.

5. No guaranty or warranty. The Red Cross does not warrant or guarantee the accuracy of the Client Data and is not responsible to the AUTHORIZED DATA RECIPIENT or anyone else for any inaccuracies or omissions.

6. Data security incidents. In the event of a breach, suspected breach, or incident that compromises the security, integrity or confidentiality of the Client Data, AUTHORIZED DATA RECIPIENT will promptly notify the Red Cross. AUTHORIZED DATA RECIPIENT will be responsible for any investigative, legal, or corrective action related to the incident. *In accordance with applicable law, the Red Cross shall have no responsibility or liability of any kind for any such breach, suspected breach, or incident, to the extent caused by, resulting from, or attributable to any act or omission of the AUTHORIZED DATA RECIPIENT or its employees, agents, contractors, or representatives.*

7. Data Management Contacts. All client information shared to the Authorized Recipient by the Red Cross will be shared by an authorized designee of the Authorized Recipient through an encrypted email file with separate email containing the password by sads.ds@redcross.org.

    All information regarding clients shared by Authorized Recipient to the Red Cross will be shared to an authorized designee of the Red Cross through an encrypted email file with a separate password to sads.ds@redcross.org.

    The Red Cross will provide bi-weekly data via an encrypted file. The Authorized Recipient will provide the Red Cross with confirmation on any client whose status has been resolved through their efforts or to the best of their knowledge. This and any other communication with the Red Cross regarding client information shall be directed to

Name: Sasha Christensen
Title: Disaster Case Management Supervisor
Phone: 361-739-4416
Email: Executive@helpinghandsgtx.org

Any other communication with the Authorized Recipient regarding the client information shall be directed to the following:

County Emergency Management Coordinator
Name: Bruce Clements
Email: Bruce.Clements@wilcotx.gov
Phone Number: 512-591-4973

8. No Waiver of Sovereign Immunity. Nothing in this agreement shall be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

9. 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.

10. Effective Date, Term. The Effective Date of this agreement is the date of the last signature below. The term of this agreement is three months from signing. This agreement may be terminated by either party for any reason or for convenience by giving written notice, with no liability or penalty. AUTHORIZED DATA RECIPIENT's duties in paragraphs 3 and 6 will survive termination.

THE AMERICAN NATIONAL RED CROSS

By: Brad Kieserman Digitally signed by Brad Kieserman Date: 2025.08.05 18:53:19 -04'00'

Name: _____

Title: _____

Date: _____

COUNTY

By: _____

Name: Steve Snell

Title: Williamson County Judge

Date: _____

Commissioners Court - Regular Session **43.**

Meeting Date: 08/12/2025

Approval of Texas Emergency Management Assistance Teams (“TEMAT”) Memorandum of Understanding (MOU) with Williamson County to coordinate mutual aid.

Submitted For: Bruce Clements **Submitted By:** Bruce Clements, Emergency Services Dept.

Department: Emergency Services Dept.

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Texas Emergency Management Assistance Teams (“TEMAT”) Memorandum of Understanding (MOU) with Williamson County. The MOU delineates responsibilities and procedures for TEMAT activities, including coordination of mutual aid and resource sharing during disasters.

Background

This Memorandum of Understanding will benefit Williamson County by facilitating increased coordination and resource sharing with the Texas Division of Emergency Management. It provides a framework for Williamson County staff to deploy to other jurisdictions in support of disaster response and recovery and includes processes to ensure the county is fully reimbursed for staff time and resources.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

TEMAT MOU

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:02 AM
Form Started By: Bruce Clements		Started On: 08/07/2025 10:15 AM
Final Approval Date: 08/07/2025		

Memorandum of Understanding
Between
Texas Division of Emergency Management
and Texas Emergency Management Assistance Teams Participating Jurisdiction/Employer

This memorandum of understanding ("TEMAT MOU") becomes effective as of the date of final signature, by and between the Texas Division of Emergency Management ("TDEM"), a member of The Texas A&M University System ("A&M System") and an agency of the State of Texas, and the Texas Emergency Management Assistance Teams ("TEMAT") participating jurisdiction/employer _____Williamson County_____ ("Jurisdiction").

I. PURPOSE

In accordance with Texas Government Code Chapter 418, Subchapter E-1 Texas Statewide Mutual Aid System, and the State of Texas Emergency Management Plan, this TEMAT MOU delineates responsibilities and procedures for TEMAT activities. TDEM's authority is provided through the State of Texas to activate state resources for the purposes of TEMAT Programs.

TEMAT Programs include and are administered by the state agencies listed below:

TEMAT Program	State Agency Program Administrator	Program Summary
Incident Support Task Force (ISTF)	Texas Division of Emergency Management (TDEM)	Provides support through multiple areas of expertise throughout response and recovery initiatives
Public Works Response Team (PWRT)	Texas A&M Engineering Extension Service (TEEX)	Provides support for critical infrastructure systems
Texas A&M Task Force 1 (TX-TF1)	Texas A&M Engineering Extension Service (TEEX)	Provides search and rescue support through Texas A&M Task Force 1, Texas Task Force 2, and Texas A&M Task Force 3
State of Texas Incident Management Team (IMT)	Texas Division of Emergency Management (TDEM)	Provides position specific personnel to assist in emergency operations
Texas Intrastate Fire Mutual Aid System (TIFMAS)	Texas A&M Forest Service (TFS)	Provides wildland and fire department support

II. SCOPE

The provisions of this memorandum of understanding apply to TEMAT activities performed at the request of TDEM at the option of the participating Jurisdiction. These activities may be in conjunction with, or in preparation of, a local, state or federal declaration of disaster. The scope of this TEMAT MOU also includes training activities sponsored by the state, TDEM, the Jurisdiction, and the Program Administrators to maintain TEMAT operational readiness.

III. PERIOD OF PERFORMANCE

This TEMAT MOU commences on the date of the last signature and continues for a period of five (5) years unless terminated earlier in accordance with the terms of this TEMAT MOU.

IV. DEFINITIONS

A. Affiliated Member: A TEMAT Member that is associated with a Jurisdiction or participating agency for purposes of this agreement.

B. Backfill: The assignment of personnel by a participating Jurisdiction to meet their minimum level of staffing to replace a deployed TEMAT Member.

C. Incident Support Task Force: The division of TDEM is responsible for maintaining all TEMAT program information to include but not limited to this TEMAT MOU and the ISTF Program Guide.

D. Jurisdiction: A TEMAT Member's employer, which, by the execution of this TEMAT MOU, has provided official approval of their employee's membership involvement with TEMAT.

E. Member: An employee of a Jurisdiction who has been formally accepted into a TEMAT Program and is in compliance with all program requirements (for both TEMAT overall and specific requirements for the program(s) for which they are a Member). For clarification, the lower-case use of "member" within this agreement, refers to a A&M System member.

F. PIV-I: Personal Identification Verification Interoperability card should be issued to all first responders.

G. Program: One of the TEMAT Programs listed in the above table and administered by a Texas state agency to provide assistance during an emergency event or disaster.

H. Program Administrator: Designated State agency representative participating in the program or administering the program on behalf of the state.

I. Red Card: A National Wildfire Coordinating Group (NWCG) "Red Card" is a credential issued to wildland firefighters that verifies their qualifications and training for specific wildland fire positions.

J. State Mutual Aid Reimbursement Guide: A living document explaining how TDEM will reimburse local responding entities, state agencies, and other entities for accepting and responding to state-assigned mutual aid missions.

K. TEMAT: Any response team administered by a state Jurisdiction of Texas to provide response assistance to local Jurisdictions or the state of Texas.

L. TEMAT Training and Exercises – Jurisdiction Sponsored: Training and/or exercises performed at the direction, control, expense, and funding of a participating Jurisdiction in order to develop and maintain capabilities of the Member and TEMAT.

M. TEMAT Training and Exercises – State or Administrator Sponsored: Training and/or exercises performed at the direction, control, expense, and funding of the state or Program Administrator.

N. Unaffiliated Member: An approved Member of the Incident Support Task Force that is not currently employed by a government entity.

V. RESPONSIBILITIES

A. TDEM shall be responsible for the following:

1. Provide and maintain administrative and personnel management guidelines and procedures related to TEMAT and this TEMAT MOU.

2. Maintain, in coordination with Program Administrators, programmatic guidance to provide standard operating procedures that are current and readily available to Program Administrators, Jurisdictions, and Members.

3. Provide training to Members. Training shall be consistent with the objectives of the TEMAT Program overall to include but not limited to State Operations Center functions, financial reimbursement, and other training.

4. Work with Program Administrators to ensure all administrative, fiscal, and personnel management guidelines are consistent across all TEMAT Programs.

5. Provide coordination between Program Administrators, other relevant governmental and private entities, Jurisdiction, and Member.

6. Maintain overall TEMAT contact list for all Jurisdictions and Members.

B. The TDEM shall ensure that the Program Administrator(s) will do the following:

1. Recruit and manage Members for their specific program according to guidelines outlined in the program-specific guidance manual.

2. Produce related portion of the program-specific guidance manual to provide standard operating procedures that are current and readily available to Members.

3. Provide and maintain qualifications, training, and operational guidelines and procedures related to the TEMAT Program they administer.

4. Provide upon approval of membership and then collect upon separation from the program equipment, uniforms, and identification issued on behalf of TEMAT.

5. Provide training for Members. Training must be consistent with the objectives of developing, increasing, and maintaining individual skills necessary to maintain operational readiness related to emergency management response.

6. Develop, implement, and exercise an internal notification and call-out system for Members.

7. Provide coordination between the state, other governmental and private entities, participating agency/employer, and Member, notify Jurisdictions or program Members of the need for activation.

8. Maintain and submit, annually, a primary contact list for their respective program, for all Jurisdictions and Members, to the state.

9. Maintain personnel files on all Members of administered programs for the purpose of documenting training records, qualifications, emergency notification, and other documentation as required by the state and Program Administrators.

10. Ensure the issuance of PIV-I to each Member through coordination with TDEM. If removed from team, then the PIV-I should be retrieved and revoked immediately. Program Administrator(s) should retrieve the PIV-I and notify TDEM for immediate revocation.

11. Program Administrator, TEEX, will reimburse Jurisdiction for Urban Search and Rescue (US&R), Public Works Response and sponsored training activities related to this TEMAT MOU under the authority of the State of Texas Emergency Management Plan, the Robert T. Stafford Disaster Relief and Emergency Act, Public law 93-288, as amended 42 U.S.C. 5121, et seq., and Title 44 CFR Part 208 – National Urban Search and Rescue Response System.

12. All reimbursement requests pursuant to this section shall follow program specific guidelines included in the TEEX Deployment Reimbursement Manual and the State Mutual Aid Reimbursement Guide.

C. The Jurisdiction shall:

1. Determine which TEMAT Programs the Jurisdiction will support by providing Members and being able to respond as requested by TDEM and Program Administrators.

2. Upon signature, the Jurisdiction will submit a roster within fourteen (14) calendar days of final signature to TDEM and Program Administrators. Maintain a roster of all its personnel participating in TEMAT activities and submit an update annually. The roster shall include all current Red Card qualifications for each Member when applicable.

3. Provide a primary point of contact to TDEM and Program Administrators for the purpose of notification of TEMAT activities and for administrative activities.

4. Provide administrative support to employee Members of TEMAT, e.g., time off when fiscally reasonable to do so for TEMAT activities such as training, meetings, and actual deployments.

5. Ensure all reimbursement claims meet the requirements of the State Mutual Aid Reimbursement Guide.

6. Upon notification by TDEM, the Jurisdiction will determine which Members within Jurisdiction are qualified and available for deployment. Jurisdiction determines which qualified Members deploy.

D. The Jurisdiction shall ensure the Member(s):

1. Perform duties, as required by their membership in a TEMAT program, when requested and deployed by TEMAT.

2. Maintain knowledge, skills, and abilities necessary to operate safely and effectively in the assigned position and conduct themselves in accordance with the program-specific guidance manual.

3. Advise the Program Administrator of any change in the notification process, i.e., address, change of employment, or phone number changes.

4. Update their membership profile through their Program Administrator or their online portal with any updated qualifications, rate of pay change, or position change as they occur and verify accuracy annually.

5. Maintain, for deployment, all equipment issued by the TEMAT program and advise Program Administrator of any lost, stolen, or damaged items assigned to Member.

6. Keep the Jurisdiction advised of TEMAT activities that may require time off from work.

7. Be prepared to operate in a disaster environment, which may include living and working in austere conditions.

8. During any period in which TEMAT is activated by TDEM or during any TEMAT sponsored or sanctioned training, Member shall be acting as a representative of the State of Texas.

9. Ensure that staff approved for membership by Jurisdiction meet the program requirements and experience level with his/her position on each TEMAT program in accordance with the program-specific guidance manual.

VI. QUALIFICATIONS, TRAINING, AND EXERCISES

A. TEMAT Training and Exercises – Jurisdiction Sponsored:

Periodically, Members will be requested and/or invited to attend local TEMAT-sponsored training or exercises. Local Jurisdiction-sponsored training or exercises shall be performed at the direction, control, expense, and funding of the local Jurisdiction in order to develop the technical skills of Members.

TEMAT Training and Exercises – State or Program Administrator Sponsored:

Periodically, Members will be invited to attend state TEMAT training and/or exercises, and when these training and/or exercises are required, Jurisdiction shall ensure Member attends such. These trainings and exercises shall be performed at the direction, control, expense, and funding of the state which may include being administered through a Program Administrator in order to develop and maintain the incident support capabilities of the TEMAT. For state or Program Administrator sponsored training or exercises, the Jurisdiction shall coordinate with TDEM and/or Program Administrators, prior to the event, to receive written authorization prior to such an event.

B. Minimum Qualification and Training Requirements

Jurisdiction should allow Members appropriate time to maintain the qualifications required for each position Member fills in the TEMAT Program.

Jurisdiction should ensure Members can attend available TEMAT training and exercise opportunities provided for the assigned TEMAT position to ensure the maintenance of position qualifications. Jurisdiction understands that failure for

Jurisdiction to ensure Members attend or maintain qualifications may result in dismissal from the TEMAT Program when qualifications are no longer valid.

VII. ADMINISTRATIVE, FINANCIAL, AND PERSONNEL MANAGEMENT

A. Reimbursement of Administrators/Jurisdiction

1. All guidelines and procedures for requesting reimbursement shall be pursuant to the State Mutual Aid Reimbursement Guide.

2. All financial commitments herein are made subject to the availability of funds from the State of Texas.

VIII. Liability and Workers' Compensation for State Activation/And Training

A. During any period in which a program under TEMAT is activated by the State of Texas, or during any TEMAT sanctioned training, Members who are not employees of A&M System or another agency of the State of Texas will be considered to be in the course and scope of the Member's (employee's) regular employment with the Jurisdiction (employer) and the Member shall be entitled to full benefits, including workers' compensation and liability coverage, as an employee of their employer.

B. For a Member who becomes injured during any period in which a program under TEMAT is activated by the State of Texas, or during any TEMAT sanctioned training, the Jurisdiction shall immediately notify the Program Administrator and TDEM of the injury in writing, and TDEM shall reimburse the Jurisdiction the costs and expenses paid by the Jurisdiction to Member, including but not limited to, all related medical expenses, compensation, wages, pension contributions, and any benefits provided by the Jurisdiction. Pursuant to Texas Government Code Section 418.118(b), the Jurisdiction may seek reimbursement for all eligible costs and expenses as provided in this section by providing TDEM or the Program Administrator, whichever is applicable, adequate supporting documentation for the costs/expenses claimed, to include proof of pay provided by the Jurisdiction to the Member. Said reimbursement shall continue, in accordance with Texas Labor Code Section 408, until such time that the injured Member is medically cleared for return to work or in the event of permanent disability or death, until all obligations for payment to the Member or Member's beneficiaries are satisfied.

IX. CONDITIONS, AMENDMENTS, AND TERMINATION

A. This TEMAT MOU may be modified or amended only by the written agreement of all the parties.

B. This TEMAT MOU may be terminated by any signing party, upon thirty (30) days written notice to the other party.

C. The state complies with the provisions of the Department of Labor Executive Order 11246 of September 24, 1965, as amended and with the rules, regulations, and relevant orders of the Secretary of Labor. To that end, the state shall not discriminate against any Member on the grounds of race, color, religion, sex, or national origin. In addition, the use of state or federal facilities, services, and supplies will be in compliance with regulations prohibiting duplication of benefits and guaranteeing nondiscrimination. Distribution of supplies, processing of applications, provisions of technical assistance, and other relief assistance activities shall be accomplished in an equitable and impartial manner, without discrimination on the grounds of race, color, religion, nationality, sex, age, or economic status.

D. This TEMAT MOU is governed by the laws of the State of Texas (but not its conflict of laws statutes and principles). Pursuant to Section 85.18 (b), Texas Education Code, venue for a state court suit filed against any member of A&M System, or any officer or employee of A&M System is in the county in which the primary office of the chief executive officer of the system or member, as applicable, is located.

E. The parties expressly acknowledge that the Program Administrators are agencies of the State of Texas and nothing in this TEMAT MOU will be construed as a waiver or relinquishment by any state agency administrator of its right to claim such exemptions, privileges, and immunities as may be provided by law.

F. By executing this TEMAT MOU, all parties and each person signing on behalf of each party certifies, and in the case of a sole proprietorship, partnership or corporation, each party thereto certifies as to its own organization, that to the best of their knowledge and belief, no member of A&M System or A&M System Board of Regents, nor any employee, or person, whose salary is payable in whole or in part by A&M System, has direct or indirect financial interest in the award of this TEMAT MOU, or in the services to which this TEMAT MOU relates, or in any of the profits, real or potential, thereof.

G. Each party is responsible to ensure that employees participating in work for any member of A&M System have not been designated by a member of A&M System as Not Eligible for Rehire (NEFR) as defined in System policy 32.02, Section 4. Non-conformance to this requirement may be grounds for termination of this agreement. In event a system member becomes aware that a contracting party has any employees that are designated as NEFR under this TEMAT MOU, the nonconforming employee is immediately required to be removed from all performance duties upon demand by a system member.

X. JURISDICTION DECLARATION OF PARTICIPATION IN TEMAT

Jurisdiction agrees to abide by the terms and conditions of this TEMAT MOU and the program-specific guidance manual. Jurisdiction agrees to allow employees to serve as TEMAT Members for the approved TEMAT Programs checked below:

TEMAT Program	Check for Participation	Jurisdiction Point of Contact Initials
Incident Support Task Force (ISTF)	X	
Public Works Response Team (PWRT)	X	
Texas A&M Task Force 1	X	
State of Texas Incident Management Team (IMT)	X	
Texas Intrastate Fire Mutual Aid System (TIFMAS)	X	

XI. POINTS OF CONTACT

	TDEM	**TEMAT Coordinator**
Name:	Chief Nim Kidd	Kharley Smith
Title:	Chair – Texas Emergency Management Council	ISTF Division Chief
Address Line 1:	313 E Anderson Ln	313 E Anderson Ln
Address Line 2:	Building 3	Building 3
City, State, Zip:	Austin, TX 78752	Austin, TX 78752
Phone Number:	512-424-2436	512-424-2436
Email:	Nim.kidd@tdem.texas.gov	kharley.smith@tdem.texas.gov

	Jurisdiction
Name:	Bruce Clements
Title:	Chief, Office of Emergency Management
Address Line 1:	Emergency Services Operations Center
Address Line 2:	911 Tracy Chambers Lane
City, State, Zip:	Georgetown, TX 78626
Phone Number:	512-591-4973
Email:	Bruce.Clements@wilcotx.gov

XII. GENERAL PROVISIONS

A. This TEMAT MOU, with the rights and privileges it creates, is assignable only with the written consent of the parties.

B. Pursuant to Texas Government Code Section 321.013, acceptance of funds under this TEMAT MOU constitutes acceptance of the authority of the State of Texas, the Texas State Auditor's Office, or any successor agency (collectively, "Auditor"), to conduct an audit or investigation in connection with those funds under Texas Education Code Section 51.9335(c). Jurisdiction shall cooperate with the Auditor in the conduct of the audit or investigation, including without limitation, providing all records requested.

C. Pursuant to Texas Government Code Sections 2107.008 and 2252.903, any payments owing to Jurisdiction under this TEMAT MOU may be applied directly toward certain debts or delinquencies that Jurisdiction owes the State of Texas or any agency of the State of Texas regardless of when they arise until such debts or delinquencies are paid in full.

D. To the extent applicable, Jurisdiction shall use the dispute resolution process provided in Chapter 2260, Texas Government Code, and the related rules adopted by the Texas Attorney General to attempt to resolve any claim for breach of contract made by Jurisdiction that cannot be resolved in the ordinary course of business. Jurisdiction shall submit written notice of a claim of breach of contract under this Chapter to TDEM's designated official, who will examine the claim and any counterclaim and negotiate in an effort to resolve the claim.

XIII. ENTIRE AGREEMENT

This TEMAT MOU terminates and supersedes any prior TEMAT MOU amongst TDEM, TEMAT Program Administrators, a TEMAT Employee Member, and Participating Jurisdiction. This TEMAT MOU, in addition to the related program-specific guidance manuals and State Mutual Aid Reimbursement Guidelines, reflects the entire agreement between the parties.

TDEM and Jurisdiction hereby acknowledge that they have read and understand this entire TEMAT MOU. All oral or written agreements between the parties hereto relating to the subject matter of this TEMAT MOU that was made prior to the execution of this TEMAT MOU have been reduced to writing and are contained herein. TDEM and Jurisdiction agree to abide by all terms and conditions specified herein and certify that the information provided to the state is true and correct in all respects to the best of their knowledge and belief.

This TEMAT MOU is entered into by and between the following parties:

TEXAS DIVISION OF EMERGENCY MANAGEMENT

Signature: _____

Name: W. Nim Kidd

Title: Chief, Texas Division of Emergency Management

Date: _____

JURISDICTION

Signature: _____

Name: Steve Snell

Title: Williamson County Judge

Date: 6 August 2025

Commissioners Court - Regular Session **44.**

Meeting Date: 08/12/2025

Approval of Amendment to the Services Contract #2025234 is entered into by and between Williamson County, Texas (“County”) and A3 Communications, Inc., doing business as BryComm for Information Systems

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 approving the Amendment to Contract #2025234 between Williamson County and A3 Communications, Inc. dba Brycomm, for the Berry Springs Project to allow for additional hours, in the amount of $2,775.00. Funding Source is 2023 Park Bond.

Background

This amendment to Contract #2025234 between Williamson County and A3 Communications, Inc., dba Brycomm is increasing the original amount by $2,775.00 to the total amount of $16,324.00 to support additional hours necessary for continued project work. The original agreement was approved by the Commissioner’s Court on June 3, 2025, under Agenda Item #27. Funding for this amendment is available through the 2023 Park Bond under Project Code P559, Task 3. This expense is funded in the current fiscal year and will be applied solely to the specified project code. The targeted project completion date is September 30, 2025—Point of Contact: Tammy McCulley, Information Systems.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Amendment

Original Agreement

1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 08:13 AM
Form Started By: Cheryl Johnson		Started On: 07/22/2025 01:37 PM
Final Approval Date: 08/07/2025		

AMENDMENT TO
WILLIAMSON COUNTY
SERVICE AND GOODS CONTRACT
WITH
A3 COMMUNICATIONS, INC. DBA BRYCOMM
(Proposal No. 25-0388)
Berry Springs Tie Fiber

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS AMENDMENT TO THE SERVICES CONTRACT ADDENDUM ("Amendment") is entered into as of the last party's execution hereof, by and between Williamson County, Texas ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and A3 Communications, INC. DBA BryComm ("Service Provider"), both of which are referred to herein as the parties.

WHEREAS, the County and Service Provider entered into a Service Contract, dated effective February 12, 2025 (the "Contract"), setting forth the terms and conditions pursuant to which Service Provider agreed to provide certain services;

WHEREAS, the Parties desire to amend the Contract to increase the not-to-exceed amount to support physical network segmentation and cover changes to the fiber layout design.

NOW THEREFORE, the Parties agree that the Contract is amended as follows:

AMENDMENT

I. Section III. **Consideration and Compensation** of the Contract shall be amended as follows:

Consideration and Compensation: This Amendment will revise the compensation to add $2,775.00 to the original Contract, as set out in the Change Order dated June 23, 2025, attached as Exhibit "A-1" hereto and in accordance with the Cooperative Purchasing Contract DIR-CPO-4777. The new not-to-exceed amount for this Contract shall be **Sixteen Thousand Three Hundred Twenty-Four Dollars ($16,324.00)**.

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 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.

II. Section XXI. **Entire Contract & Incorporated Documents: Conflicting Terms:** of the Contract shall be amended as follows:

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. The Original Services and Goods Contract, and its Exhibits approved 6/04/2025, incorporated by reference;
B. The cooperative purchasing contract DIR-CPO-4777, incorporated by reference;
C. Insurance certificates evidencing coverages required herein above incorporated by reference and;
D. Change Order dated 6/23/2025, attached as Exhibit "A-1".

III. Each party represents and warrants that it has due power and lawful authority to execute and deliver this Amendment and to fulfil its obligations under the Contract; and, furthermore, the Contract and this Amendment are the valid, binding, and enforceable obligations of such party.

IV. All other terms of the Contract which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be signed by their duly authorized representatives on behalf of such party, to be effective as of the date of the last patty's execution hereof.

WILLIAMSON COUNTY:

_____
Authorized Signature

Hon. Steven Snell
County Judge

Date: _____, 20___

A3 COMMUNICATIONS, INC. DBA BRYCOMM:

Kevin Popejoy
Authorized Signature

Kevin Popejoy
Printed Name

Date: 07/17 ,2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 17 2025 Time: 4:16 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 17 2025 Time: 3:06 pm

Exhibit “A-1”
Change Order dated June 23, 2025

BRYCOMM
NETWORK CABLING | LIGHTING | A/V | SECURITY | OSP

1051 New Technology Blvd. Hutto, TX 78634
Phone: (512) 712-4008 Fax: (512) 712-4009

CUSTOMER	BRYCOMM REP
Williamson County Attn: Chris Ball Systems Engineer 737-900-5993 cball@wilco.org	Chris Gonzales Project Executive - OSP Office: 512-712-4008 Cell: 512-569-5309 chris.gonzales@brycomm.com

DATE	PROPOSAL NUMBER	DIR CONTRACT NUMBER
6/23/25	25-0388	DIR-CPO-4777

PROJECT ADDRESS	PROJECT DESCRIPTION
1801 CR 152 Georgetown Texas	Berry Springs Tie Fiber Change Order

LABOR DESCRIPTION		QTY	UNIT OF MEASURE	LIST PRICE	ZONE 1 DISCOUNT	COST	TOTAL
ITEM #	LABOR						
AERIAL OSP LIN	Lineman	10	hr.	$107.14	30%	$ 75.00	$750.00
AERIAL OSP FRM	Crew Foreman	10	hr.	$107.14	30%	$ 75.00	$750.00
INSTALLOF FOC TT	Lead Technician	10	hr.	$160.71	30%	$ 75.00	$750.00
MGMT SVCS SPM	Sr. Project Manager	5	hr.	$150.00	30%	$ 105.00	$525.00
				$0.00	0%	$ -	-
				$0.00	$0.00	0	-
						LABOR SUB-TOTAL:	$2,775.00

	MATERIAL DESCRIPTION	QTY	UNIT OF MEASURE	LIST PRICE	DISCOUNT	COST	TOTAL
ITEM #							
						MATERIAL SUB-TOTAL:	-
						TOTAL:	$2,775.00

WILLIAMSON COUNTY
SERVICE AND GOODS CONTRACT

A3 Communications, Inc. DBA BryComm
Proposal No. 25-0388
Berry Springs Tie Fiber

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 GOODS 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 **A3 Communications, Inc. DBA BryComm** (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 Fiber Connections/ Network Cabling for Berry Springs Park as described in the attached **Proposal No. 25-0388** 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.

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 parties acknowledge and agree that the Project Completion Date is initially set to be on or before September 30, 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.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit "A"** and in accordance with COOP contract number DIR-CPO-4777. The not-to-exceed amount under this Agreement is **Thirteen Thousand Five Hundred Forty-Nine Dollars ($13,549.00)** for the life of this Contract.

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.

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.

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.

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 No. 25-0388, marked **Exhibit "A"**;
B. The cooperative purchasing contract (DIR-CPO-4777) incorporated by reference; and
C. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXIII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

WILLIAMSON COUNTY:

Steve Snell (Jun 4, 2025 14:11 CDT)

Authorized Signature

Steven Snell

Printed Name

Date: 06/04/2025, 20____

A3 Communications, Inc. DBA BryComm:

Kevin Popejoy

Authorized Signature

Kevin Popejoy

Printed Name

Date: May 14th, 2025

Approved as to Legal Form
HAL HAWES
General Counsel, Commissioners Court
Date: May 14 2025 Time: 3:17 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: May 14 2025 Time: 2:47 pm

Exhibit "A"
Proposal No. 25-0388

BRYCOMM
NETWORK CABLING | LIGHTING | A/V | SECURITY | OSP
1051 New Technology Blvd. Hutto, TX 78634
Phone: (512) 712-4008 Fax: (512) 712-4009

CUSTOMER	BRYCOMM REP
Williamson County Attn: Chris Ball Systems Engineer 737-900-5993 cball@wilco.org	Chris Gonzales Project Executive - OSP Office: 512-712-4008 Cell: 512-569-5309 chris.gonzales@brycomm.com

DATE	PROPOSAL NUMBER	DIR CONTRACT NUMBER
4/15/25	25-0388	DIR-CPO-4777

PROJECT ADDRESS	PROJECT DESCRIPTION
1801 CR 152 Georgetown Texas	Berry Springs Tie Fiber

LABOR DESCRIPTION		QTY	UNIT OF MEASURE	LIST PRICE	ZONE 1 DISCOUNT	COST	TOTAL
ITEM #	LABOR						
AERIAL OSP LIN	Lineman	30	hr.	$107.14	30%	$ 75.00	$2,250.00
AERIAL OSP FRM	Crew Foreman	30	hr.	$107.14	30%	$ 75.00	$2,250.00
INSTALLOF FOC TT	Lead Technician	20	hr.	$160.71	30%	$ 75.00	$1,500.00
MGMT SVCS SPM	Sr. Project Manager	20	hr.	$150.00	30%	$ 105.00	$2,100.00
Install of Voice/Data L	Lead Technician	30	hr.	$160.71	30%	$ 75.00	$2,250.00
				$0.00	$0.00	0	-
						LABOR SUB-TOTAL:	$10,350.00

	MATERIAL DESCRIPTION	QTY	UNIT OF MEASURE	LIST PRICE	DISCOUNT	COST	TOTAL
ITEM #							
				-	-	-	
66	Copper Cable, Cat 6, 23 AWG, U/UTP, Outdoor, Black -	1000	ft.	$0.71	20%	$0.57	$570.00
67	Copper Cable, Cat 6A, 23 AWG, UTP, Blue - Panduit	1000	ft.	$0.62	20%	$0.50	$500.00
68	Verticle Data Rack - Panduit	2	ea	$62.99	20%	$50.39	$100.78
69	1 Port Fiber Enclosure - Panduit	2	ea	$112.65	20%	$90.12	$180.24
70	OptiCom LC Splice Cassette OS2 12 FIBER - Panduit	2	ea	$519.53	20%	$415.62	$831.24
71	Mini-Com Patch Panel 24Port 1RU BL - Panduit	2	ea	$63.44	20%	$50.75	$101.50
72	Mini-Com UTP RJ45 Cat 6 TG Jack - Panduit	20	ea	$15.30	20%	$12.24	$244.80
73	Mini-Com UTP RJ45 Cat 6 TG Jack - Panduit	6	ea	$15.30	20%	$12.24	$73.44
74	24 STRAND SM OSP SJSA - Panduit	900	ea	$0.66	20%	$0.53	$477.00
39	Mule Tape - General	1000	ft.	$0.15	22%	$0.12	$120.00
				-	-	-	-
						MATERIAL SUB-TOTAL:	$3,199.00
						TOTAL:	$13,549.00

Agenda Item #27, CC 06.03.2025 Approval of Agreement with Brycomm Berry Springs Tie Fiber for IT (Sandra)

Final Audit Report 2025-06-04

Created:	2025-06-02
By:	Cheryl Johnson (cheryl.johnson@wilco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxsuL-9Cu46QIQyVxm3hvNYn7ZmE271Ul

"Agenda Item #27, CC 06.03.2025 Approval of Agreement with Brycomm Berry Springs Tie Fiber for IT (Sandra)" History

Document created by Cheryl Johnson (cheryl.johnson@wilco.org)
2025-06-02 - 5:05:03 PM GMT- IP address: 173.219.39.210

Document emailed to delia.colon@wilco.org for delegation
2025-06-02 - 5:06:02 PM GMT

Email viewed by delia.colon@wilco.org
2025-06-02 - 5:06:45 PM GMT- IP address: 66.76.4.65

Document signing delegated to Steve Snell (steve.snell@wilcotx.gov) by delia.colon@wilco.org
2025-06-03 - 6:55:58 PM GMT- IP address: 66.76.4.65

Document emailed to Steve Snell (steve.snell@wilcotx.gov) for signature
2025-06-03 - 6:55:59 PM GMT

Email viewed by Steve Snell (steve.snell@wilcotx.gov)
2025-06-04 - 7:10:45 PM GMT- IP address: 166.205.54.43

Document e-signed by Steve Snell (steve.snell@wilcotx.gov)
Signature Date: 2025-06-04 - 7:11:13 PM GMT - Time Source: server- IP address: 166.205.54.43

Agreement completed.
2025-06-04 - 7:11:13 PM GMT

Powered by Adobe Acrobat Sign

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:
2025-1345708

Date Filed:
08/05/2025

Date Acknowledged:

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

A3 Communications Inc dba BryComm
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

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.

2025234
Fiber connection & Network Cabling for Berry Springs Park

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
The Cook and Boardman Group, LLC	Winston-Salem, NC United States	X	

[redacted] ☐

6 [redacted]

My name is [redacted]

[redacted]

[redacted] August 25

Kevin Popejoy
Signature of authorized agent of contracting business entity

[redacted]

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:
2025-1345708

Date Filed:
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Date Acknowledged:
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A3 Communications Inc dba BryComm
Hutto, TX United States

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Williamson County

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2025234
Fiber connection & Network Cabling for Berry Springs Park

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
The Cook and Boardman Group, LLC	Winston-Salem, NC 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 _____, _____, _____, _____, _____.
(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 **45.**

Meeting Date: 08/12/2025

Approval of Addendum #2025301 for Cisco Flex Annual Maintenance from Netsync Network Solutions, Inc. for Information Systems

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 Addendum #2025301 between Williamson County and Netsync Network Solutions, Inc. for Cisco Flex Enterprise Maintenance in the total amount of $411,993.60 for four (4) years, pursuant to DIR contract #DIR-CPO-5347.

Background

The approval of this Addendum will benefit Williamson County Operations with the Cisco Flex Enterprise yearly maintenance of the phone system and Webex. The purchase has already been approved by the court on 7.22.25 #55 and PO189689 was issued for the first installment payment of $102,998.40. Origination #3105. The funding source is 01.0100.0503.004500 as per the FY25 budget. The department point of contact is Rory Tierney.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Contract Redacted

Quote Redacted

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:50 AM
Form Started By: Barbi Hageman		Started On: 08/04/2025 11:11 AM
Final Approval Date: 08/07/2025		

NETSYNC

Software as a Service (SaaS) Agreement

This **Software as a Service (SaaS) Agreement** ("Agreement") is between Netsync Network Solutions ("Netsync") and Williamson County ("Customer") in order for Netsync to facilitate the use of Software as a Service ("Services") by Customer. By signing (Electronically or Manually) this Agreement or an Order for the Services, or by using the Services, Customer accepts this Agreement.

Scope of Agreement

This Agreement governs Customer access to and use of the Services. Netsync agrees to facilitate the Services for the Term specified in an Order.

Order(s)

Order(s) are incorporated into this Agreement by this reference. An Order is effective when Customer signs or accept Services (whichever happens first). Order acceptance may be subject to Netsync's credit approval process. Customer may need to provide additional information to register for and/or use certain Services. Customer warrants that the information provided during the registration process is accurate.

Changes to Services

The Services may be enhanced and/or changed, and the features of the Services may change as long as enhancements and/or changes do not materially reduce the core functionality of the Services. Netsync also may offer additional optional features and/or functionalities in addition to the "standard" Services at an additional cost.

Fees and Payment for the Services

A. **Payment Terms.** The fees for the Services are described in the Order. The fees may also include additional overage amounts or per use charges, which will be described in the Order, and Customer agrees to pay these amounts or charges if Customer incurs them. Customer will pay invoices for the Services within 30 days of the invoice date unless the Order specifically states otherwise.

B. **Late Payment.** If Customer is late in paying an invoice, any sum not paid by Customer when due shall bear interest from the due date until paid at the lesser of: (i) 10 percent per annum or (ii) the maximum rate permitted by law. In addition, if Customer is more than 60 days late in paying an invoice, Netsync may suspend the Services with an advance written notice.

C. **Fee Disputes.** Customer may withhold amounts that Customer reasonably and in good faith disputes as to the amounts owed. Customer will pay any undisputed fees. If Customer withholds any payment due to a dispute, Customer must notify Netsync in writing of any disputed fees within 15 days of the invoice date and provide Netsync with written details about why Customer disputes the invoice. After Netsync receives notice of the dispute, Netsync will work with Customer in good faith to resolve the dispute.

D. **Taxes.** Customer shall pay all sales, value added, general standard, and similar taxes; levies; duty; or charges imposed by any governmental authority, related to, or arising from the use of the Services. Netsync reserves the right to gross up the price for the Services in any invoice, if a withholding prevents Netsync from receiving the amount specified in such invoice.

Term and Termination

A. **Term and Termination of Orders.** The "Initial Term" of an Order starts on the date the Services are available for use by Customer and lasts for the time period stated in the Order. After the Initial Term, unless prohibited by applicable law or the Order states otherwise, there will be an automatic "Renewal Term" of the same length of time unless Customer notifies Netsync in writing that Customer does not want to renew the Services at least 60 days before the end of the Initial Term or then current Renewal Term. If the fees will change for the Renewal Term, Netsync will notify Customer reasonably in advance of the Renewal Term, and in time for Customer to accept or reject renewing the Services. If Customer agrees with the fee changes, Customer may do nothing, and the new fees will apply for the upcoming Renewal Term. Either party may terminate an Order by providing the other party written notice of termination at least 60 days before the end of such Initial Term or Renewal Term. The termination will be effective on the last day of the Initial Term or Renewal Term in effect, and Customer will pay for the Services until the end of current Initial Term or Renewal Term, regardless of when Customer provided notice.

B. **Term and Termination of Agreement.** This Agreement starts on the date Customer signs its first Order. Either party may terminate this Agreement upon 60 days' prior written notice to the other party, with or without cause, effective when all Customer's Orders expire or are terminated. Each party may terminate this Agreement and any impacted Orders by giving written notice to the other party if the other party materially breaches this Agreement and does not cure that breach within 60 days after receiving written notice of the breach.

Agreement Accepted By

	Sonia Romo
Customer Contact Signature	Netsync Contact Signature
	Sonia Romo
Printed Name	Printed Name
	Contracts and Legal
Title	Title Administrator
Williamson County	Netsync Network Solutions
Company Name	Company Name
	07 / 30 / 2025
Date	Date

Order

Term Date

The Initial Term of this Agreement shall be from 06/30/2025 (“Start Date”) and continue through 06/29/2029 (“End Date”). Customer’s obligations shall include, but not be limited to, complete payment for all Services outlined in this Order.

Fees and Payment for the Services

Order Schedule

Part	Description	Duration (Monthly)	Qty.	Unit Price	Total
Main Site					
Billing Terms: Annually (102,998.40) Contract: 4.00 Years					
Default Group					
A-FLEX-3	Collaboration Flex Plan 3.0	48	1	00.00	00.00
A-SW-EXPWY-15X-K9	Expressway Version 15 Restricted Software	48	1	00.00	00.00
A-AUD-TOLLDIALIN	Meetings Toll Dial-In Audio (1)	48	145	00.00	00.00
A-FLEX-P-ACC	Access Smart License (1)	48	290	00.00	00.00
A-FLEX-SW-15-K9	On-Premises SW Bundle v15	48	1	00.00	00.00
A-AUD-VOIP	Included VoIP (1)	48	1	00.00	00.00
A-FLEX-SRST-E	SRST Endpoints (1)	48	2900	00.00	00.00
A-FLEX-P-EA	On-Premises Smart License - EA (1)	48	1740	00.00	00.00
A-FLEX-P-UCXN	Unity Connection Smart License (1)	48	1740	00.00	00.00
A-FLEX-NBR-STG	Webex Cloud Recording Storage Entitlement	48	725	00.00	00.00
A-FLEX-PROPACK-ENT	Pro Pack for Cisco Control Hub Entitlement	48	3202	00.00	00.00
A-FLEX-C-DEV-ENT	Cloud Device Registration Entitlement	48	3202	00.00	00.00
A-FLEX-P-ER	Emergency Responder Smart License (1)	48	4350	00.00	00.00
SVS-FLEX-SUPT-BAS	Basic Support for Flex Plan	48	1605	00.00	00.00
A-FLEX-MSG-ENT	Messaging Entitlement	48	3202	00.00	00.00
A-FLEX-FILESTG-ENT	File Storage Entitlement	48	69840	00.00	00.00
A-FLEX-MSUITE-ENT	Cloud Meetings Entitlement	48	1450	00.00	00.00
A-FLEX-EAPL	EntW On-Premises Calling	48	1450	228.48	331,296.00
A-FLEX-EXP-RMS-S	Expressway Rich Media Session included with Flex (1)	48	290	00.00	00.00
A-FLEX-AUM	AU Meetings (1)	48	145	534.72	77,534.40
A-FLEX-SME-S	Session Manager	48	1	00.00	00.00
A-FLEX-P-CA	Common Area Smart License (1)	48	725	00.00	00.00

A-AUD-EDGEAUD-USER	Webex Edge Audio (1)	48	145	00.00	00.00
A-FLEX-CCUCS-EA	Cloud Connected UC EA Standard ENT	48	1740	00.00	00.00
A-FLEX-EACL	EntW Webex Calling	48	10	316.32	3,163.20
A-FLEX-CL-CA	Webex Calling Common Area Entitlement	48	5	00.00	00.00
A-FLEX-C-PRO	Webex Calling Entitlement	48	12	00.00	00.00
A-FLEX-P-CALL	Prem to Webex Calling / UCM Cloud	48	10	00.00	00.00
A-FLEX-LGW-CUBE	CUBE for Webex Calling (2)	48	5	00.00	00.00
				Total:	411,993.60

Additional Overage Amounts, True-Ups, or Per-Use Charges

Customer understands and agrees that this SaaS Agreement may be subject to additional overages, true-ups, or per-use charges. If applicable, any such charges will be included on relevant future invoices.

Part	Description	Duration (Monthly)	Qty.	Unit Price	Total
Main Site					
Billing Terms: Annually (Based On Usage) Contract: 4.00 Years					
Default Group					
A-FLEX-ERC	Emergency Response Center Call fee per location search US Unit Price: 40.50 Each per Usage Duration: 4 Years, Billing Frequency: Yearly	TBD	TBD	40.50	Based On Usage

Order Accepted By

	Sonia Romo
Customer Contact Signature	Netsync Contact Signature
	Sonia Romo
Printed Name	Printed Name
	Contracts and Legal Administrator
Title	Title
Williamson County	Netsync Network Solutions
Company Name	Company Name
	07 / 30 / 2025
Date	Date

NETSYNC
2500 West Loop South, Ste. 410/510
Houston, TX 77027 USA
713.218.5000

QUOTE

[redacted]

Quote #:	[redacted]
Date:	07/02/2025
Valid for:	30 Days

Customer	Inside Sales	Account Manager
Williamson County rory.tierney@wilcotx.gov 512-943-1457	Amy MartinezNagy Amartineznagy@netsync.com (m) 9563760935	David D Tijerina dtijerina@netsync.com 512-413-7998

Please send purchase order to: PO@netsync.com

Line #	Part	Description	Qty	Unit Price	Ext Price
Main Site				Sub Total	411,993.60
	Default Group (06/30/2025-06/29/2029)				
1.0	A-FLEX-3	Collaboration Flex Plan 3.0	1	0.00	0.00
1.1.0	A-SW-EXPWY-15X-K9	Expressway Version 15 Restricted Software	1	0.00	0.00
1.2.0	A-AUD-TOLLDIALIN	Meetings Toll Dial-In Audio (1)	145	0.00	0.00
1.3.0	A-FLEX-P-ACC	Access Smart License (1)	290	0.00	0.00
1.4.0	A-FLEX-SW-15-K9	On-Premises SW Bundle v15	1	0.00	0.00
1.5.0	A-AUD-VOIP	Included VoIP (1)	1	0.00	0.00
1.6.0	A-FLEX-SRST-E	SRST Endpoints (1)	2900	0.00	0.00
1.7.0	A-FLEX-P-EA	On-Premises Smart License - EA (1)	1740	0.00	0.00
1.8.0	A-FLEX-P-UCXN	Unity Connection Smart License (1)	1740	0.00	0.00
1.9.0	A-FLEX-NBR-STG	Webex Cloud Recording Storage Entitlement	725	0.00	0.00
1.10.0	A-FLEX-PROPACK-ENT	Pro Pack for Cisco Control Hub Entitlement	3202	0.00	0.00
1.11.0	A-FLEX-C-DEV-ENT	Cloud Device Registration Entitlement	3202	0.00	0.00
1.12.0	A-FLEX-P-ER	Emergency Responder Smart License (1)	4350	0.00	0.00
1.13.0	SVS-FLEX-SUPT-BAS	Basic Support for Flex Plan	1605	0.00	0.00
1.14.0	A-FLEX-MSG-ENT	Messaging Entitlement	3202	0.00	0.00
1.15.0	A-FLEX-FILESTG-ENT	File Storage Entitlement	69840	0.00	0.00
1.16.0	A-FLEX-MSUITE-ENT	Cloud Meetings Entitlement	1450	0.00	0.00
1.17.0	A-FLEX-EAPL	EntW On-Premises Calling Unit Price: 4.76 Each per Month Duration: 4 Years, Billing Frequency: Yearly	1450	228.48	331,296.00
1.18.0	A-FLEX-EXP-RMS-S	Expressway Rich Media Session included with Flex (1)	290	0.00	0.00
1.19.0	A-FLEX-AUM	AU Meetings (1) Unit Price: 11.14 Each per Month Duration: 4 Years, Billing Frequency: Yearly	145	534.72	77,534.40
1.20.0	A-FLEX-SME-S	Session Manager	1	0.00	0.00
1.21.0	A-FLEX-P-CA	Common Area Smart License (1)	725	0.00	0.00
1.22.0	A-AUD-EDGEAUD-USER	Webex Edge Audio (1)	145	0.00	0.00
1.23.0	A-FLEX-CCUCS-EA	Cloud Connected UC EA Standard ENT	1740	0.00	0.00
1.25.0	A-FLEX-EACL	EntW Webex Calling Unit Price: 6.59 Each per Month Duration: 4 Years, Billing Frequency: Yearly	10	316.32	3,163.20
1.26.0	A-FLEX-CL-CA	Webex Calling Common Area Entitlement	5	0.00	0.00
1.27.0	A-FLEX-C-PRO	Webex Calling Entitlement	12	0.00	0.00
1.28.0	A-FLEX-P-CALL	Prem to Webex Calling / UCM Cloud	10	0.00	0.00
1.29.0	A-FLEX-LGW-CUBE	CUBE for Webex Calling (2)	5	0.00	0.00

NETSYNC
2500 West Loop South, Ste. 410/510
Houston, TX 77027 USA
713.218.5000

QUOTE

[redacted]

Quote #:	[redacted]
Date:	07/02/2025
Valid for:	30 Days

Year 1: $102,998.40
Year 2: $102,998.40
Year 3: $102,998.40
Year 4: $102,998.40
Total Cost: $411,993.60

Notes: 340002096-176462-05

A-FLEX-3 P2P Transfer v2

Cisco Systems TX | DIR-CPO-5347

Annual Total	102,998.40
Tax/Vat	0.00
Shipping	0.00
Grand Total USD	**102,998.40**

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:
2025-1335473

Date Filed:
07/11/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Netsync Network Solutions
Houston, 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.
2025301
Netsync Q-AAAQ464924-03 Cisco Flex Plan 3.0 Yr 1 of 4

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Abunaja, Khalid	Houston, TX United States	X	
Gonzales, Diane	Houston, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

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

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

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

Executed in Austin County, State of Texas, on the 11th day of July (month), 20 25 (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:
2025-1335473

Date Filed:
07/11/2025

Date Acknowledged:
07/14/2025

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

Netsync Network Solutions
Houston, 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.

2025301
Netsync Q-AAAQ464924-03 Cisco Flex Plan 3.0 Yr 1 of 4

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Abunaja, Khalid	Houston, TX United States	X	
Gonzales, Diane	Houston, 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 _____, _____, _____, _____, _____.
(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 **46.**

Meeting Date: 08/12/2025

Approval of Goods and Service Contract #2025234 for Networking Equipment from Netsync Network Solutions, Inc. fo Information Systems

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 Purchase #2025234 between Williamson County and Netsync Network Solutions, Inc. for the replacement of networking equipment in the total amount of $143,607.40, pursuant to DIR contract #DIR-CPO-5347.

Background

The approval of the Goods and Service Contract will benefit Williamson County Operations with the replacement of networking equipment that is end-of-life with new top-of-the-rack networking. The project completion date is on or before August 30, 2025. Origination #3216. The funding source is 01.0100.0503.005740 as per the FY25 budget. The department point of contact is Rory Tierney.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Contract Redacted

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:30 AM
Form Started By: Barbi Hageman		Started On: 08/06/2025 08:20 AM
Final Approval Date: 08/07/2025		

WILLIAMSON COUNTY
GOODS AND SERVICES CONTRACT
NETSYNC NETWORK SOLUTIONS, INC.
(Quote No. [redacted])

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 GOODS 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 **Netsync Network Solutions, 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.

Goods: Service Provider shall supply the County the goods described in the attached **Quote #** [redacted] being marked as **Exhibit "A,"** which is incorporated herein.

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 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 has been signed by both parties.

II.

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 **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.

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 August 30, 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.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Quote** [redacted] marked as **Exhibit "A,"** which is incorporated herein and in accordance with DIR COOP contract number DIR-CPO-5347. The not-to-exceed amount for the life of this contract shall be One Hundred Forty-Three Thousand, Six Hundred Seven Dollars and Forty Cents ($143,607.40).

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.

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.

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.

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. Quote No. [redacted], marked as Exhibit "A";
B. The cooperative purchasing DIR-CPO-5347, incorporated by reference;
C. Insurance certificates evidencing coverages required herein above and
D. Any Amendments agreed to by both parties.

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

_____
County Judge/Presiding Officer

Date: _____,_____ 20___

NETSYNC NETWORK SOLUTIONS, INC.:

Sonia Romo
Authorized Signature

Sonia Romo
Printed Name

Date: 08 / 04 / 2025 20___

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Aug 05 2025 Time: 9:12 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Aug 05 2025 Time: 7:10 am

Exhibit “A”

Quote No. [redacted]

NETSYNC
2500 West Loop South, Ste. 410/510
Houston, TX 77027 USA
713.218.5000

QUOTE

[redacted]

Quote #:	[redacted]
Date:	07/23/2025
Valid for:	30 Days

Customer	Inside Sales	Account Manager
Williamson County rory.tierney@wilcotx.gov 512-943-1457	Amy MartinezNagy Amartineznagy@netsync.com (m) 9563760935	David D Tijerina dtijerina@netsync.com 512-413-7998

Please send purchase order to: PO@netsync.com

Line #	Part	Description	Qty	Unit Price	Ext Price
HyperFabric Spine				Sub Total	143,607.40
	Default Group (07/24/2025-07/23/2028)				
1.0	HF6100-60L4D-D	Hyperfabric Switch 60x50G SFP28 4x400G QSFP-DD Configurable	4	6,064.66	24,258.64
1.1.0	HF6100-60L4D-NOS	Cisco Nexus Hyperfabric Switch HF6100-60L4D Software Image	4	0.00	0.00
1.2.0	HF6100-60L4D	Hyperfabric Switch 60x50G SFP28 4x400G QSFP-DD Chassis	4	0.00	0.00
1.3.0	NO-CAB-CONS	ECO friendly green option, no Console Cable will be shipped	4	0.00	0.00
1.4.0	HF-ACC-RM2-4P19L	Cisco 6000 Hyperfabric Rackmount S2 19" 4 Post Long	4	50.27	201.08
1.5.0	C9500X-FAN-1U-R	Catalyst 9500X front to back (port-side intake) cooling Fan	24	0.00	0.00
1.6.0	HF-ACC-SSD2-480G	Cisco 6000 Hyperfabric SSD Storage Assembly Type 2 480GB	4	0.00	0.00
1.7.0	C9K-PWR-1500WAC	1500W AC Power Supply	8	0.00	0.00
1.8.0	NO-POWER-CORD	ECO friendly green option, no power cable will be shipped	8	0.00	0.00
2.0	HF6100-60L4D-SVC	Cisco Hyperfabric Switch HF6100-60L4D Subscription Only	1	0.00	0.00
2.1.0	HF6100-60L4D-SVC-E	HF6100-60L4D Essentials Service Unit Price: 757.75 Each per Month Duration: 3 Years, Billing Frequency: Prepaid	4	27,279.00	109,116.00
2.2.0	SVS-ECDN-HF-60L4D	HW and SW Success Track L1 Support - Hyperfabric 6100-60L4D	4	0.00	0.00
3.0	SFP-10G-LR-S=	10GBASE-LR SFP Module, Enterprise-Class	16	626.98	10,031.68

Notes: 340000495-174837-06

HyperFabric Spine

Cisco Systems TX | DIR-CPO-5347

Total	143,607.40
Tax/Vat	0.00
Shipping	0.00
Grand Total USD	**143,607.40**

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:
2025-1343784

Date Filed:
07/30/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Netsync Network Solutions
Houston, 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.
2025324
Netsync Q-AAAQ466164-02; top of rack switch replacements

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Abunaja, Khalid	Houston, TX United States	X	
Gonzales, Diane	Houston, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

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

My address is [redacted], [redacted], [redacted], 78759, USA.
(city) (state) (zip code) (country)

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

Executed in Austin County, State of Texas, on the 30th day of July, 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:
2025-1345080

Date Filed:
08/04/2025

Date Acknowledged:
08/04/2025

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

Data Projections, INC.
Houston, 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.

Q-26318
SOTC Olive Meeting Rooms AV Upgrade

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Zaleski, Matthew	Houston, TX United States	X	
Zaleski, Billy	Houston, TX United States	X	
Zaleski, Scott	Houston, TX United States	X	
Stasio, Megan	Houston, 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 _____, _____, _____, _____, _____.
(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 **47.**

Meeting Date: 08/12/2025

Position Reclassification

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

Department: Parks

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a policy exception for the Parks Department to reclassify a position vacancy (PCN 1860).

Background

Requesting reclassification of PCN 1860 from Maintenance Supervisor (pay grade B.23) to Expo Maintenance Tech II (pay grade B.19). This action will result in a salary savings for the County; no funding is needed. After filling the position multiple times at the Supervisor level, we found that it has not been effective for this operation. Existing leadership can direct the maintenance team and additional front-line workers are needed to maintain the operation.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Parks Reclassification

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/01/2025 02:25 PM
Form Started By: Russell Fishbeck		Started On: 08/01/2025 02:14 PM
Final Approval Date: 08/01/2025		

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
Parks - 0510	1860	Vacant	N/A	N/A	$49,617.46	N/A	N/A	N/A	Reclassification from Maintenance Supervisor (B.23) to Expo Maintenance Tech II (B.19)	8/15/2025

Commissioners Court - Regular Session **48.**

Meeting Date: 08/12/2025

SWRP Maintenance Shop Office Remodel-Falkenberg Construction Co.-CO1

Submitted For: Dale Butler **Submitted By:** Gretchen Glenn, Facilities Managemen

Department: Facilities Management

Agenda Category: Regular Agenda Items

Information

Agenda Item

Receive and acknowledge approval of Change Order No.1 from Falkenberg Construction Co., Inc. for the Southwest Williamson County Regional Park Maintenance Shop Office Remodel in the amount of $15,000.65, which was approved by Williamson County Project Manager, Daryl Mutz, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

Background

The Change Order No. 1 was made to compensate the contractor, Falkenberg Construction Co., Inc., for the amount of $15,000.65, to add railing to the second floor storage area which was not included in the original drawings. This Change Order results in a net increase of $15,000.65 with no additional contract time. The original contract amount was $46,5618.14. As a result of this Change Order, the new contract sum is $48,0618.79. Williamson County Facilities Project Manager, Daryl Mutz was delegated change order approval authority for this project on January 23, 2024, by the Commissioners Court pursuant to Loc. Gov't Code Sec. 262.031. This item is to acknowledge such approval and record same into the minutes of the Commissioners Court.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

SWRP Office Remodel CO1

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/04/2025 11:12 AM
Facilities Management (Originator)	Gretchen Glenn	08/04/2025 02:26 PM
Form Started By: Gretchen Glenn		Started On: 08/04/2025 10:20 AM
Final Approval Date: 08/04/2025		

CHANGE ORDER
SWRP OFFICE

CHANGE ORDER NO: **00#1** NTP Date:7-21-25
DATE OF ISSUANCE:8/1/2025
Contractor: Falkenberg
Architect/ Engineer: N/A

EXPLANATION:
1. Add railing to second floor storage area

CONTRACT CHANGE:
1. Architect missed it in drawings

A.	Original Contract Amount	$ 465618.14
B.	Adjusted Contract Sum by previous Change Orders	$ n/a
C.	Contract Sum increased by this Change Order in the amount of	$ 15000.65
D.	New Contract Sum including this Change Order will be	$ 480618.79

Percentage Increase of Total Change Orders over Original Contract Amount $\left(\frac{D-A}{A} * 100\right)$
(Not to Exceed 25% per state law) 3.22 %

The Contract Time will be changed by 0 days
The date of Substantial Completion as of the date of this Change Order 9-23-25

RECOMMENDED BY:

John E. Castro		8/4/25
Contractor	Signature	Date

ACCEPTED BY:

Daryl Mutz		8-1-25
County's Representative	Signature	Date

Commissioners Court - Regular Session **49.**

Meeting Date: 08/12/2025

Award of IFB #26IFB61 Asphalt Mixes to Asphalt Inc. LLC dba Lone Star Paving Company for the Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Fernando Ramirez, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding IFB #25IFB61 Asphalt Mixes to Asphalt Inc LLC, dba Lone Star Paving Company, based on the lowest and best bid for a particular location or type of material for the Road and Bridge Department.

Background

The Purchasing Department sent out two thousand one hundred fifty-seven (2,157) notifications with twenty-nine (29) document takers and received three (3) vendor submissions. Williamson County received bids for the purchase and delivery of asphalt mixes for construction maintenance of highways, streets and bridges on an as needed basis. After reviewing all the pertinent information, it was concluded that Asphalt Inc LLC, dba Lone Star Paving Company provided one of the lowest and best bids for a particular location or type of material. It is the recommendation of the Director of the Road and Bridge Department that Williamson County award this solicitation #25IFB61 Asphalt Mixes to Asphalt Inc LLC dba Lone Star Paving Company. The solicitation documents and vendor's bid will serve as the contract documents. The funding source is 01.0200.0210.003550 and the point of contact for this project is Kelly Murphy.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Recommendation Letter

Bid Sheets - All Vendors

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 08:55 AM
Form Started By: Fernando Ramirez		Started On: 07/24/2025 03:06 PM
Final Approval Date: 08/07/2025		

July 24, 2025

Ms. Joy Simonton
Director/Purchasing Agent
Williamson County Purchasing Department
100 Wilco Way, Suite P101
Georgetown, Texas 78626

Subject: Recommendation for IFB #25IFB61 – Asphalt Mixes

After reviewing all the pertinent information, we recommend awarding the 25IFB61 Asphalt Mixes bid to Asphalt Inc. and Texas Materials based on lowest and best bid for a particular location or type of material.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Matt Williamson

Matt Williamson, PE
Director of Road & Bridge
Williamson County, TX

Submissions

Supplier	Date Submitted	Name
Asphalt Inc., LLC dba Lone Star Paving Company	Jun 18, 2025 11:11 AM CDT	Andrew Warner
Texas Materials	Jun 23, 2025 8:12 AM CDT	Jeff Walker
Greenville Enterprises llc	Jun 17, 2025 10:23 AM CDT	Forwawteh Kalloh

Recommended Vendor to Award

ASPHALT INC., LLC DBA LONE STAR PAVING COMPANY

BID ITEM	DESCRIPTION	UNIT	Delivery Site	UNIT PRICING - DELIVERED	UNIT PRICING - PICKED UP
1	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 75.00
2	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$ 75.00
3	Hot Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00
4	Hot Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00
5	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$ 110.00
6	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$ 110.00
7	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1400 NE Inner Loop Georgetown, TX 78626	$ 120.00	
8	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1401 NE Inner Loop Georgetown, TX 78626	$ 120.00	
9	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 75.00
10	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$ 75.00
11	Warm Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00
12	Warm Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00

Texas Materials

BID ITEM	DESCRIPTION	UNIT	Delivery Site	UNIT PRICING - DELIVERED	UNIT PRICING - PICKED UP
1	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			x
2	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$72.00
3	Hot Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$94.00
4	Hot Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$102.00
5	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$104.00
6	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$104.00
7	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1400 NE Inner Loop Georgetown, TX 78626	$116.00	
8	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1401 NE Inner Loop Georgetown, TX 78626	$116.00	
9	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			x
10	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			x
11	Warm Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			x
12	Warm Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			x

Greenville Enterprises LLC

BID ITEM	DESCRIPTION	UNIT	Delivery Site	UNIT PRICING - DELIVERED	UNIT PRICING - PICKED UP
1	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
2	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$290.00
3	Hot Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
4	Hot Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
5	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$325.00
6	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$325.00
7	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1400 NE Inner Loop Georgetown, TX 78626	$325.00	
8	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1401 NE Inner Loop Georgetown, TX 78626	$345.00	
9	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
10	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$300.00
11	Warm Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$300.00
12	Warm Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$300.00

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:
2025-1343219

Date Filed:
07/29/2025

Date Acknowledged:
07/30/2025

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

Asphalt Inc. LLC, dba Lone Star Paving Company
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 Purchasing Department

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.

25IFB61
Supply of Asphalt Material for Williamson County, Texas.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Spinn, Steve	Austin, TX United States	X	
Naivar, Joe	Austin, TX United States	X	
Playfair, Thomas	Austin, TX United States	X	
Condon, Josh	Austin, TX United States	X	
Ohlendorf, Ryan	San Antonio, TX United States	X	
Knox, Allen	Austin, TX United States	X	
Morisey, Greg	Austin, TX United States	X	
Lundquist, Dean	Leander, TX United States	X	
Liggett, Ben	Austin, TX United States	X	
Flores, Alex	Austin, TX United States	X	
Wheeler, Jack	Austin, TX United States	X	

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

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Asphalt Inc. LLC, dba Lone Star Paving Company
Austin, TX United States

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Williamson County Purchasing Department

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25IFB61
Supply of Asphalt Material for Williamson County, Texas.

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. ☐

6 UNSWORN DECLARATION

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

My address is _____, _____, _____, _____, _____.
(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)

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:
2025-1343219

Date Filed:
07/29/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Asphalt Inc. LLC, dba Lone Star Paving Company
Austin, TX United States

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Williamson County Purchasing Department

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.
25IFB61
Supply of Asphalt Material for Williamson County, Texas.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Spinn, Steve	Austin, TX United States	X	
Naivar, Joe	Austin, TX United States	X	
Playfair, Thomas	Austin, TX United States	X	
Condon, Josh	Austin, TX United States	X	
Ohlendorf, Ryan	San Antonio, TX United States	X	
Knox, Allen	Austin, TX United States	X	
Morisey, Greg	Austin, TX United States	X	
Lundquist, Dean	Leander, TX United States	X	
Liggett, Ben	Austin, TX United States	X	
Flores, Alex	Austin, TX United States	X	
Wheeler, Jack	Austin, TX United States	X	

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:
2025-1343219

Date Filed:
07/29/2025

Date Acknowledged:

1 **Name of business entity filing form, and the city, state and country of the business entity's place of business.**
Asphalt Inc. LLC, dba Lone Star Paving Company
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 Purchasing Department

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.**
25IFB61
Supply of Asphalt Material for Williamson County, Texas.

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.** ☐

6 **UNSWORN DECLARATION**

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

My address is [redacted] (city), Tx (state), 78633 (zip code), USA (country).

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

Executed in Travis County, State of Texas, on the 29th day of July (month), 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **50.**

Meeting Date: 08/12/2025

Award of IFB #26IFB61 Asphalt Mixes to Texas Materials Group Inc. for Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Fernando Ramirez, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding IFB #25IFB61 Asphalt Mixes to Texas Materials Group Inc. based on the lowest and best bids for a particular location or type of material for the Road and Bridge Department.

Background

The Purchasing Department sent out two thousand one hundred fifty-seven (2,157) notifications with twenty-nine (29) document takers and received three (3) vendor submissions. Williamson County received bids for the purchase and delivery of asphalt mixes for construction and maintenance of highways, streets and bridges on an as-needed basis. After reviewing all the pertinent information, it was concluded that Texas Materials Group Inc. provided one of the lowest and best bids for a particular location or type of material. It is the recommendation of the Director of the Road and Bridge Department that Williamson County award this solicitation #25IFB61 Asphalt Mixes to Texas Materials Group Inc. The solicitation documents and vendor's bid will serve as the contract documents. The funding source is 01.0200.0210.003550 and the point of contact for this project is Kelly Murphy.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Recommendation Letter

Bid Sheets - All Vendors

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 08:56 AM
Form Started By: Fernando Ramirez		Started On: 07/24/2025 04:05 PM
Final Approval Date: 08/07/2025		

July 24, 2025

Ms. Joy Simonton
Director/Purchasing Agent
Williamson County Purchasing Department
100 Wilco Way, Suite P101
Georgetown, Texas 78626

Subject: Recommendation for IFB #25IFB61 – Asphalt Mixes

After reviewing all the pertinent information, we recommend awarding the 25IFB61 Asphalt Mixes bid to Asphalt Inc. and Texas Materials based on lowest and best bid for a particular location or type of material.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Matt Williamson

Matt Williamson, PE
Director of Road & Bridge
Williamson County, TX

Submissions

Supplier	Date Submitted	Name
Asphalt Inc., LLC dba Lone Star Paving Company	Jun 18, 2025 11:11 AM CDT	Andrew Warner
Texas Materials	Jun 23, 2025 8:12 AM CDT	Jeff Walker
Greenville Enterprises llc	Jun 17, 2025 10:23 AM CDT	Forwawteh Kalloh

Recommended Vendor to Award

Texas Materials

BID ITEM	DESCRIPTION	UNIT	Delivery Site	UNIT PRICING - DELIVERED	UNIT PRICING - PICKED UP
1	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			x
2	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$72.00
3	Hot Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$94.00
4	Hot Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$102.00
5	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$104.00
6	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$104.00
7	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1400 NE Inner Loop Georgetown, TX 78626	$116.00	
8	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1401 NE Inner Loop Georgetown, TX 78626	$116.00	
9	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			x
10	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			x
11	Warm Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			x
12	Warm Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			x

ASPHALT INC., LLC DBA LONE STAR PAVING COMPANY

BID ITEM	DESCRIPTION	UNIT	Delivery Site	UNIT PRICING - DELIVERED	UNIT PRICING - PICKED UP
1	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 75.00
2	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$ 75.00
3	Hot Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00
4	Hot Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00
5	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$ 110.00
6	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$ 110.00
7	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1400 NE Inner Loop Georgetown, TX 78626	$ 120.00	
8	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1401 NE Inner Loop Georgetown, TX 78626	$ 120.00	
9	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 75.00
10	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$ 75.00
11	Warm Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00
12	Warm Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$ 85.00

Greenville Enterprises LLC

BID ITEM	DESCRIPTION	UNIT	Delivery Site	UNIT PRICING - DELIVERED	UNIT PRICING - PICKED UP
1	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
2	Hot Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$290.00
3	Hot Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
4	Hot Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
5	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$325.00
6	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton			$325.00
7	Hot Mix Cold Lay Type D SAC B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1400 NE Inner Loop Georgetown, TX 78626	$325.00	
8	Hot Mix Cold Lay Black Base Type B TXDOT ITEM #334 To reach 95% Lab Density	Ton	1401 NE Inner Loop Georgetown, TX 78626	$345.00	
9	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$290.00
10	Warm Mix Asphalt Concrete Pavement Type B PG 64-22 SAC B, TXDOT ITEM # 341 with 20% FRACTIONATED RAP/WilCo Spec	Ton			$300.00
11	Warm Mix Asphalt Concrete Pavement Type C PG 70-22 SAC B, TXDOT ITEM # 341/WilCo Spec	Ton			$300.00
12	Warm Mix Asphalt Concrete Pavement Type D PG 70-22 SAC B TXDOT ITEM # 341/WilCo Spec	Ton			$300.00

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:
2025-1342348

Date Filed:
07/28/2025

Date Acknowledged:
07/30/2025

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

Texas Materials Group, INC.
Cedar Park, 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.

25IFB61
Asphalt Mixes

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
CRH Amerias Materials, Inc.	Altanta, GA 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 _____, _____, _____, _____, _____.
(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)

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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CERTIFICATION OF FILING

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Texas Materials Group, INC.
Cedar Park, 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.
25IFB61
Asphalt Mixes

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
CRH Amerias Materials, Inc.	Altanta, GA United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

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

My address is [redacted], [redacted], Tx, 76537, USA.
(city) (state) (zip code) (country)

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

Executed in Williamson County County, State of Texas, on the 28 day of July (month), 2025 (year).

Jeffrey Walker
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **51.**

Meeting Date: 08/12/2025

First Amendment to Consent and Development Agreement for Williamson County MUD No 61

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 First Amendment to the Consent and Development Agreement between Williamson County, Sapelo Liberty Hill, LP, and the proposed Williamson County Municipal Utility District No. 61.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

First Amendment to Consent and Development Agreement - WCMUD No 61

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 11:58 AM
Form Started By: Adam Boatright		Started On: 08/07/2025 11:50 AM
Final Approval Date: 08/07/2025		

FIRST AMENDMENT TO CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

SAPELO LIBERTY HILL, LP;

AND

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 61

FIRST AMENDMENT TO CONSENT AND DEVELOPMENT AGREEMENT

This **FIRST AMENDMENT TO CONSENT AND DEVELOPMENT AGREEMENT** (this "*Amendment*") is entered into by **Williamson County, Texas**, a Texas political subdivision (the "*County*"), and **Sapelo Liberty Hill, LP,** a Texas limited partnership (the "*Owner*"). Subsequent to its creation, Williamson County Municipal Utility District No. 61, 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 the Original Agreement (as defined below), as amended by this Amendment. The County, the Owner and the District are sometimes referred to individually herein as a "*Party*" and collectively as the "*Parties*".

RECITALS

WHEREAS, the County and Owner previously entered into that Consent and Development Agreement effective April 1, 2025 (the "Original Agreement") and the Owner and County desire to amend the Original Agreement; and

WHEREAS, Owner is developing approximately 156.531 of land located within the boundaries of the County (the "Land"), which includes approximately 13.137 acres of land that was removed from the extraterritorial jurisdiction of the City of Liberty of Hill subsequent to the Original Agreement;

WHEREAS, the Land is more particularly described by metes and bounds and map depiction on the attached **Exhibit A**; and

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:

AGREEMENT

1. The recitals set forth above are declared true and correct and are hereby incorporated as part of this Amendment.

2. The definition of "Land" in Section 1.01 of the Original Agreement is hereby deleted and replaced, as follows:

   "Land" means approximately 156.531 acres of land located in Williamson County, Texas, as described by metes and bounds on **Exhibit A**.

3. Section 4.02 of the Original Agreement is hereby deleted and replaced, as follows:

   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 4.01 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.

4. Section 4.04 is hereby added to the Original Agreement, as follows:

Section 4.04. Subdivision Application Processing.

(a) The Owner acknowledges that, as of the effective date of this Agreement, the draft preliminary plat application that it has submitted to the County for a subdivision of the Land has not yet been approved by the Williamson County Commissioners Court and that the draft preliminary plat is not being approved by way of this Agreement. The County agrees that the following requirements will not be required to obtain approval of the preliminary plat by the Williamson County Commissioners Court but will apply to each phase of development of the Land (each, a "*Phase*"). This section makes no other amendments to the Applicable Rules except as defined herein.

(1) Organized Sewerage Facilities: The Owner intends to develop an organized wastewater collection and treatment system to serve the Land. Prior to final plat approval for a Phase, the Owner shall provide to the County evidence that it has obtained the appropriate permit from the Commission to dispose of wastewater for the build-out of such Phase and plans and specifications for the proposed wastewater collection and treatment facilities for the Phase shall have been approved by all entities having jurisdiction over the proposed project. The final plat for each Phase shall contain a statement that the permit has adequate capacity to treat the total flow anticipated from such Phase. If the approved wastewater treatment facilities are under construction or have been constructed but are not fully operational, the County agrees that pump and haul wastewater service will be allowed to serve the first phase of the development until the facilities are fully operational; and, if required by 30 TAC §285.34(e) because the Commission determines that the wastewater treatment plant wet well constitutes a holding tank for an on-site sewage facility (OSSF) under the Commission's regulations, the County will, if the Owner submits and application to the County meeting the County's OSSF regulations, issue a permit for such holding tank for a period of up to six (6) months, which permit may be extended administratively by the County Engineer for one additional six-month period.

(b) The Owner agrees that it will not submit subdivision construction plans or a final plat application for any Phase to the County prior to approval of the preliminary plat by the Williamson County Commissioners Court.

(c) The Owner further agrees that the preliminary plat shall include a note on its face that states, "A final plat will not be approved by the Williamson County Commissioners Court for any portion of this preliminary plat (a "phase") until the Owner has obtained and provided to the County evidence that it has obtained the

appropriate permit from the TCEQ to dispose of wastewater for the build-out of the phase and plans and specifications for the proposed wastewater collection and treatment facilities for the phase shall have been approved by all entities having jurisdiction over the proposed project.

5. Section 6.12 of the Original Agreement is hereby deleted and replaced with the following:

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

6. Exhibit A in the Original Agreement is hereby replaced with Exhibit A attached hereto and Exhibit C is hereby deleted and removed from the Original Agreement.

7. Except as specifically amended in this Amendment, the Original Agreement shall remain in full force and effect.

8. Unless otherwise defined herein, capitalized terms used herein shall have the same meanings given them in the Original Agreement.

IN WITNESS WHEREOF, the undersigned Parties have executed this Amendment on the dates indicated below to be effective as of August 12, 2025.

(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:

SAPELO LIBERTY HILL, LP
a Texas limited partnership

By: Sapelo Liberty Hill GP, LLC
a Texas limited liability company
its general partner

By: Sapelo Real Estate Group, LLC,
a Texas limited liability company
its sole manager

By: _____
Name: Justin Reynolds
Title: Manager

Date: 8/7/2025

Address for Notice:

Sapelo Liberty Hill LP
Attn: Justin Reynolds
1608 West 5th Street, Suite 240
Austin, TX 78703

THE STATE OF Texas §
§
COUNTY OF Travis §

This instrument was acknowledged before me on the 7th day of August, 2025, by Justin Reynolds, Manager of Sapelo Real Estate Group, LLC, a Texas limited liability company, and sole manager of Sapelo Liberty Hill GP, LLC, a Texas limited liability company, and general partner of SAPELO LIBERTY HILL, LP, a Texas limited partnership, on behalf of said limited partnership and limited liability companies.

(SEAL)

_____
Notary Public Signature

JULYSAH ANAEE RAMIREZ
Notary Public, State of Texas
Comm. Expires 04-23-2028
Notary ID 134865948

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 61

By:_____

Name:_____

Title:_____

Date:_____

Address for Notice:

Williamson County Municipal Utility District No. 61
c/o Allen Boone Humphries Robinson LLP
Attn: Ryan Harper
919 Congress Avenue, Suite 1500
Austin, TX 78701

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, _____, by _____, President of the Board of Directors of Williamson County Municipal Utility District No. 61, on behalf of said District.

(SEAL)

_____
Notary Public Signature

EXHIBIT A

Metes and Bounds Description
and
Map of the Land

[attached]

CANADY TRACT
J.C. WHITLEY SURVEY, ABSTRACT NO. 719
THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734
156.531 ACRE MUD BOUNDARY

DESCRIPTION OF 156.531 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE J.C. WHITLEY SURVEY, ABSTRACT NO. 719 AND THE THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734, BEING A PORTION OF THAT CERTAIN 171.69 ACRE TRACT CONVEYED TO LISA LAMINACK AND JOE ED CANADY, JR. IN A DEED OF RECORD IN DOCUMENT NO. 2023011044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED AS A PORTION OF A 180 ACRE TRACT DESCRIBED IN VOLUME 320, PAGE 130, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 156.531 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the southerly line of F.M. Highway No. 1869 (80' R.O.W.), at the northwesterly corner of that certain 0.50 acre tract of land described in a Deed of record to Chisholm Trail Special Utility District in Document No. 9906326, Official Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE over and across said 180 Acre Tract, with the westerly and southerly lines of said 0.50 Acre Tract, the following two (2) courses:

1. S21°13'17"E, a distance of 252.10 feet to a 1/2" iron rod found at the southwesterly corner of said 0.50 Acre Tract;

2. N57°03'25"E, a distance of 92.20 feet to a 1/2" iron rod found in the westerly line of Lot 9, Block A, The Overlook, a subdivision of record in Cabinet U, Slides 100-103, Plat Records of Williamson County, Texas, same being the easterly line of said 180 Acre Tract, at the southeasterly corner of said 0.50 Acre Tract;

THENCE with the easterly line of said 180 Acre Tract, same being in part the westerly lines of said lot 9, that certain 7.50 acre tract of land described in a Deed of record to Ching-Shuenn Wu, Et Ux in Volume 800, Page 728, Deed Records of Williamson County, Texas, and that certain 15.00 acre tract of land conveyed to Ching-Shuenn Wu and Mei-Jane Wu, in Document No. 2023052948, Official Public Records of Williamson County, Texas and described in Volume 700, Page 803, Deed Records of Williamson County, Texas, as found occupied on the ground, the following eighteen (18) courses:

1. S21°13'37"E, a distance of 929.11 feet to a fence post for corner found at the common westerly corner of said Lot 9 and said 7.50 Acre Tract;

2. S22°03'43"E, a distance of 141.14 feet to a fence post for corner found;

3. S21°41'10"E, a distance of 168.03 feet to a fence post for corner found;

4. S20°12'58"E, a distance of 40.40 feet to a 60d nail found in a dead tree;

5. S11°46'39"E, a distance of 36.86 feet to a fence post for corner found;

6. S50°07'28"E, a distance of 102.90 feet to a fence post for corner found;

7. S49°41'28"E, a distance of 107.32 feet to a calculated point;

8. S39°22'01"E, a distance of 20.78 feet to a fence post for corner found;

9. S03°39'12"W, a distance of 27.29 feet to a fence post for corner found;

10. S08°12'39"W, a distance of 65.27 feet to a calculated point;

11. S08°15'19"E, passing at a distance of 29.93, a 1/2" iron rod found and continuing for a total distance of 55.16 feet to a fence post for corner found;

12. S21°37'05"E, a distance of 69.52 feet to a fence post for corner found;

13. S14°47'18"E, passing the common westerly corner of said 7.50 Acre Tract and said 15.00 Acre Tract and continuing for a distance of 76.16 feet to a 1/2" iron rod found;

14. S06°22'21"E, a distance of 13.50 feet to a 1/2" iron rod found;

15. S01°17'43"W, a distance of 114.50 feet to a fence post for corner found;

16. S20°07'34"E, a distance of 21.28 feet to a 60d nail found in a live oak tree;

17. S21°41'32"E, a distance of 418.78 feet to a fence post for corner found;

18. S21°17'05"E, a distance of 235.45 feet to a 1/2" iron rod found in the northerly line of that certain 80.54 acre tract of land described in a deed of record to Liberty 1651 LLC in Document No. 2021086347, Official Public Records of Williamson County, Texas, at the southwesterly corner of said 15.00 Acre tract, for the southeasterly corner of said 180 Acre Tract and the herein described tract;

THENCE with the southerly line of said 180 Acre Tract, same being in part the northerly lines of said 80.54 Acre Tract, Lot 2, Dossey Subdivision, a subdivision of record in Document No. 2012030378, Lot 68, Block J, Stonewall Ranch-North Section Nine Subdivision, a subdivision of record in Document No. 2021005711, and Lots 89-96, Block J, Stonewall Ranch-North Section Twelve Subdivision, a subdivision of record in Document No. 2022009326, all recorded in the Official Public Records of Williamson County, Texas, the following sixteen (16) courses:

1. S68°05'32"W, a distance of 232.21 feet to an iron rod with "Forest" Cap found;

2. S68°01'49"W, a distance of 270.89 feet to an iron rod with illegible cap found;

3. S67°55'24"W, a distance of 418.47 feet to a fence post for corner found;

4. S67°26'44"W, a distance of 203.52 feet to a 1/2" iron rod found at the common northerly corner of said 80.54 Acre Tract and said Lot 2;

5. S68°03'14"W, a distance of 171.12 feet to an iron rod with "Forest" Cap found;

6. S64°59'39"W, a distance of 46.76 feet to an iron rod with "Forest" Cap found;

7. S65°51'24"W, a distance of 22.30 feet to a 60d nail marked "MH" found in a Cedar Tree;

8. S60°44'58"W, a distance of 28.22 feet to an iron rod with "Forest" Cap found;

9. S63°32'13"W, a distance of 59.25 feet to a 1/2" iron rod found;

10. S71°37'59"W, a distance of 14.40 feet to a 60d nail marked "MH" found in a Cedar Tree;

11. N83°11'04"W, a distance of 25.71 feet to a 60d nail marked "MH" found in a Cedar Tree;

12. S68°57'32"W, a distance of 252.00 feet to a 1/2" iron rod found;

13. S67°49'56"W, a distance of 286.22 feet to a concrete monument found;

14. S67°51'42"W, a distance of 434.00 feet to an iron rod with 4Ward Cap found;

15. S67°45'46"W, a distance of 173.36 feet to a 60d nail found;

16. S67°49'18"W, a distance of 350.17 feet to a 1/2" iron rod found in the northerly line of said lot 96, at the southeasterly corner of that certain 59.95 acre tract of land described in a Partition Deed of record to Lloyd B. Luker, Jr., Et Ux in Volume 1848, Page 400, Official Records of Williamson County, Texas, for the southwesterly corner of said 180 Acre Tract and the herein described tract;

THENCE with the westerly line of said 180 Acre Tract, same being in part the easterly line of said 59.95 Acre Tract, and in part the easterly and northerly lines of that certain 3.19 acre tract of land described in a deed of record to Mark Luker in Document No. 2002008416, Official Public Records of Williamson County, Texas, the following three (3) courses:

1. N20°45'23"W, a distance of 1395.78 feet to a 1/2" iron rod found at the southeasterly corner of said 3.19 Acre Tract;

2. N20°50'04"W, a distance of 378.56 feet to an iron pipe found at the northeasterly corner of said 3.19 Acre Tract;

3. S68°49'36"W, passing at a distance of 197.04 feet, a 1/2" iron rod found, and continuing for a total distance of 199.01 feet to a calculated point in the curving southerly line of said F.M. Highway No. 1869, of a curve to the left, for the northwesterly corner of the herein described tract;

THENCE over and across said 180 Acre Tract, with the southerly line of said F.M. Highway No. 1869, the following four (4) courses:

1. Along said curve to the left having a radius of 994.93 feet, an arc length of 271.72 feet, and a chord which bears N43°57'18"E, a distance of 270.88 feet to a TX DOT Type 1 Concrete Highway Monument found at the end of said curve;

2. N35°51'15"E, a distance of 231.15 feet to a TX DOT Type 1 Concrete Highway Monument found at the point of curvature of curve to the left;

3. Along said curve to the left having a radius of 5769.58 feet, an arc length of 487.08 feet, and a chord which bears N33°24'48"E, a distance of 486.94 feet to a TX DOT Type 1 Concrete Highway Monument found at the end of said curve;

4. N30°59'53"E, a distance of 366.12 feet to an iron rod with "HLS" Cap found at the northwesterly corner of that certain 14.00 acre tract of land described in a deed of record to Brandon Canady and Jessica Canady in Document No. 2023105726, Official Public Records of Williamson County, Texas;

THENCE leaving the southerly line of said F.M. Highway No. 1869, and continuing over and across said 180 Acre Tract, with the westerly, southerly and easterly lines of said 14.00 Acre Tract, the following three (3) courses:

1. S37°57'55"E, a distance of 604.03 feet to an iron rod with "HLS" Cap found at the southwesterly corner of said 14.00 Acre Tract;

2. N58°42'51"E, a distance of 1140.60 feet to an iron rod with "HLS" Cap found at the southeasterly corner of said 14.00 Acre Tract;

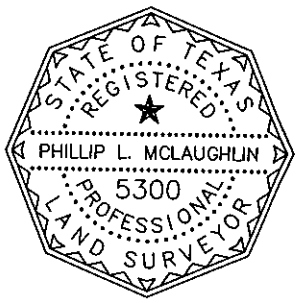
3. N22°18'00"W, a distance of 731.53 feet to an iron rod with "HLS" Cap found in the southerly line of said F.M. Highway No. 1869, at the northeasterly corner of said 14.00 Acre Tract;

THENCE over and across said 180 Acre Tract, with the southerly line of said F.M. Highway No. 1869, the following two (2) courses:

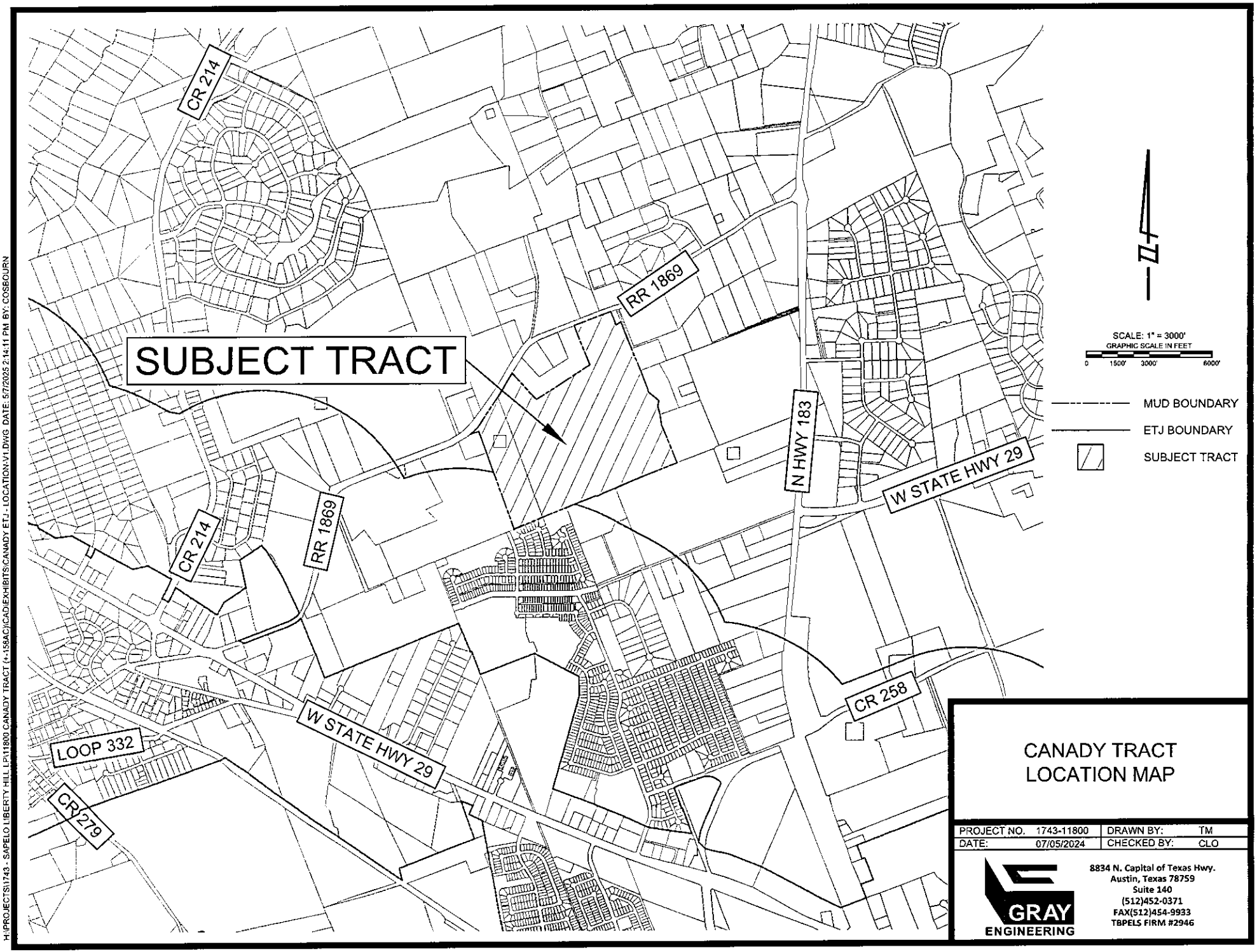
1. N69°09'55"E, passing at a distance of 119.39 feet, a TX DOT Type I Concrete Highway Monument found, and continuing for a total distance of 640.50 feet to a 1/2" iron rod found at the point of curvature of a curve to the right;

2. Along said curve to the right having a radius of 2251.83 feet, an arc length of 33.17 feet, and a chord which bears N69°35'15"E, a distance of 33.17 feet to the **POINT OF BEGINNING**, having an area of 156.531 acres of land, more or less.

Phillip L. McLaughlin 07-15-2025
Registered Professional Land Surveyor
State of Texas No. 5300



Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.
G&R Surveying Project No. 24204 Attachments: 24204_GR-BOUNDARY-SURVEY



CANADY TRACT LOCATION MAP

PROJECT NO.	1743-11800	DRAWN BY:	TM
DATE:	07/05/2024	CHECKED BY:	CLO

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\11800 CANADY TRACT (+-158AC)\CAD\EXHIBITS\CANADY ET.J - LOCATION-V1.DWG DATE: 5/7/2025 2:14:11 PM BY: COSBOURN

Commissioners Court - Regular Session **52.**

Meeting Date: 08/12/2025

Approval of Renewal #1 for Contract #24IFB69 – Corrugated Metal Pipe with Cardinal Hardware and Lumber LLC 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 authorizing Renewal #1 of Contract 24IFB69 - Corrugated Metal Pipe between Williamson County and Cardinal Hardware and Lumber LLC, for the same terms and conditions as the existing contract, for the term of October 15, 2025, through October 14, 2026.

Background

This is the first renewal of Contract #24IFB69 – Corrugated Metal Pipe between Williamson County and Cardinal Hardware and Lumber LLC. The original contract was approved by the Commissioners Court on October 15, 2024, under Agenda Item #57. The Road and Bridge Department has confirmed that the vendor has met all requirements to proceed with Renewal #1 under the same terms, conditions, and pricing as the existing contract. The funding source is 01.0200.0210.003597. The Department's point of contact is Kelly Murphy.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Renewal 1

Original Terms and pricing

1295 form

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:07 AM
Form Started By: Cheryl Johnson		Started On: 07/31/2025 10:41 AM
Final Approval Date: 08/07/2025		

Summary Agreement for Renewal of Williamson County Contract

Contract Number:	24IFB69	**Department:**	Road and Bridge Dept.
Vendor Name:	Cardinal Hardware & Lumber LLC		
Purpose/Intended Use of Product or Service (summary):			
Corrugated Metal Pipe			
Type of Contract:	IFB	**Start Date:**	October 15,2025
Purchasing Contact:	Cheryl Johnson	**End Date:**	October 14 2026
Department Contact:	Kelly Murphy		

- **Williamson County wishes to extend this bid/proposal for the same pricing, terms, and conditions as the existing contract.**
- PLEASE INCLUDE THE FOLLOWING:
  - COMPLETED 1295 FORM; AND
  - RENEWED INSURANCE CERTIFICATE IF IT WAS REQUIRED IN BID/PROPOSAL.

Renewal Option Period 1 October 15,2025 through October 14, 2026
Initial Contract Period October 15,2024 through October 14, 2025

BY SIGNING BELOW, THE PARTIES AGREE TO THE TERMS OF EXTENSION SET FORTH AS STATED ABOVE

Vendor _CARDINAL HARDWARE & LUMBER LLC

Name Ryan Schmitz

Title Director of Operations

Signature__Ryan Schmitz

Date____07-31-25__

Williamson County, 710 Main St., Georgetown, TX 78626

Williamson County Authorized Signature

Signature_____

Date _____

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 31 2025 Time: 10:45 am

Specifications

Bid Specifications

General Information

Williamson County is seeking qualified companies to provide Corrugated Metal Pipe per Item 460 of the Texas Department of Transportation, Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges 2014.

Technical Contact

Engineering: Director of Road and Bridge Division

Contract Term

Initial 1 year term

Additional Renewals Options

2 renewals at 12 months each

Pre- Bid Conference

Not Applicable

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	POLYMER COATED UNIT PRICE
1	ROUND - GALVANIZED CMP			
1.01	CMP (GAL STL 12 IN)	LF	$ 12.00	$ 16.20
1.02	CMP (GAL STL 15 IN)	LF	$ 15.00	$ 20.25
1.03	CMP (GAL STL 18 IN)	LF	$ 19.00	$ 25.65
1.04	CMP (GAL STL 24 IN)	LF	$ 25.00	$ 33.75
1.05	CMP (GAL STL 30 IN)	LF	$ 32.00	$ 43.20
1.06	CMP (GAL STL 36 IN)	LF	$ 41.00	$ 55.35
1.07	CMP (GAL STL 42 IN)	LF	$ 43.00	$ 58.05
1.08	CMP (GAL STL 48 IN)	LF	$ 45.00	$ 60.75
1.09	CMP (GAL STL 54 IN)	LF	$ 50.00	$ 67.50
1.10	CMP (GAL STL 60 IN)	LF	$ 60.00	$ 81.00
1.11	CMP (GAL STL 72 IN)	LF	$ 72.00	$ 97.20
ITEM #	DESCRIPTION	UNIT	UNIT PRICE	POLYMER COATED UNIT PRICE
2	ROUND - GALVANIZED SET			
2.01	SET (TY II)(12 IN)(CMP)(6:1)	EA	$ 95.00	$ 128.25
2.02	SET (TY II)(12 IN)(CMP)(4:1)	EA	$ 95.00	$ 128.25
2.03	SET (TY II)(12 IN)(CMP)(3:1)	EA	$ 95.00	$ 128.25
2.04	SET (TY II)(15 IN)(CMP)(6:1)	EA	$ 125.00	$ 168.75
2.05	SET (TY II)(15 IN)(CMP)(4:1)	EA	$ 125.00	$ 168.75
2.06	SET (TY II)(15 IN)(CMP)(3:1)	EA	$ 125.00	$ 168.75
2.07	SET (TY II)(18 IN)(CMP)(6:1)	EA	$ 175.00	$ 236.25
2.08	SET (TY II)(18 IN)(CMP)(4:1)	EA	$ 175.00	$ 236.25
2.09	SET (TY II)(18 IN)(CMP)(3:1)	EA	$ 175.00	$ 236.25
2.10	SET (TY II)(24 IN)(CMP)(6:1)	EA	$ 192.50	$ 259.88
2.11	SET (TY II)(24 IN)(CMP)(4:1)	EA	$ 192.50	$ 259.88
2.12	SET (TY II)(24 IN)(CMP)(3:1)	EA	$ 192.50	$ 259.88
2.13	SET (TY II)(30 IN)(CMP)(6:1)	EA	$ 247.50	$ 334.13
2.14	SET (TY II)(30 IN)(CMP)(4:1)	EA	$ 247.50	$ 334.13
2.15	SET (TY II)(30 IN)(CMP)(3:1)	EA	$ 247.50	$ 334.13
2.16	SET (TY II)(36 IN)(CMP)(6:1)	EA	$ 300.00	$ 405.00
2.17	SET (TY II)(36 IN)(CMP)(4:1)	EA	$ 300.00	$ 405.00
2.18	SET (TY II)(36 IN)(CMP)(3:1)	EA	$ 300.00	$ 405.00
2.19	SET (TY II)(42 IN)(CMP)(6:1)	EA	$ 350.00	$ 472.50
2.20	SET (TY II)(42 IN)(CMP)(4:1)	EA	$ 350.00	$ 472.50
2.21	SET (TY II)(42 IN)(CMP)(3:1)	EA	$ 350.00	$ 472.50
2.22	SET (TY II)(48 IN)(CMP)(6:1)	EA	$ 397.50	$ 536.63
2.23	SET (TY II)(48 IN)(CMP)(4:1)	EA	$ 397.50	$ 536.63
2.24	SET (TY II)(48 IN)(CMP)(3:1)	EA	$ 397.50	$ 536.63
2.25	SET (TY II)(54 IN)(CMP)(6:1)	EA	$ 450.00	$ 607.50
2.26	SET (TY II)(54 IN)(CMP)(4:1)	EA	$ 450.00	$ 607.50
2.27	SET (TY II)(54 IN)(CMP)(3:1)	EA	$ 450.00	$ 607.50
2.28	SET (TY II)(60 IN)(CMP)(6:1)	EA	$ 520.00	$ 702.00
2.29	SET (TY II)(60 IN)(CMP)(4:1)	EA	$ 520.00	$ 702.00
2.30	SET (TY II)(60 IN)(CMP)(3:1)	EA	$ 520.00	$ 702.00
2.31	SET (TY II)(72 IN)(CMP)(6:1)	EA	$ 600.00	$ 810.00
2.32	SET (TY II)(72 IN)(CMP)(4:1)	EA	$ 600.00	$ 810.00
2.33	SET (TY II)(72 IN)(CMP)(3:1)	EA	$ 600.00	$ 810.00
ITEM #	DESCRIPTION	UNIT	UNIT PRICE	POLYMER COATED UNIT PRICE
3	DESIGN ARCH GALVANIZED CMPA			
3.01	CMP AR (GAL STL DES 1)	LF	N/A	N/A
3.02	CMP AR (GAL STL DES 2)	LF	N/A	N/A
3.03	CMP AR (GAL STL DES 3)	LF	N/A	N/A
3.04	CMP AR (GAL STL DES 4)	LF	N/A	N/A

3.05	CMP AR (GAL STL DES 5)	LF	N/A	N/A
3.06	CMP AR (GAL STL DES 6)	LF	N/A	N/A
3.07	CMP AR (GAL STL DES 7)	LF	N/A	N/A
3.08	CMP AR (GAL STL DES 8)	LF	N/A	N/A
3.09	CMP AR (GAL STL DES 9)	LF	N/A	N/A
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
4	**DESIGN ARCH - GALVANIZED SET**			
4.01	SET (TY II)(DES 1)(CMP)(6:1)	EA	N/A	N/A
4.02	SET (TY II)(DES 1)(CMP)(4:1)	EA	N/A	N/A
4.03	SET (TY II)(DES 1)(CMP)(3:1)	EA	N/A	N/A
4.04	SET (TY II)(DES 2)(CMP)(6:1)	EA	N/A	N/A
4.05	SET (TY II)(DES 2)(CMP)(4:1)	EA	N/A	N/A
4.06	SET (TY II)(DES 2)(CMP)(3:1)	EA	N/A	N/A
4.07	SET (TY II)(DES 3)(CMP)(6:1)	EA	N/A	N/A
4.08	SET (TY II)(DES 3)(CMP)(4:1)	EA	N/A	N/A
4.09	SET (TY II)(DES 3)(CMP)(3:1)	EA	N/A	N/A
4.10	SET (TY II)(DES 4)(CMP)(6:1)	EA	N/A	N/A
4.11	SET (TY II)(DES 4)(CMP)(4:1)	EA	N/A	N/A
4.12	SET (TY II)(DES 4)(CMP)(3:1)	EA	N/A	N/A
4.13	SET (TY II)(DES 5)(CMP)(6:1)	EA	N/A	N/A
4.14	SET (TY II)(DES 5)(CMP)(4:1)	EA	N/A	N/A
4.15	SET (TY II)(DES 5)(CMP)(3:1)	EA	N/A	N/A
4.16	SET (TY II)(DES 6)(CMP)(6:1)	EA	N/A	N/A
4.17	SET (TY II)(DES 6)(CMP)(4:1)	EA	N/A	N/A
4.18	SET (TY II)(DES 6)(CMP)(3:1)	EA	N/A	N/A
4.19	SET (TY II)(DES 7)(CMP)(6:1)	EA	N/A	N/A
4.20	SET (TY II)(DES 7)(CMP)(4:1)	EA	N/A	N/A
4.21	SET (TY II)(DES 7)(CMP)(3:1)	EA	N/A	N/A
4.22	SET (TY II)(DES 8)(CMP)(6:1)	EA	N/A	N/A
4.23	SET (TY II)(DES 8)(CMP)(4:1)	EA	N/A	N/A
4.24	SET (TY II)(DES 8)(CMP)(3:1)	EA	N/A	N/A
4.25	SET (TY II)(DES 9)(CMP)(6:1)	EA	N/A	N/A
4.26	SET (TY II)(DES 9)(CMP)(4:1)	EA	N/A	N/A
4.27	SET (TY II)(DES 9)(CMP)(3:1)	EA	N/A	N/A
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
5	**DESIGN ARCH/ROUND BANDS (INCLUDE NUTS & BOLTS)**			
5.01	BAND (12" DIA X 1' WIDE)	EA	$ 12.00	$ 16.20
5.02	BAND (15" DIA X 1' WIDE)	EA	$ 17.00	$ 22.95
5.03	BAND (18" DIA x 1' WIDE)	EA	$ 22.00	$ 29.70
5.04	BAND (24" DIA x 1' WIDE)	EA	$ 27.00	$ 36.45
5.05	BAND (30" DIA X 1' WIDE)	EA	$ 32.00	$ 43.20
5.06	BAND (36" DIA X 1' WIDE)	EA	$ 42.00	$ 56.70
5.07	BAND (42" DIA X 1' WIDE)	EA	$ 45.00	$ 60.75
5.08	BAND (48" DIA X 1' WIDE)	EA	$ 47.00	$ 63.45
5.09	BAND (48" DIA X 2' WIDE)	EA	$ 47.00	$ 63.45
5.10	BAND (54" DIA X 1' WIDE)	EA	$ 55.00	$ 74.25
5.11	BAND (54" DIA X 2' WIDE)	EA	$ 55.00	$ 74.25
5.12	BAND (60" DIA X 1' WIDE)	EA	$ 60.00	$ 81.00
5.13	BAND (60" DIA X 2' WIDE)	EA	$ 60.00	$ 81.00
5.14	BAND (72" DIA X 1' WIDE)	EA	$ 65.00	$ 87.75
5.15	BAND (72" DIA X 2' WIDE)	EA	$ 65.00	$ 87.75

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:
2025-1343659

Date Filed:
07/30/2025

Date Acknowledged:
07/31/2025

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

CARDINAL HARDWARE & LUMBER LLC
Eunice, NM 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.

24IFB69
Culvert Pipe & Materials

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
CARDINAL HARDWARE & LUMBER LLC	Eunice, NM 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 _____, _____, _____, _____, _____.
(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)

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:
2025-1343659

Date Filed:
07/30/2025

Date Acknowledged:

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

CARDINAL HARDWARE & LUMBER LLC
Eunice, NM 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.

24IFB69
Culvert Pipe & Materials

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
CARDINAL HARDWARE & LUMBER LLC	Eunice, NM United States	X	

[redacted] ☐

6 [redacted]

[redacted]

[redacted]

(city)

[redacted]

[redacted] 2026_____.

[redacted]

RYAN SCHMIT - DIRECTOR OF OPERATIONS

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **53.**

Meeting Date: 08/12/2025

Approval of Renewal #1 for Contract #24IFB69 – Corrugated Metal Pipe with David-Tehoungue Ltd Co. 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 authorizing Renewal #1 of Contract 24IFB69 - Corrugated Metal Pipe between Williamson County and David-Tehoungue Ltd Co., on the same terms and conditions as the existing contract, for the term of October 15, 2025, through October 14, 2026.

Background

This is the first renewal of Contract #24IFB69 – Corrugated Metal Pipe between Williamson County and David-Tehoungue Ltd Co. The original contract was approved by the Commissioners Court on October 15, 2024, under Agenda Item #57. The Road and Bridge Department has confirmed that the vendor has met all requirements to proceed with Renewal #1 under the same terms, conditions, and pricing as the existing contract. The funding source is 01.0200.0210.003597. The Department's point of contact is Kelly Murphy.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Renewal 1

Original aterms and pricing

1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:28 AM
Form Started By: Cheryl Johnson		Started On: 08/04/2025 04:48 PM
Final Approval Date: 08/07/2025		

Summary Agreement for Renewal of Williamson County Contract

Contract Number:	24IFB69	**Department:**	Road and Bridge Dept.
Vendor Name:	David-Tehoungue Ltd Co		
Purpose/Intended Use of Product or Service (summary):			
Corrugated Metal Pipe			
Type of Contract:	IFB	**Start Date:**	October 15,2025
Purchasing Contact:	Cheryl Johnson	**End Date:**	October 14, 2026
Department Contact:	Kelly Murphy		

- **Williamson County wishes to extend this bid/proposal for the same pricing, terms, and conditions as the existing contract.**
- PLEASE INCLUDE THE FOLLOWING:
  - COMPLETED 1295 FORM; AND
  - RENEWED INSURANCE CERTIFICATE IF IT WAS REQUIRED IN BID/PROPOSAL.

Renewal Option Period 1	October 15, 2025 through October 14, 2026
Initial Contract Period	October 15, 2024 through October 14, 2025

BY SIGNING BELOW, THE PARTIES AGREE TO THE TERMS OF EXTENSION SET FORTH AS STATED ABOVE

Vendor David-Tehoungue Ltd Co

Name Abalo Tehoungue

Title Managing Member

Signature _____

Date 08.05.2025

Williamson County, 710 Main St., Georgetown, TX 78626

Williamson County Authorized Signature

Signature _____

Date _____

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Aug 06 2025 Time: 7:22 am

Specifications

Bid Specifications

General Information

Williamson County is seeking qualified companies to provide Corrugated Metal Pipe per Item 460 of the Texas Department of Transportation, Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges 2014.

Technical Contact

Engineering: Director of Road and Bridge Division

Contract Term

Initial 1 year term

Additional Renewals Options

2 renewals at 12 months each

Pre- Bid Conference

Not Applicable

	David-Tehoungue Ltd Co			
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
1	**ROUND - GALVANIZED CMP**			
1.01	CMP (GAL STL 12 IN)	LF	$18.00	$27.50
1.02	CMP (GAL STL 15 IN)	LF	$24.00	$33.00
1.03	CMP (GAL STL 18 IN)	LF	$26.00	$37.00
1.04	CMP (GAL STL 24 IN)	LF	$28.00	$48.00
1.05	CMP (GAL STL 30 IN)	LF	$32.00	$59.00
1.06	CMP (GAL STL 36 IN)	LF	$38.00	$70.00
1.07	CMP (GAL STL 42 IN)	LF	$47.00	$82.00
1.08	CMP (GAL STL 48 IN)	LF	$52.00	$125.00
1.09	CMP (GAL STL 54 IN)	LF	$100.00	$140.00
1.10	CMP (GAL STL 60 IN)	LF	$102.00	$150.00
1.11	CMP (GAL STL 72 IN)	LF	$110.00	$165.00
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
2	**ROUND - GALVANIZED SET**			
2.01	SET (TY II)(12 IN)(CMP)(6:1)	EA	85	127
2.02	SET (TY II)(12 IN)(CMP)(4:1)	EA	74	108
2.03	SET (TY II)(12 IN)(CMP)(3:1)	EA	65	110
2.04	SET (TY II)(15 IN)(CMP)(6:1)	EA	138	204
2.05	SET (TY II)(15 IN)(CMP)(4:1)	EA	103	148.3
2.06	SET (TY II)(15 IN)(CMP)(3:1)	EA	90	160
2.07	SET (TY II)(18 IN)(CMP)(6:1)	EA	220	320
2.08	SET (TY II)(18 IN)(CMP)(4:1)	EA	150	220
2.09	SET (TY II)(18 IN)(CMP)(3:1)	EA	130	195
2.10	SET (TY II)(24 IN)(CMP)(6:1)	EA	315	488
2.11	SET (TY II)(24 IN)(CMP)(4:1)	EA	230	350
2.12	SET (TY II)(24 IN)(CMP)(3:1)	EA	203	420
2.13	SET (TY II)(30 IN)(CMP)(6:1)	EA	200	700
2.14	SET (TY II)(30 IN)(CMP)(4:1)	EA	490	489
2.15	SET (TY II)(30 IN)(CMP)(3:1)	EA	320	380
2.16	SET (TY II)(36 IN)(CMP)(6:1)	EA	625	430
2.17	SET (TY II)(36 IN)(CMP)(4:1)	EA	415	713
2.18	SET (TY II)(36 IN)(CMP)(3:1)	EA	368	500
2.19	SET (TY II)(42 IN)(CMP)(6:1)	EA	888	400
2.20	SET (TY II)(42 IN)(CMP)(4:1)	EA	520	980
2.21	SET (TY II)(42 IN)(CMP)(3:1)	EA	413	615
2.22	SET (TY II)(48 IN)(CMP)(6:1)	EA	138	550
2.23	SET (TY II)(48 IN)(CMP)(4:1)	EA	255	498
2.24	SET (TY II)(48 IN)(CMP)(3:1)	EA	168	450
2.25	SET (TY II)(54 IN)(CMP)(6:1)	EA	650	1380
2.26	SET (TY II)(54 IN)(CMP)(4:1)	EA	350	480
2.27	SET (TY II)(54 IN)(CMP)(3:1)	EA	225	380
2.28	SET (TY II)(60 IN)(CMP)(6:1)	EA	2650	4150
2.29	SET (TY II)(60 IN)(CMP)(4:1)	EA	520	800
2.30	SET (TY II)(60 IN)(CMP)(3:1)	EA	315	638
2.31	SET (TY II)(72 IN)(CMP)(6:1)	EA	890	498
2.32	SET (TY II)(72 IN)(CMP)(4:1)	EA	520	890
2.33	SET (TY II)(72 IN)(CMP)(3:1)	EA	254	489
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
3	**DESIGN ARCH GALVANIZED CMPA**			
3.01	CMP AR (GAL STL DES 1)	LF	28	37.236
3.02	CMP AR (GAL STL DES 2)	LF	31.978	42.417
3.03	CMP AR (GAL STL DES 3)	LF	38.919	52.834
3.04	CMP AR (GAL STL DES 4)	LF	45.948	63.372

3.05	CMP AR (GAL STL DES 5)	LF	61.293	86.384
3.06	CMP AR (GAL STL DES 6)	LF	69.719	99.034
3.07	CMP AR (GAL STL DES 7)	LF	98.587	141.561
3.08	CMP AR (GAL STL DES 8)	LF	102.147	157.401
3.09	CMP AR (GAL STL DES 9)	LF	125.133	179.38
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
4	**DESIGN ARCH - GALVANIZED SET**			
4.01	SET (TY II)(DES 1)(CMP)(6:1)	EA	152.495	258.748
4.02	SET (TY II)(DES 1)(CMP)(4:1)	EA	172.934	284.401
4.03	SET (TY II)(DES 1)(CMP)(3:1)	EA	182.859	260
4.04	SET (TY II)(DES 2)(CMP)(6:1)	EA	264.84	387.26
4.05	SET (TY II)(DES 2)(CMP)(4:1)	EA	228.099	350.654
4.06	SET (TY II)(DES 2)(CMP)(3:1)	EA	199.358	294.037
4.07	SET (TY II)(DES 3)(CMP)(6:1)	EA	313.17	569.755
4.08	SET (TY II)(DES 3)(CMP)(4:1)	EA	352.217	480.331
4.09	SET (TY II)(DES 3)(CMP)(3:1)	EA	280.825	391.243
4.10	SET (TY II)(DES 4)(CMP)(6:1)	EA	498.13	796.2
4.11	SET (TY II)(DES 4)(CMP)(4:1)	EA	479.819	629.734
4.12	SET (TY II)(DES 4)(CMP)(3:1)	EA	385.13	498.69
4.13	SET (TY II)(DES 5)(CMP)(6:1)	EA	890.666	1330.999
4.14	SET (TY II)(DES 5)(CMP)(4:1)	EA	752.84	1300
4.15	SET (TY II)(DES 5)(CMP)(3:1)	EA	756.479	934.724
4.16	SET (TY II)(DES 6)(CMP)(6:1)	EA	1394.86	2392.3
4.17	SET (TY II)(DES 6)(CMP)(4:1)	EA	1200	1861.085
4.18	SET (TY II)(DES 6)(CMP)(3:1)	EA	804.23	1356.35
4.19	SET (TY II)(DES 7)(CMP)(6:1)	EA	1791.546	2687.319
4.20	SET (TY II)(DES 7)(CMP)(4:1)	EA	1354.71	2150
4.21	SET (TY II)(DES 7)(CMP)(3:1)	EA	1200	1750
4.22	SET (TY II)(DES 8)(CMP)(6:1)	EA	3400	5000
4.23	SET (TY II)(DES 8)(CMP)(4:1)	EA	2800	4500
4.24	SET (TY II)(DES 8)(CMP)(3:1)	EA	1800	3580
4.25	SET (TY II)(DES 9)(CMP)(6:1)	EA	3800	4500
4.26	SET (TY II)(DES 9)(CMP)(4:1)	EA	2500	5800
4.27	SET (TY II)(DES 9)(CMP)(3:1)	EA	2200	4400
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
5	**DESIGN ARCH/ROUND BANDS (INCLUDE NUTS & BOLTS)**			
5.01	BAND (12" DIA X 1' WIDE)	EA	31.021	41.526
5.02	BAND (15" DIA X 1' WIDE)	EA	36.136	49.094
5.03	BAND (18" DIA x 1' WIDE)	EA	41.317	56.981
5.04	BAND (24" DIA x 1' WIDE)	EA	51.734	72.601
5.05	BAND (30" DIA X 1' WIDE)	EA	62.272	98.408
5.06	BAND (36" DIA X 1' WIDE)	EA	73.239	104.853
5.07	BAND (42" DIA X 1' WIDE)	EA	93.117	145.323
5.08	BAND (48" DIA X 1' WIDE)	EA	190.15	298
5.09	BAND (48" DIA X 2' WIDE)	EA	215	350
5.10	BAND (54" DIA X 1' WIDE)	EA	315	368
5.11	BAND (54" DIA X 2' WIDE)	EA	315	380
5.12	BAND (60" DIA X 1' WIDE)	EA	450	415
5.13	BAND (60" DIA X 2' WIDE)	EA	480	430
5.14	BAND (72" DIA X 1' WIDE)	EA	500	580
5.15	BAND (72" DIA X 2' WIDE)	EA	515	615

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:
2025-1346177

Date Filed:
08/05/2025

Date Acknowledged:
08/05/2025

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

David-Tehoungue Ltd Co
Hickory Creek, 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.

24IFB69
Corrugated Metal Pipe(Road and Bridge)

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 _____, _____, _____, _____, _____.
(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)

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:
2025-1346177

Date Filed:
08/05/2025

Date Acknowledged:

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David-Tehoungue Ltd Co
Hickory Creek, 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.

24IFB69
Corrugated Metal Pipe(Road and Bridge)

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

[redacted]

6 [redacted]

My name is [redacted]

[redacted]

(city) [redacted]

[redacted]

[redacted]

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **54.**

Meeting Date: 08/12/2025

Approval of Renewal #1 for Contract #24IFB69 – Corrugated Metal Pipe with Texas Corrugators 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 authorizing Renewal #1 of Contract 24IFB69 - Corrugated Metal Pipe between Williamson County and Texas Corrugators, for the same terms and conditions as the existing contract, for the term of October 15, 2025, through October 14, 2026.

Background

This is the first renewal of Contract #24IFB69 – Corrugated Metal Pipe between Williamson County and Texas Corrugators. The original contract was approved by the Commissioners Court on October 15, 2024, under Agenda Item #57. The Road and Bridge Department has confirmed that the vendor has met all requirements to proceed with Renewal 1 under the same terms, conditions, and pricing as the existing contract. The funding source is 01.0200.0210.003597. The Department's point of contact is Kelly Murphy.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Renewal 1

Origina Terms and Pricing

1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:26 AM
Form Started By: Cheryl Johnson		Started On: 08/04/2025 04:24 PM
Final Approval Date: 08/07/2025		

WILCO PURCHASING

Summary Agreement for Renewal of Williamson County Contract

Contract Number:	24IFB69	**Department:**	Road and Bridge Dept.
Vendor Name:	Texas Corrugators		
Purpose/Intended Use of Product or Service (summary):			
Corrugated Metal Pipe			
Type of Contract:	IFB	**Start Date:**	October 15,2025
Purchasing Contact:	Cheryl Johnson	**End Date:**	October 14 2026
Department Contact:	Kelly Murphy		

- **Williamson County wishes to extend this bid/proposal for the same pricing, terms, and conditions as the existing contract.**
- PLEASE INCLUDE THE FOLLOWING:
  - COMPLETED 1295 FORM; AND
  - RENEWED INSURANCE CERTIFICATE IF IT WAS REQUIRED IN BID/PROPOSAL.

Renewal Option Period 1	October 15,2025 through October 14, 2026
Initial Contract Period	October 15,2024 through October 14, 2025

BY SIGNING BELOW, THE PARTIES AGREE TO THE TERMS OF EXTENSION SET FORTH AS STATED ABOVE

Vendor TEXAS CORRUGATORS

Name COLYN MOORE

Title SALES REP

Signature _____

Date 8/4/25

Williamson County, 710 Main St., Georgetown, TX 78626

Williamson County Authorized Signature

Signature _____

Date _____

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Aug 05 2025 Time: 9:41 am

Specifications

Bid Specifications

General Information

Williamson County is seeking qualified companies to provide Corrugated Metal Pipe per Item 460 of the Texas Department of Transportation, Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges 2014.

Technical Contact

Engineering: Director of Road and Bridge Division

Contract Term

Initial 1 year term

Additional Renewals Options

2 renewals at 12 months each

Pre- Bid Conference

Not Applicable

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	POLYMER COATED UNIT PRICE
1	ROUND - GALVANIZED CMP			
1.01	CMP (GAL STL 12 IN)	LF	14.17	22.08
1.02	CMP (GAL STL 15 IN)	LF	16.81	26.29
1.03	CMP (GAL STL 18 IN)	LF	20.77	32.63
1.04	CMP (GAL STL 24 IN)	LF	26.04	41.07
1.05	CMP (GAL STL 30 IN)	LF	32.62	51.6
1.06	CMP (GAL STL 36 IN)	LF	39.2	62.13
1.07	CMP (GAL STL 42 IN)	LF	52.52	83.44
1.08	CMP (GAL STL 48 IN)	LF	67.67	107.67
1.09	CMP (GAL STL 54 IN)	LF	77.76	123.22
1.10	CMP (GAL STL 60 IN)	LF	85.33	135.33
1.11	CMP (GAL STL 72 IN)	LF	106.34	168.95
ITEM #	DESCRIPTION	UNIT	UNIT PRICE	POLYMER COATED UNIT PRICE
2	ROUND - GALVANIZED SET			
2.01	SET (TY II)(12 IN)(CMP)(6:1)	EA	78.55	110.7
2.02	SET (TY II)(12 IN)(CMP)(4:1)	EA	61.41	85.53
2.03	SET (TY II)(12 IN)(CMP)(3:1)	EA	52.22	72.31
2.04	SET (TY II)(15 IN)(CMP)(6:1)	EA	101.3	147.08
2.05	SET (TY II)(15 IN)(CMP)(4:1)	EA	77.47	111.2
2.06	SET (TY II)(15 IN)(CMP)(3:1)	EA	64.93	92.64
2.07	SET (TY II)(18 IN)(CMP)(6:1)	EA	136.73	203.01
2.08	SET (TY II)(18 IN)(CMP)(4:1)	EA	102.85	151.05
2.09	SET (TY II)(18 IN)(CMP)(3:1)	EA	85.28	124.45
2.10	SET (TY II)(24 IN)(CMP)(6:1)	EA	205.65	312.58
2.11	SET (TY II)(24 IN)(CMP)(4:1)	EA	152.25	228.63
2.12	SET (TY II)(24 IN)(CMP)(3:1)	EA	124.3	185.4
2.13	SET (TY II)(30 IN)(CMP)(6:1)	EA	303.17	467.11
2.14	SET (TY II)(30 IN)(CMP)(4:1)	EA	220.33	336.05
2.15	SET (TY II)(30 IN)(CMP)(3:1)	EA	177.65	269.27
2.16	SET (TY II)(36 IN)(CMP)(6:1)	EA	422	655
2.17	SET (TY II)(36 IN)(CMP)(4:1)	EA	303.03	466.13
2.18	SET (TY II)(36 IN)(CMP)(3:1)	EA	241.04	369.19
2.19	SET (TY II)(42 IN)(CMP)(6:1)	EA	692.03	1084.69
2.20	SET (TY II)(42 IN)(CMP)(4:1)	EA	506.26	788.98
2.21	SET (TY II)(42 IN)(CMP)(3:1)	EA	410.88	638.62
2.22	SET (TY II)(48 IN)(CMP)(6:1)	EA	890.63	1398.75
2.23	SET (TY II)(48 IN)(CMP)(4:1)	EA	651	1016.85
2.24	SET (TY II)(48 IN)(CMP)(3:1)	EA	528.69	823.4
2.25	SET (TY II)(54 IN)(CMP)(6:1)	EA	1246.43	1962.34
2.26	SET (TY II)(54 IN)(CMP)(4:1)	EA	895.61	1403.68
2.27	SET (TY II)(54 IN)(CMP)(3:1)	EA	717.39	1121.53
2.28	SET (TY II)(60 IN)(CMP)(6:1)	EA	1495.94	2359.75
2.29	SET (TY II)(60 IN)(CMP)(4:1)	EA	1067.5	1677.25
2.30	SET (TY II)(60 IN)(CMP)(3:1)	EA	850.78	1333.5
2.31	SET (TY II)(72 IN)(CMP)(6:1)	EA	2180.13	3452.63
2.32	SET (TY II)(72 IN)(CMP)(4:1)	EA	1537.65	2428.4
2.33	SET (TY II)(72 IN)(CMP)(3:1)	EA	1216.41	1916.29
ITEM #	DESCRIPTION	UNIT	UNIT PRICE	POLYMER COATED UNIT PRICE
3	DESIGN ARCH GALVANIZED CMPA			
3.01	CMP AR (GAL STL DES 1)	LF	18.39	28.83
3.02	CMP AR (GAL STL DES 2)	LF	22.75	35.79
3.03	CMP AR (GAL STL DES 3)	LF	28.54	45.06
3.04	CMP AR (GAL STL DES 4)	LF	35.77	56.64

3.05	CMP AR (GAL STL DES 5)	LF	53.18	84.48
3.06	CMP AR (GAL STL DES 6)	LF	71.01	113.02
3.07	CMP AR (GAL STL DES 7)	LF	92	146
3.08	CMP AR (GAL STL DES 8)	LF	103.67	164.67
3.09	CMP AR (GAL STL DES 9)	LF	113.67	180.67
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
4	**DESIGN ARCH - GALVANIZED SET**			
4.01	SET (TY II)(DES 1)(CMP)(6:1)	EA	113.29	160.99
4.02	SET (TY II)(DES 1)(CMP)(4:1)	EA	128.01	184.54
4.03	SET (TY II)(DES 1)(CMP)(3:1)	EA	108.87	153.92
4.04	SET (TY II)(DES 2)(CMP)(6:1)	EA	155.3	228.24
4.05	SET (TY II)(DES 2)(CMP)(4:1)	EA	166.35	245.93
4.06	SET (TY II)(DES 2)(CMP)(3:1)	EA	138.73	201.72
4.07	SET (TY II)(DES 3)(CMP)(6:1)	EA	261.4	395.7
4.08	SET (TY II)(DES 3)(CMP)(4:1)	EA	252.08	380.79
4.09	SET (TY II)(DES 3)(CMP)(3:1)	EA	205.43	306.15
4.10	SET (TY II)(DES 4)(CMP)(6:1)	EA	394.63	606.63
4.11	SET (TY II)(DES 4)(CMP)(4:1)	EA	359.29	550.09
4.12	SET (TY II)(DES 4)(CMP)(3:1)	EA	288.61	437.01
4.13	SET (TY II)(DES 5)(CMP)(6:1)	EA	714.06	1111.72
4.14	SET (TY II)(DES 5)(CMP)(4:1)	EA	616.87	956.21
4.15	SET (TY II)(DES 5)(CMP)(3:1)	EA	488.71	751.16
4.16	SET (TY II)(DES 6)(CMP)(6:1)	EA	1165.33	1826.98
4.17	SET (TY II)(DES 6)(CMP)(4:1)	EA	987.45	1542.39
4.18	SET (TY II)(DES 6)(CMP)(3:1)	EA	791.79	1229.33
4.19	SET (TY II)(DES 7)(CMP)(6:1)	EA	1852.27	2922.33
4.20	SET (TY II)(DES 7)(CMP)(4:1)	EA	1501.69	2361.42
4.21	SET (TY II)(DES 7)(CMP)(3:1)	EA	1189.17	1861.38
4.22	SET (TY II)(DES 8)(CMP)(6:1)	EA	2348.15	3712.15
4.23	SET (TY II)(DES 8)(CMP)(4:1)	EA	1865.93	2940.58
4.24	SET (TY II)(DES 8)(CMP)(3:1)	EA	1469.89	2306.89
4.25	SET (TY II)(DES 9)(CMP)(6:1)	EA	2861.69	4529.84
4.26	SET (TY II)(DES 9)(CMP)(4:1)	EA	2237.51	3531.18
4.27	SET (TY II)(DES 9)(CMP)(3:1)	EA	1755.19	2759.48
ITEM #	**DESCRIPTION**	**UNIT**	**UNIT PRICE**	**POLYMER COATED UNIT PRICE**
5	**DESIGN ARCH/ROUND BANDS (INCLUDE NUTS & BOLTS)**			
5.01	BAND (12" DIA X 1' WIDE)	EA	26.78	42.84
5.02	BAND (15" DIA X 1' WIDE)	EA	32.13	51.4
5.03	BAND (18" DIA x 1' WIDE)	EA	40.18	64.28
5.04	BAND (24" DIA x 1' WIDE)	EA	50.9	81.44
5.05	BAND (30" DIA X 1' WIDE)	EA	64.28	102.84
5.06	BAND (36" DIA X 1' WIDE)	EA	77.65	124.24
5.07	BAND (42" DIA X 1' WIDE)	EA	104.73	167.56
5.08	BAND (48" DIA X 1' WIDE)	EA	135.5	216.8
5.09	BAND (48" DIA X 2' WIDE)	EA	203.25	325.2
5.10	BAND (54" DIA X 1' WIDE)	EA	153.98	246.36
5.11	BAND (54" DIA X 2' WIDE)	EA	230.96	369.53
5.12	BAND (60" DIA X 1' WIDE)	EA	169.38	271
5.13	BAND (60" DIA X 2' WIDE)	EA	254.06	406.5
5.14	BAND (72" DIA X 1' WIDE)	EA	212.08	339.32
5.15	BAND (72" DIA X 2' WIDE)	EA	318.11	508.99

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:
2025-1345355

Date Filed:
08/04/2025

Date Acknowledged:

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

Texas Corrugators
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

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.

24IFB69
Corrugated Metal Pipe

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

[redacted]

(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:
2025-1345355

Date Filed:
08/04/2025

Date Acknowledged:
08/04/2025

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

Texas Corrugators
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

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.

24IFB69
Corrugated Metal Pipe

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 _____, _____, _____, _____, _____.
(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 **55.**

Meeting Date: 08/12/2025

RM 2243 - BGE - PSA Amendment #5

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on Contract Amendment No. 5 to the RM 2243 contract executed January 14, 2020, between Williamson County and BGE, Inc. relating to the 2019 Road Bond Program. Project: P326 Fund Source: Road Bonds

Background

This Contract Amendment No. 5 increases the compensation cap by $3,500,000.00 from $6,700,000.00 to $10,200,000.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

RM 2243 - BGE - PSA Amendment #5

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:43 AM
Form Started By: Ragan Riggs		Started On: 08/06/2025 09:51 AM
Final Approval Date: 08/07/2025		

CONTRACT AMENDMENT NO. _5___
TO
WILLIAMSON COUNTY CONTRACT FOR ENGINEERING SERVICES

WILLIAMSON COUNTY ROAD BOND PROJECT: RM2243 ("Project")

THIS CONTRACT AMENDMENT NO. 5 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 BGE, Inc. (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 January 14, 2020 (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 $6,700,000.00; 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 is hereby increased from $6,700,000.00 to $10,200,000.00, reflecting a total increase of $3,500,000.00.

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, to be effective as of the date of the last party's execution below.

ENGINEER:	**COUNTY:**
By: _____	By: _____
Signature	Signature
Eric Busker	
Printed Name	Printed Name
Director	
Title	Title
07/30/2025	
Date	Date

APPROVED
By Christen Eschberger at 2:00 pm, Aug 05, 2025

Commissioners Court - Regular Session **56.**

Meeting Date: 08/12/2025

E. Wilco Highway Segment 5 Purchase Contract

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a real estate contract with Charlotte Lyn Walker Davis to acquire 0.8793 AC needed as right of way on the E. Wilco Highway Segment 5 project (Parcel 84 part 1).

Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

contract

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:31 AM
Form Started By: Don Childs		Started On: 08/06/2025 08:44 AM
Final Approval Date: 08/07/2025		

REAL ESTATE CONTRACT

E. Wilco Highway Segment 5 Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **CHARLOTTE LYN WALKER DAVIS** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

> All of that certain 0.8793-acre (38,303 square foot) tract of land, out of and situated in the Silas Palmer Survey, Section 12, Abstract No. 499, in Williamson County, Texas, being a portion of the remainder of a called 50-acre tract of land, described as first tract in a deed to Charlotte Lyn Davis, recorded March 13, 2000 in document No. 2000014961, official public records of Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein **(Parcel 84 Part 1)**;

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property interests described in Exhibit "A", any improvements thereon, and any damage to or cost of cure for the remaining property of Seller shall be the sum of SIXTY-ONE THOUSAND FIVE HUNDRED FIFTY-ONE and 00/100 Dollars ($61,551.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF SELLER

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

4.02. The Property is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before August 31, 2025, or at such time, date, and place as Seller and Purchaser may agree upon, or

within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibit "A", conveying such interest in and to the portion of the Property free and clear of any and all monetary liens and restrictions, except for the following:

(a) General real estate taxes for the year of closing and subsequent years not yet due and payable.

(b) Any exceptions approved by Purchaser pursuant to Article III hereof; and

(c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

(a) The boundary and survey exceptions shall be deleted.

(b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and

(c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(4) Deliver to Purchaser possession of the Property.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

(a) Pay the cash portion of the Purchase Price.

Prorations

5.04. General real estate taxes for the then current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

(1) Owner's Title Policy and survey to be paid by Purchaser.

(2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.

(3) All other closing costs shall be paid by Purchaser.

(4) Attorney's fees paid by each respectively.

ARTICLE VI
BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII
BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages

for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made, then Seller shall receive the amount of $500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII
MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by the Williamson County commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after August 31, 2025 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway improvement construction project of Purchaser on the Property or other obligations of this Contract, and Seller agrees to make any gate access available to Purchaser, its contractors or

utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

SELLER:



Charlotte Lyn Walker Davis

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Williamson County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 84 PART 1

DESCRIPTION OF A 0.8793 ACRE (38,303 SQ. FT.) PARCEL OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 50 ACRE TRACT OF LAND, DESCRIBED AS FIRST TRACT IN A DEED TO CHARLOTTE LYN DAVIS, RECORDED MARCH 13, 2000 IN DOCUMENT NO. 2000014961, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.8793 ACRE (38,303 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 2,362.19 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 268+51.14 on the existing south right-of-way line of Chandler Road, a variable width right-of-way, described in a deed to Williamson County, Texas in Document No. 2011067075, O.P.R.W.C.TX., for the northeast corner of Lot 5, Plantation Acres, a subdivision of record in Cabinet R, Slide 301, Plat Records of Williamson County, Texas (P.R.W.C.TX.), and described in a deed to Charles Morgan Tucker, Jr. and Brenda Tucker in Document No. 2021034271, O.P.R.W.C.TX.;

THENCE, South 86°45'11" West, over and across said Chander Road, a distance of 639.93 feet to an iron rod with a plastic cap stamped "RPLS 4249" in concrete found on the existing north right-of-way line of said Chandler Road, same being the south line of said 50 acre tract, said point being the beginning of a curve to the left;

THENCE, with the existing north right-of-way line of said Chandler Road, same being the south line of said 50 acre tract, the following five (5) courses and distances:

With said curve to the left, an arc distance of 442.77 feet, through a central angle of 12°04'49", having a radius of 2,100.00 feet, and a chord that bears South 62°24'50" West, a distance of 441.95 feet to a calculated point,

South 56°22'25" West, a distance of 534.55 feet to a calculated point, from which a 1/2-inch iron rod (bent) in concrete found bears North 53°58'09" East a distance of 0.44 feet,

South 33°37'35" East, a distance of 5.00 feet to an iron rod with a plastic cap stamped "Diamond Surveying" found, for the beginning of a curve to the right,

With said curve to the right, an arc distance of 265.39 feet, through a central angle of 07°58'55", having a radius of 1,905.00 feet, and a chord that bears South 60°26'44" West, a distance of 265.17 feet to a calculated point, and

South 68°28'36" West, a distance of 278.87 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 251.87 feet right of East Wilco Highway E.C.S. 268+50.27 (Surface Coordinates: N=10,195,782.81, E=3,186,803.94) on the proposed east right-of-way line of East Wilco Highway and the intersection of the existing north right-of-way line of said Chandler Road, described in a deed to Williamson County, Texas in Document No. 2011075347, O.P.R.W.C.TX., with the existing east right-of-way line of County Road 101 (C.R. 101), a variable width right-of-way, as described in a deed to Williamson County, Texas, recorded in Document No. 2011067075, O.P.R.W.C.TX., for the southeast corner and **POINT OF BEGINNING** of the parcel described herein, from which an iron rod with an aluminum cap stamped "WILCO ROW 5050" found bears South 66°21'42" East a distance of 0.37 feet;

THENCE, departing the proposed east right-of-way line of East Wilco Highway, with the existing east right-of-way line of said C.R. 101, the following two (2) courses and distances numbered 1-2:

1) **North 66°21'42" West**, a distance of **62.43 feet** to an iron rod with an aluminum cap stamped "WILCO ROW 5050" found, and

2) **North 21°15'00" West**, a distance of **908.20 feet** to a 1/2-inch iron rod with an aluminum cap found on the south line of a called 30.00 acre tract described in a deed to Jerry Wayne Roznovak and Linda Roznovak in Document No. 2006083935, O.P.R.W.C.TX., for the northwest corner of said 50 acre tract and the parcel described herein;

3) **THENCE, North 68°29'57" East**, departing the existing east right-of-way line of said C.R. 101, with the common line of said 30.00 acre tract and said 50 acre tract, a distance of **18.15 feet** to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 230.00 feet right of East Wilco Highway E.C.S. 278+02.72 on the proposed east right-of-way line of said East Wilco Highway, for the most northerly northeast corner of the parcel described herein;

THENCE, departing the common line of said 30.00 acre tract and said 50 acre tract, with the proposed east right-of-way line of East Wilco Highway, over and across said 50 acre tract, the following three (3) courses and distances numbered 4-6:

4) **South 21°30'11" East**, a distance of **76.82 feet** to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 230.00 feet right of East Wilco Highway E.C.S. 277+25.90, for the beginning of curve to the left,

5) With said curve to the left, an arc distance of 69.06 feet, through a central angle of 04°01'46", having a radius of 982.00 feet, and a chord that bears South 43°08'07" East, a distance of **69.05 feet** to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 255.45 feet right of East Wilco Highway E.C.S. 276+61.72, for the most easterly northeast corner of the parcel described herein, and

THIS SPACE IS INTENTIONALLY LEFT BLANK

6) **South 21°15'00" East**, a distance of **811.45 feet** to the **POINT OF BEGINNING**, and containing 0.8793 acres (38,303 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

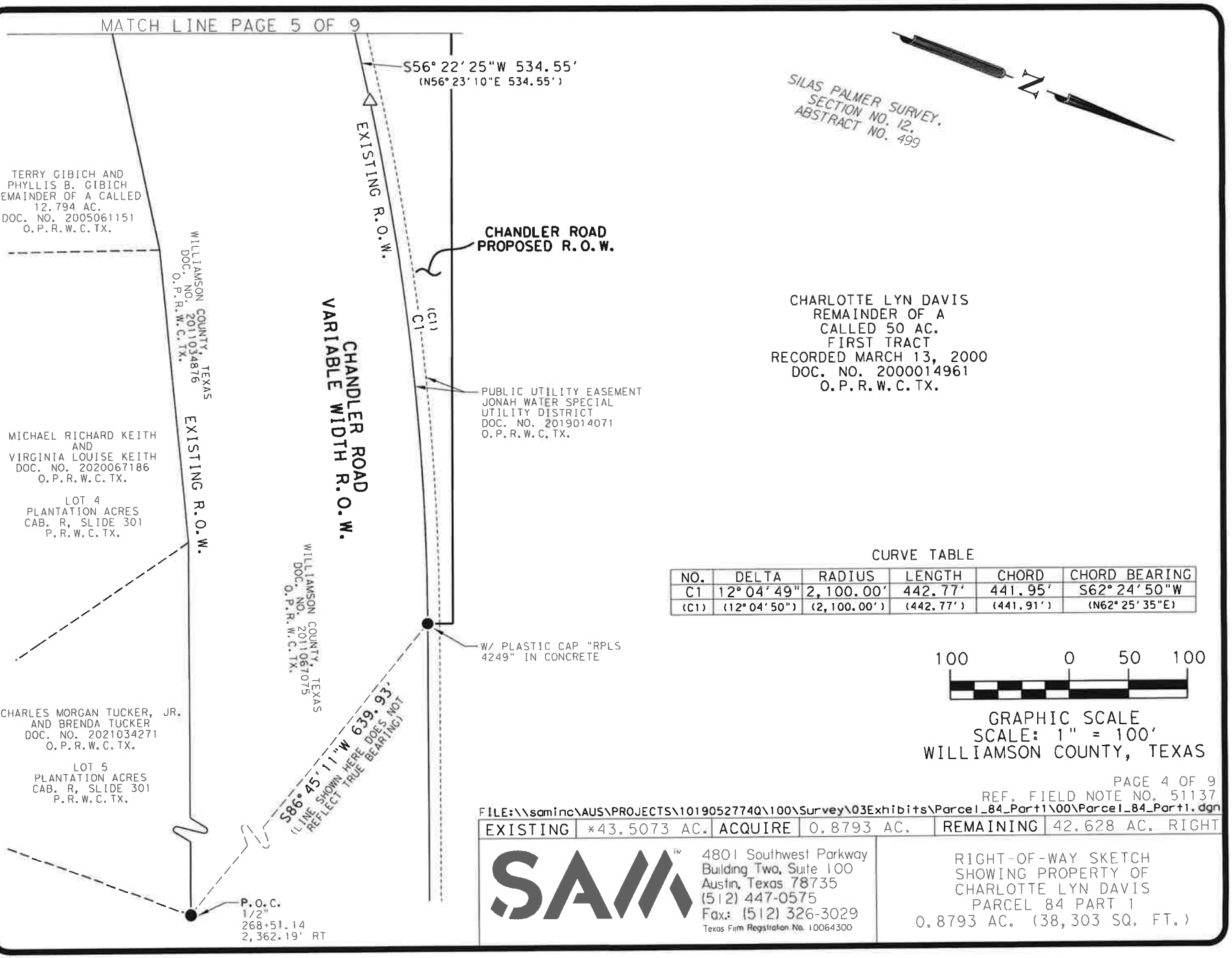
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 1/17/2025
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300





CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12° 04' 49"	2,100.00'	442.77'	441.95'	S62° 24' 50"W
(C1)	(12° 04' 50")	(2,100.00')	(442.77')	(441.91')	(N62° 25' 35"E)

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

REF. FIELD NOTE NO. 51137

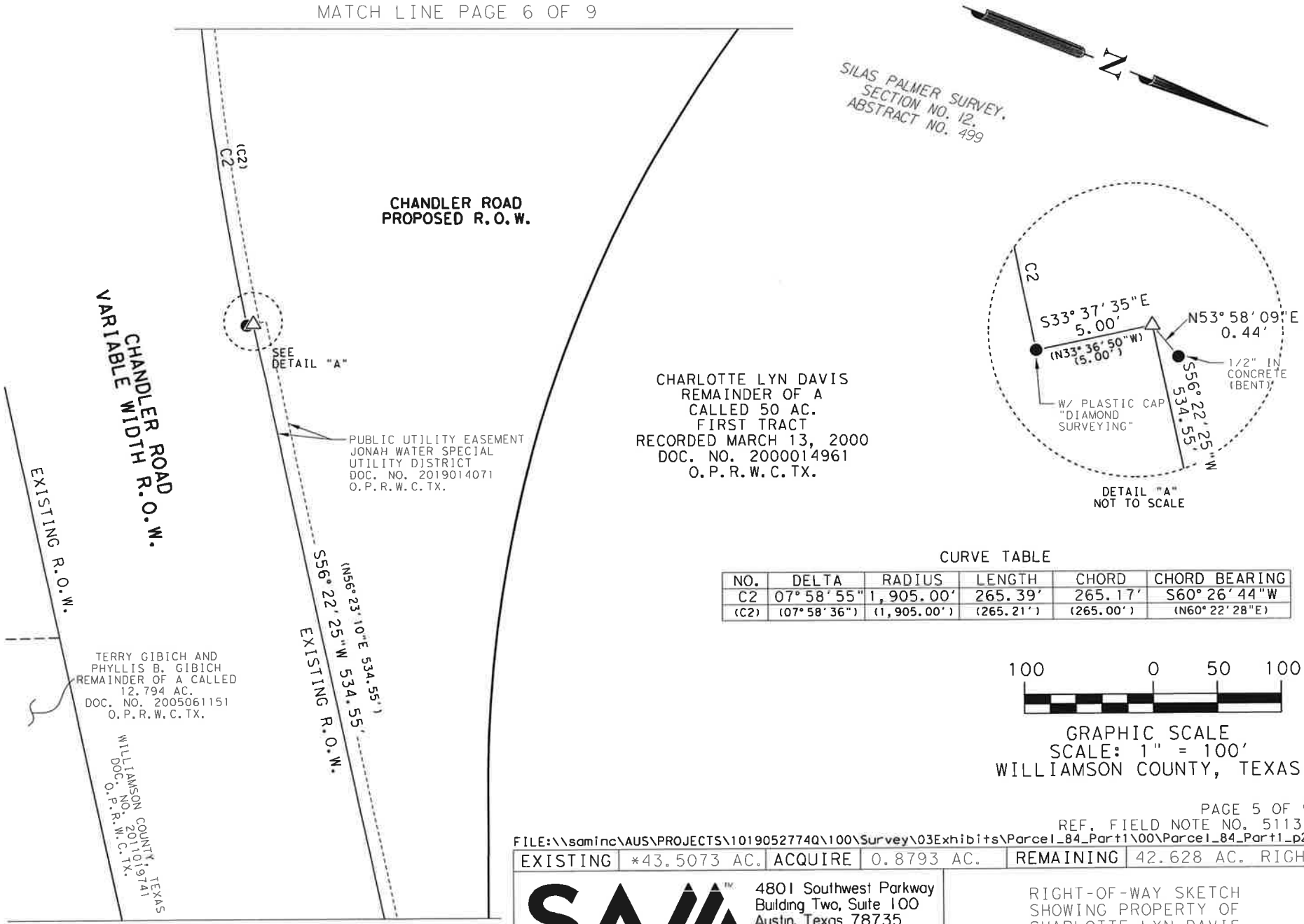
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_84_Part1\00\Parcel_84_Part1.dgn

EXISTING	*43.5073 AC.	ACQUIRE	0.8793 AC.	REMAINING	42.628 AC. RIGHT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
CHARLOTTE LYN DAVIS
PARCEL 84 PART 1
0.8793 AC. (38,303 SQ. FT.)

MATCH LINE PAGE 6 OF 9



MATCH LINE PAGE 4 OF 9

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	07° 58' 55"	1,905.00'	265.39'	265.17'	S60° 26' 44"W
(C2)	(07° 58' 36")	(1,905.00')	(265.21')	(265.00')	(N60° 22' 28"E)

100 0 50 100

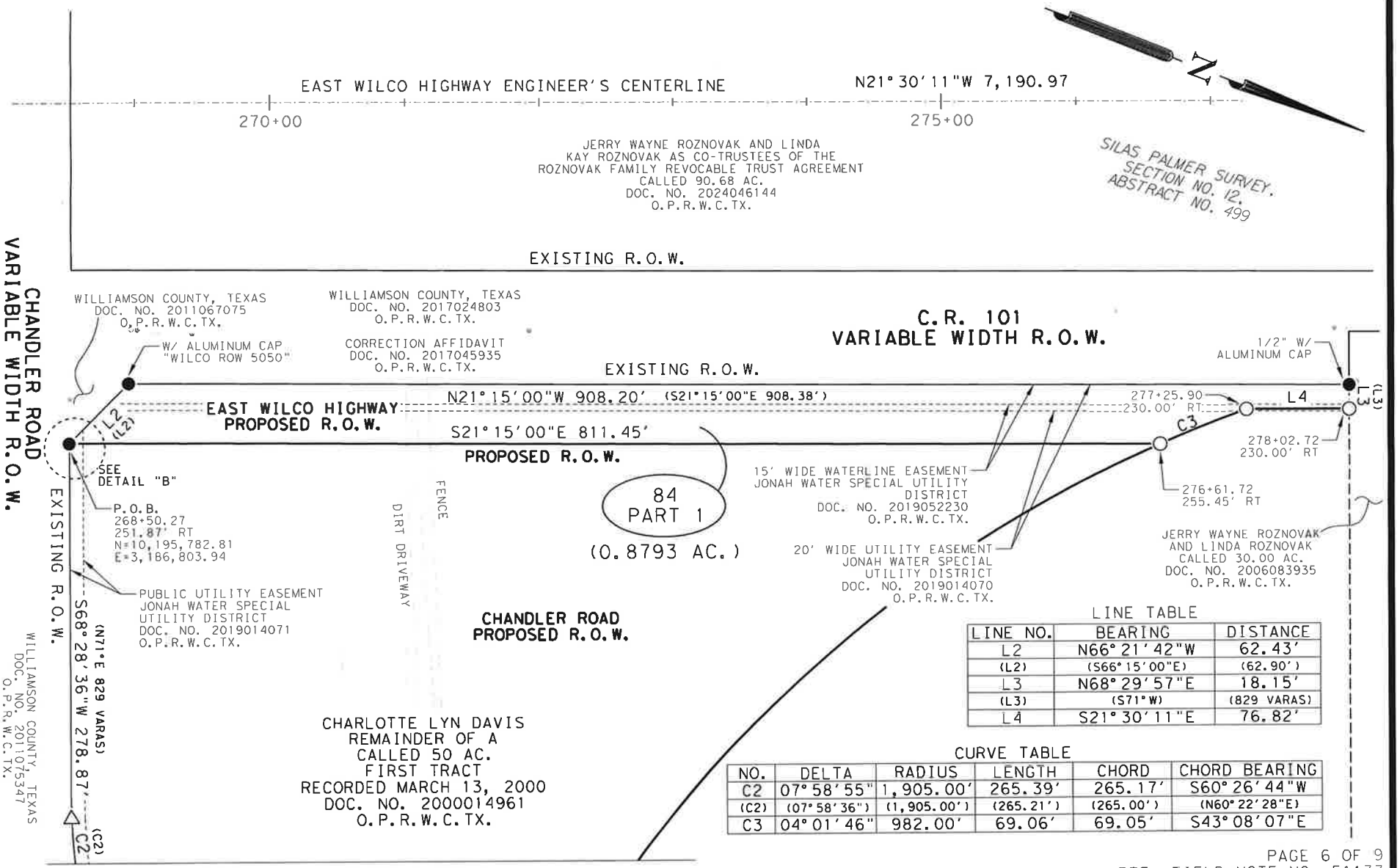
GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

REF. FIELD NOTE NO. 51137
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_84_Part1\00\Parcel_84_Part1_p2.

EXISTING	*43.5073 AC.	ACQUIRE	0.8793 AC.	REMAINING	42.628 AC. RIGHT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
CHARLOTTE LYN DAVIS
PARCEL 84 PART 1
0.8793 AC. (38,303 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N66°21'42"W	62.43'
(L2)	(S66°15'00"E)	(62.90')
L3	N68°29'57"E	18.15'
(L3)	(S71°W)	(829 VARAS)
L4	S21°30'11"E	76.82'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	07°58'55"	1,905.00'	265.39'	265.17'	S60°26'44"W
(C2)	(07°58'36")	(1,905.00')	(265.21')	(265.00')	(N60°22'28"E)
C3	04°01'46"	982.00'	69.06'	69.05'	S43°08'07"E

MATCH LINE PAGE 5 OF 9

PAGE 6 OF 9

REF. FIELD NOTE NO. 51137

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_84_Part1\00\Parcel_84_Part1.dgn

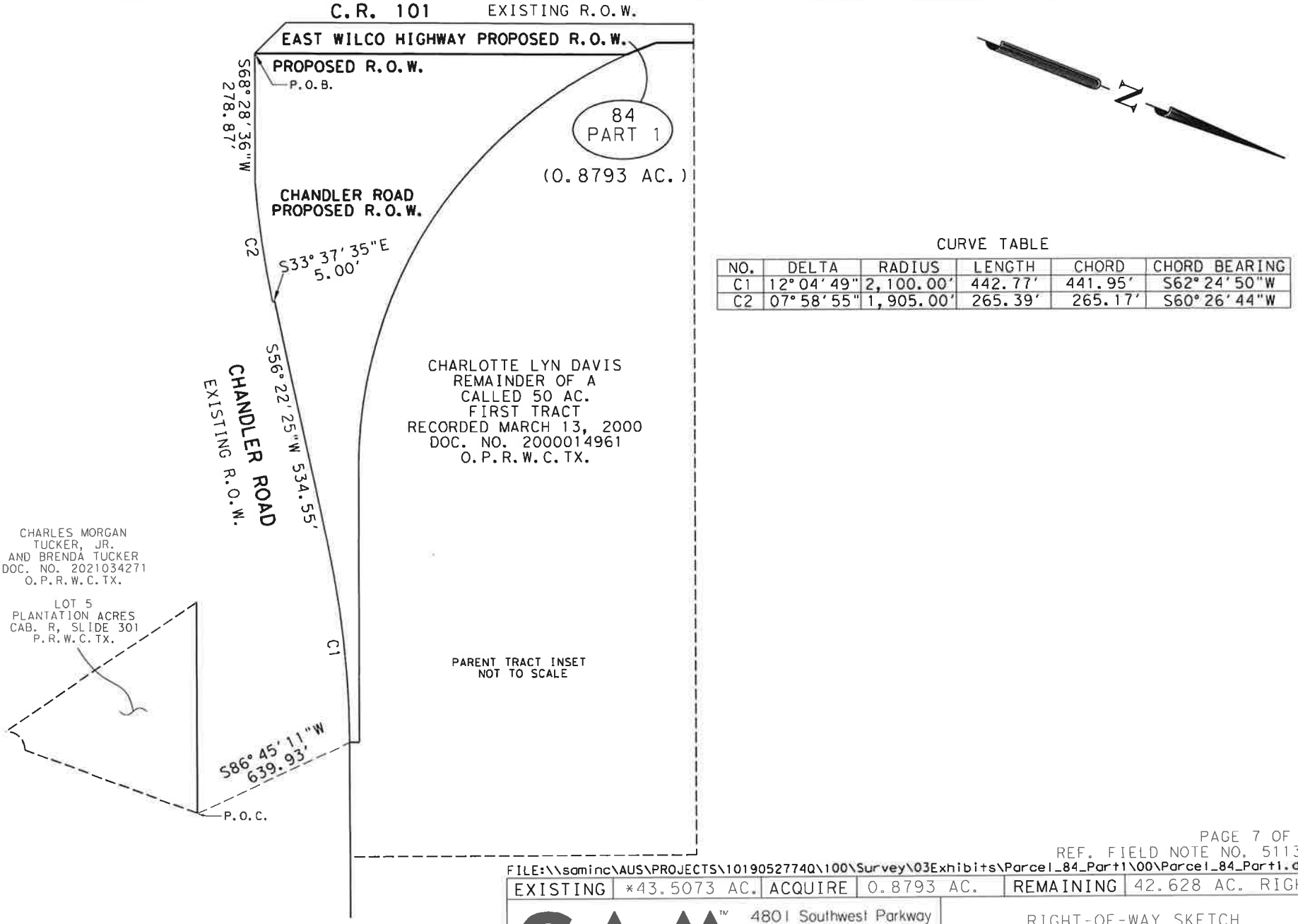
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100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
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CHARLOTTE LYN DAVIS
PARCEL 84 PART 1
0.8793 AC. (38,303 SQ. FT.)



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12°04'49"	2,100.00'	442.77'	441.95'	S62°24'50"W
C2	07°58'55"	1,905.00'	265.39'	265.17'	S60°26'44"W

REF. FIELD NOTE NO. 51137
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_84_Part1\00\Parcel_84_Part1.dgn

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0.8793 AC. (38,303 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF GT2403200, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 3, 2024, AND ISSUED DATE OCTOBER 11, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY ESTATE OF LOUISE EULENFELD, DECEASED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT AND RIGHT OF WAY DATED NOVEMBER 22, 1982, EXECUTED BY GRACE E. WALKER TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1033, PAGE 150, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON PLAT)

C. RIGHT OF WAY EASEMENT DATED DECEMBER 10, 1996, EXECUTED BY GRACE E. WALKER AND CHARLES MERVIN WALKER TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9665888, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

D. EASEMENT AND RIGHT OF WAY DATED OCTOBER 10, 2011, EXECUTED BY CHARLOTTE LYN DAVIS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2011072897, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON PLAT)

E. PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT DATED FEBRUARY 14, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019014070, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

F. PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT DATED FEBRUARY 14, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019014071, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

G. WATERLINE EASEMENT DATED MARCH 29, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019052230, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

H. TERMS, PROVISIONS AND STIPULATIONS OF A MEMORANDUM OF PERMANENT EASEMENT AGREEMENT DATED JUNE 26, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO M2E3 LLC, RECORDED UNDER DOCUMENT NO. 2019061959, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS, AND AS AMENDED UNDER DOCUMENT NO. 2020118815, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

K. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)

L. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

M. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) (SUBJECT TO, IF APPLICABLE)

REF. FIELD NOTE NO. 51137

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_84_Part1\00\Parcel_84_Part1.dgn

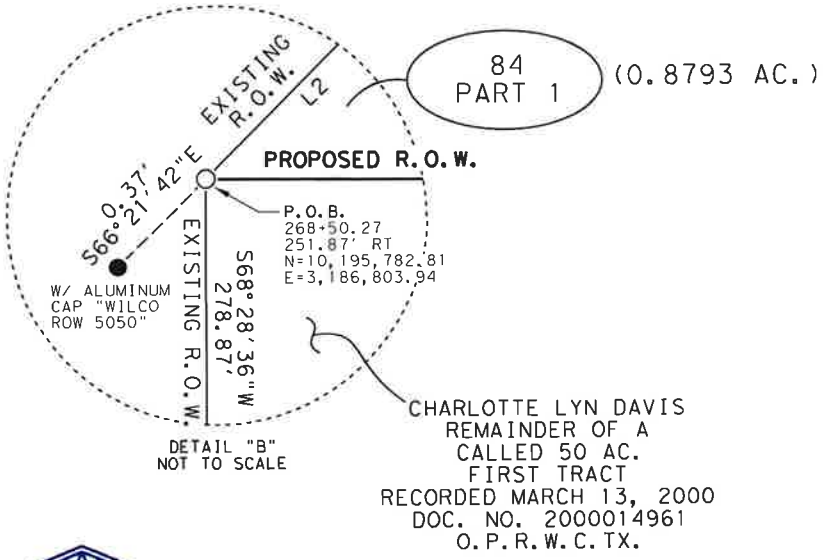
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PARCEL 84 PART 1
0.8793 AC. (38,303 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL WITH SHINER STAMPED "SAM LLC"
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
◉	COTTON SPINDLE FOUND
⊕	MAG NAIL FOUND (UNLESS NOTED)
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
----?----	DISTANCE NOT TO SCALE
----\----	DEED LINE (COMMON OWNERSHIP)
— — — —	PROPERTY LINE
—·—·—	ABSTRACT/SURVEY LINE
----------	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
———	PARCEL LIMITS



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403200, EFFECTIVE DATE OCTOBER 3, 2024, AND ISSUED DATE OCTOBER 11, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC. A TOTAL OF 6.4927 ACRES WERE DEEDED TO WILLIAMSON COUNTY OUT OF THE ORIGINAL CALLED 50 ACRES.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

1/17/2025

DATE

REF. FIELD NOTE NO. 51137

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_84_Part1\00\Parcel_84_Part1.dgn

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0.8793 AC. (38,303 SQ. FT.)

Exhibit 'B"

Parcel 84

DEED

E. Wilco Highway (Segment 6) Right of Way

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **CHARLOTTE LYN WALKER DAVIS**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

> All of that certain 0.8793-acre (38,303 square foot) tract of land, out of and situated in the Silas Palmer Survey, Section 12, Abstract No. 499, in Williamson County, Texas, being a portion of the remainder of a called 50-acre tract of land, described as first tract in a deed to Charlotte Lyn Davis, recorded March 13, 2000 in document No. 2000014961, official public records of Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 84 Part 1**);

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance Grantee's proposed roadway project facilities and related appurtenances.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2025.

[signature page follows]

GRANTOR:

_____
CHARLOTTE LYN WALKER DAVIS

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this ___ day of _____, 2025 by Charlotte Lyn Walker Davis, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Sheets & Crossfield, P.L.L.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:
Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Commissioners Court - Regular Session **57.**

Meeting Date: 08/12/2025

Seward Junction N Loop Real Estate Contract

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a real estate contract with McCullum 155, LP. a Texas limited partnership, to acquire 6.780 AC needed as right of way for the Seward Junction NE Loop project.

Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

contract

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:37 AM
Form Started By: Don Childs		Started On: 08/07/2025 08:34 AM
Final Approval Date: 08/07/2025		

REAL ESTATE CONTRACT
Seward Junction North Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **MCCOLLUM 155, LP**, a Texas limited partnership (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

> All of that certain 6.780-acre (295,323 square foot) tract of land, out of and situated in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 13);**

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the fee simple portion of the Property described in Exhibit "A", any improvements located upon the Property, and any damage to or cost of cure for the remaining property of Seller, shall be the sum of ONE MILLION FIVE HUNDRED THIRTY-FIVE THOUSAND EIGHT HUNDRED THIRTY-SIX and 00/100 Dollars ($1,535,836.00).

2.02. Intentionally Deleted.

Special Provisions

2.03. Owner Retained Temporary Maintenance/Drive Use. As an obligation and agreement which shall survive the Closing of this transaction, by execution of this Contract the parties agree that Seller shall be entitled to retain the temporary right to enter the Property following Closing for the purposes of continued mowing and trash removal at its sole cost until such time as Purchaser issues written Notice to Proceed to its roadway construction contractor for the proposed Seward Junction Loop North roadway construction project. The parties acknowledge that prior to the time of such Notice to Proceed, Purchaser, its agents and contractors, and any utility companies may also enter or use the Property for any investigation or preliminary project tasks or activities, and the mowing or trash removal of Seller as authorized herein shall not otherwise unreasonably interfere with same.

The parties further agree that Seller, its invitees, guests, agents, successors and assigns shall be permitted to continue to use any existing remainder property driveway access and utility line, meter, or service facility which crosses or is within the Property, and such access will not be unreasonably impeded or denied during construction of the proposed Seward Junction Loop North roadway project without advance agreement between Purchaser and Seller.

Payment of Purchase Price

2.04. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF SELLER

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has not received written notice of any violation of applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

4.02. The Property is being conveyed to Purchaser under threat of condemnation.

4.03 SELLER AND PURCHASER AGREE THAT, EXCEPT AS EXPRESSLY SET FORTH IN THIS CONTRACT AND ANY INSTRUMENT TO BE EXECUTED AND DELIVERED AT CLOSING, PURCHASER IS TAKING THE PROPERTY "AS-IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY SELLER THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE, OR CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; AND SPECIFICALLY, THAT, EXCEPT AS OTHERWISE SET FORTH HEREIN, SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL REQUIREMENTS, PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS OR ORDERS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS. PURCHASER ACKNOWLEDGES THAT, EXCEPT AS SET FORTH IN THIS CONTRACT AND ANY INSTRUMENT TO BE EXECUTED AND DELIVERED AT CLOSING, IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, SELLER OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED; AND EXCEPT AS SET FORTH IN THIS CONTRACT AND ANY INSTRUMENT TO BE EXECUTED AND DELIVERED AT CLOSING, THAT PURCHASER IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE

AND ITS INDEPENDENT JUDGMENT, INVESTIGATION, EVALUATION AND EXAMINATION OF THE PROPERTY. PURCHASER TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT AS SET FORTH IN THIS CONTRACT AND ANY INSTRUMENT TO BE EXECUTED AND DELIVERED AT CLOSING). PURCHASER EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT WHICH IS NOT HEREIN EXPRESSED HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. THIS CONTRACT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. THIS PROVISION WAS FREELY NEGOTIATED AND PLAYED AN IMPORTANT PART IN THE BARGAINING PROCESS FOR THIS CONTRACT. PURCHASER HAS AGREED TO DISCLAIM RELIANCE ON SELLER AND TO ACCEPT THE PROPERTY "AS-IS" WITH FULL AWARENESS THAT THE PROPERTY'S PRIOR USES OR OTHER MATTERS COULD AFFECT ITS CONDITION, VALUE, SUITABILITY OR FITNESS; AND PURCHASER CONFIRMS THAT PURCHASER IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH, EXCEPT AS SET FORTH IN THIS CONTRACT AND ANY INSTRUMENT TO BE EXECUTED AND DELIVERED AT CLOSING. PURCHASER UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY PURCHASER OTHERWISE MIGHT HAVE. PURCHASER ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION. THE PROVISIONS OF THIS SECTION SHALL SURVIVE CLOSING AND SHALL NOT MERGE INTO THE CLOSING DOCUMENTS IRRESPECTIVE OF WHETHER THESE PROVISIONS ARE CARRIED FORWARD THEREIN OR NOT.

ARTICLE V
CLOSING

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before September 7, 2025 (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibit "A", free and clear of any and all monetary liens and restrictions, except for the following:

(a) General real estate taxes for the year of closing and subsequent years not yet due and payable; and

(b) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

(a) The boundary and survey exceptions shall be deleted;

(b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and

(c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(4) Deliver to Purchaser possession of the portion of the Property conveyed in fee simple.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

(a) Pay the cash portion of the Purchase Price and Additional Compensation, if any.

Prorations

5.04. General real estate taxes for the current year relating to the portion of the Property conveyed in fee simple shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

(1) Owner's Title Policy and survey to be paid by Purchaser.

(2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.

(3) All other closing costs shall be paid by Purchaser.

(4) Attorney's fees paid by each respectively as incurred.

ARTICLE VI
BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII
BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made, then Seller shall receive the amount of $500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII
MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by the Williamson County commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after August 30, 2025 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed Seward Junction improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

[signature pages follow]

SELLER:

MCCOLLUM 155, LP,
a Texas limited partnership

By: McCollum 155 GP, LLC,
a Texas limited liability company,
its General Partner

By: Intrepid Equity Investments, LLC,
a Texas limited liability company,
its Manager

By:_____
Justin T. Day, *Manager*

Address: 3616 Far West Blvd., Ste. 117-314
Austin, Texas 78731

Date: August 7, 2025

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

EXHIBIT "A"

Parcel 13
6.780 Acre Right-of-Way
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 13

BEING a 6.780 acre (295,323 square foot) parcel of land out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described as 155.911 acres conveyed to McCollum 155, LP by General Warranty Deed dated February 13, 2025, as recorded in Document No. 2025010733, Official Public Records, Williamson County, Texas; said 6.780 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being in the south line of said 155.911 acre McCollum 155 tract, and the north line of that tract described as 148.96 acres conveyed to AVERYGC, Ltd. by Special Warranty Deed, as recorded in Document No. 2021084579, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 250+97.89, and having Surface Coordinates of N=10,214,059.16, E=3,072,542.62;

1) THENCE, along the south line of said 155.911 acre McCollum 155 tract, and the north line of said 148.96 acre AVERYGC tract, **South 67°56'18" West 122.10 feet** to a calculated point at the southwest corner of said 155.911 acre McCollum 155 tract, and the northwest corner of said 148.96 acre AVERYGC tract, being in the existing east right-of-way line of CR 260 (varying width right-of-way), from which a 4-inch diameter metal post found bears North 05°18'17" West 1.01 feet, and also from which 1/2-inch iron rod found in the east line of Lot 2, J. & L. Subdivision, a subdivision of record in Cabinet J, Slides 297-298, Plat Records, Williamson County, Texas, and in the existing west right-of-way line of CR 260, bears South 70°18'58" West 41.39 feet, and North 19°35'49" West 41.23 feet;

THENCE, along the west line of said 155.911 acre McCollum 155 tract, and the existing east right-of-way line of CR 260, the following ten (10 courses, numbered 2 through 11:

2) **North 25°48’26” West 38.15 feet** to a calculated point,

3) **North 21°49’11” West 407.03 feet** to a calculated point, from which a 1/2-inch iron rod found in the east line of Lot 1 in said J. & L. Subdivision, and the existing west right-of-way line of CR 260, bears South 71°59’53” West 47.80 feet, and South 27°16’28” East 101.76 feet, and also from which a 1/2-inch iron rod found at the northeast corner of said Lot 1, and the southeast corner of that tract described as 77.466 acres conveyed to Holmes 29, LLC by General Warranty Deed, as recorded in Document No. 2018105408, Official Public Records, Williamson County, Texas, and in the existing west right-of-way line of CR 260, bears South 71°59’53” West 47.80 feet, and North 27°16’28” West 101.76 feet,

4) **North 32°14’06” West 406.25 feet** to a calculated point,

5) **North 31°41’49” West 44.65 feet** to a calculated point,

6) **North 25°16’44” West 165.10 feet** to a calculated point,

7) **North 18°25’25” West 284.75 feet** to a calculated point,

8) **North 17°06’02” West 209.97 feet** to a calculated point,

9) **North 14°33’16” West 344.91 feet** to a calculated point,

10) **North 18°30’31” West 419.88 feet** to a calculated point, and

11) **North 02°52’24” West 92.60 feet** to a calculated point at the northwest corner of said 155.911 acre McCollum 155 tract, being at the intersection of the existing east right-of-way line of CR 260, and the existing east right-of-way line of County Road 258 (CR 258, varying width), from which a 1/2-inch iron rod with “Haynie Consulting” cap found at the northeast corner of the remainder of that tract described as 36.39 acres conveyed to Evelyn M. Shea, Trustee of the Shea Revocable Living Trust by Quitclaim Deed, as recorded in Volume 2722, Page 531, Official Records, Williamson County, Texas, and to the Estate of Edward John Shea, as recorded in Document No. 2018072291, Official Public Records, Williamson County, Texas, being in the west line of that tract described as 0.021 of one acre conveyed to Williamson County, Texas by Warranty Deed, as recorded in Document No. 2004094443, Official Public Records, Williamson County, Texas, also being in the existing west right-of-way line of CR 260, bears South 52°39’15” West 74.79 feet;

12) THENCE, along the north line of said 155.911 acre McCollum 155 tract, and the existing east right-of-way line of CR 258, **North 64°39’44” East 61.49 feet** to a calculated point at the southwest corner of that tract described as 94.814 acres conveyed to Enclave at Liberty Hill, LLC (84% undivided interest) and 2125 Hydepark Apartments, LLC (16% undivided interest) by Special Warranty Deed, as recorded in Document No. 2021103382, Official Public Records, Williamson County, Texas;

13) THENCE, continuing along the north line of said 155.911 acre McCollum 155 tract, and the south line of said 94.814 Enclave at Liberty Hill et al. tract, **North 68°34’30” East 79.81 feet** to a 1/2-inch iron rod with “McGray McGray” cap set in the proposed east right-of-way line of CR 260, being 136.00 feet left of Engineer’s Baseline Station 226+82.60;

THENCE, along the proposed east right-of-way line of CR 260, crossing said 155.911 acre McCollum 155 tract, the following thirteen (13) courses, numbered 14 through 26:

14) **South 19°26’23” East 98.39 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 136.00 feet left of Engineer’s Baseline Station 227+80.99,

15) **South 21°13’41” West 93.61 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 228+51.99,

16) **South 19°26’23” East 196.31 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 230+48.30

17) with a curve to the right, whose delta angle is **07°20’01”**, radius is **2,075.00 feet**, an arc distance of **265.59 feet**, and the chord of which bears **South 15°46’22” East 265.41 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 233+04.30,

18) **South 12°06’22” East 164.01 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 234+68.31,

19) with a curve to the left, whose delta angle is **07°42’44”**, radius is **1,925.00 feet**, an arc distance of **259.11 feet**, and the chord of which bears **South 15°57’44” East 258.91 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 237+37.52,

20) **North 70°10’54” East 75.00 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 150.00 feet left of Engineer’s Baseline Station 237+37.52,

21) with a curve to the left, whose delta angle is **07°00’43”**, radius is **1,850.00 feet**, an arc distance of **226.41 feet**, and the chord of which bears **South 23°19’27” East 226.27 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 150.00 feet left of Engineer’s Baseline Station 239+82.28,

22) **South 63°10’11” West 75.00 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 239+82.28,

23) with a curve to the left, whose delta angle is **01°26’36”**, radius is **1,925.00 feet**, an arc distance of **48.50 feet**, and the chord of which bears **South 27°33’07” East 48.49 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 240+32.67,

24) **South 28°16'25" East 682.69 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 247+15.36,

25) with a curve to the right, whose delta angle is **06°31'04"**, radius is **2,075.00 feet**, an arc distance of **236.05 feet**, and the chord of which bears **South 25°00'53" East 235.92 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 249+42.88, and

26) **South 21°45'21" East 155.01 feet** to the POINT OF BEGINNING and containing 6.780 acres (295,323 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



06/30/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

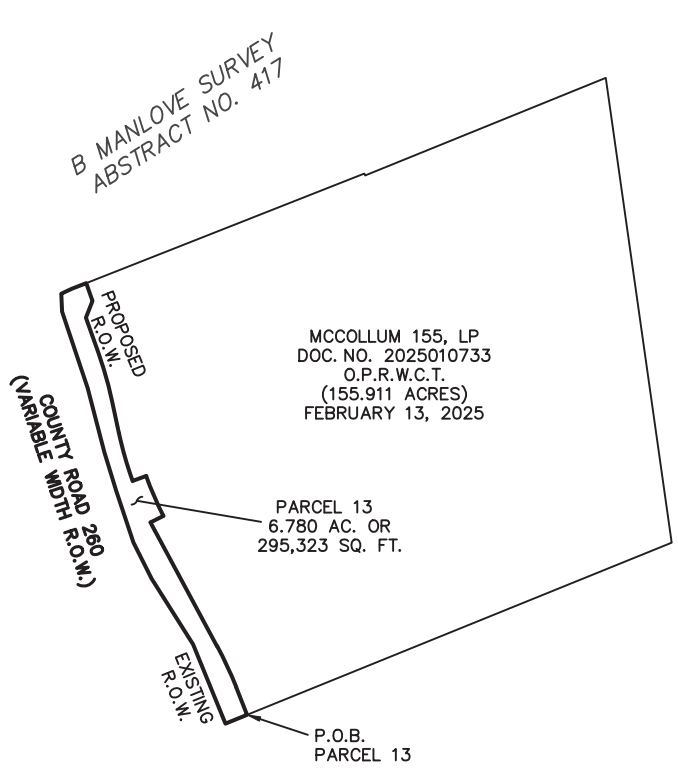
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 13~6.780 Ac_R3
Issued 09/20/2024; Revised 10/01/2024; 05/16/2025; 06/30/2025

WCAD ID R022480 & R022481

SKETCH TO ACCOMPANY DESCRIPTION OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

LEGEND

◉	1/2" IRON ROD CAP STAMPED "HAYNIE CONSULTING" FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
◈	4" DIA. METAL POST FOUND
◉	5/8" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
CAB./SLD.	CABINET/SLIDE
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
N.T.S.	NOT TO SCALE
—∿—	DISTANCE NOT TO SCALE



INSET – NOT TO SCALE



WCAD ID R022480 & R022481

REVISIONS	
06/30/2025	ADD NOTE ABOUT BOUNDARY
05/16/2025	1. NEW BOUNDARY 2. ADD TITLE COMMITMENT NOTE
10/01/24	UPDATES TO STATION OFFSET LABEL

AREA TABLE – ACRES (SQUARE FEET)

RECORD AREA	ACQUISITION	REMAINDER
155.911 AC. (6,791,483 SF.)	6.780 AC. (295,323 SF.)	149.131 AC. (6,496,160 SF.)

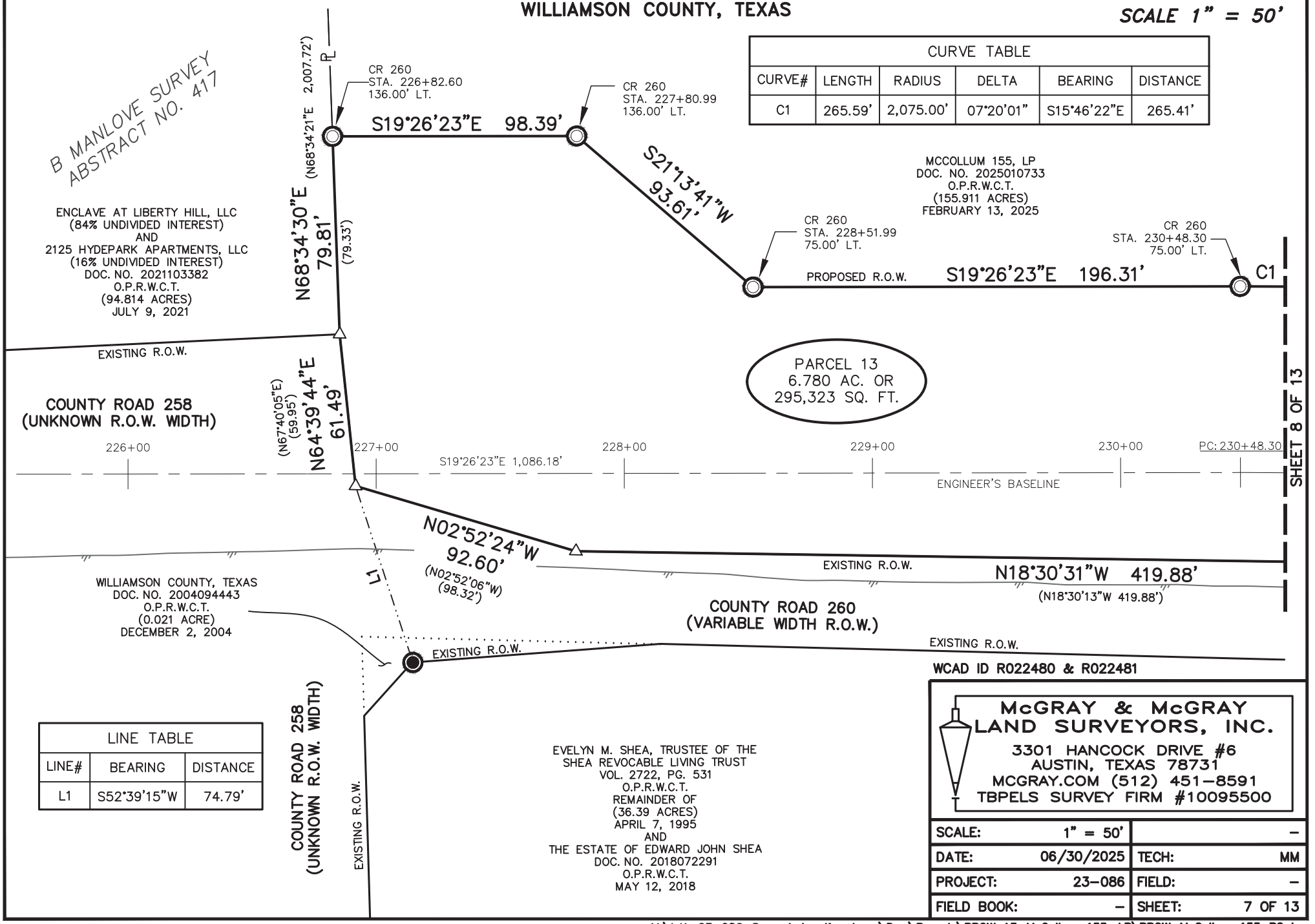
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	6 OF 13

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	265.59'	2,075.00'	07°20'01"	S15°46'22"E	265.41'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S52°39'15"W	74.79'

WCAD ID R022480 & R022481

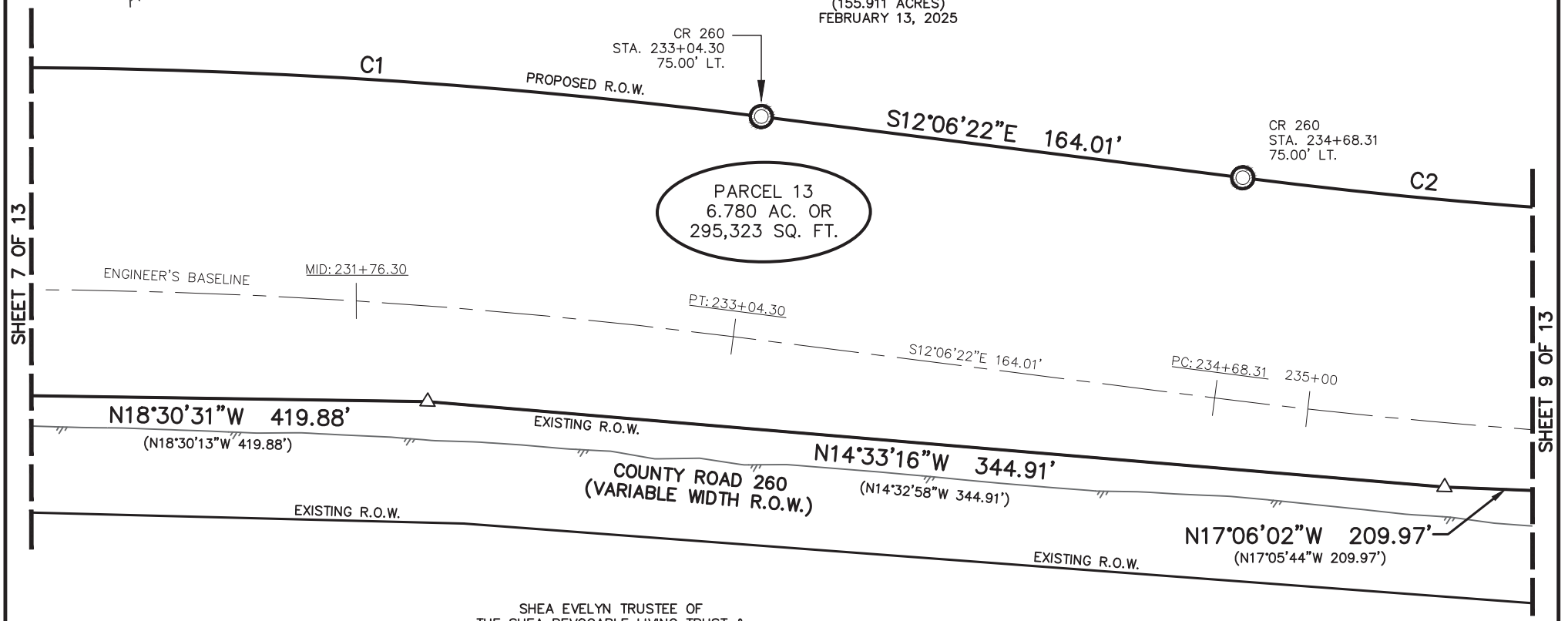
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	7 OF 13

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



SHEA EVELYN TRUSTEE OF
THE SHEA REVOCABLE LIVING TRUST &
THE ESTATE OF EDWARD JOHN SHEA
DOC. NO. 2018072291
O.P.R.W.C.T
JUNE 25, 2021
DESCRIBED IN
VOL. 2722, PG. 531
O.P.R.W.C.T..
(36.39 ACRES)
APRIL 7, 1995

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,215,795.14
PI EASTING = 3,071,736.61
PI STATION = 321+76.30
DELTA = 07° 20' 01" (RT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 128.17'
LENGTH = 255.99'
RADIUS = 2,000.00'
CHORD BEARING = S 15° 46' 22" E
CHORD = 255.82'
PC STATION = 230+48.30
PT STATION = 233+04.30

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	265.59'	2,075.00'	07°20'01"	S15°46'22"E	265.41'
C2	259.11'	1,925.00'	07°42'44"	S15°57'44"E	258.91'

WCAD ID R022480 & R022481

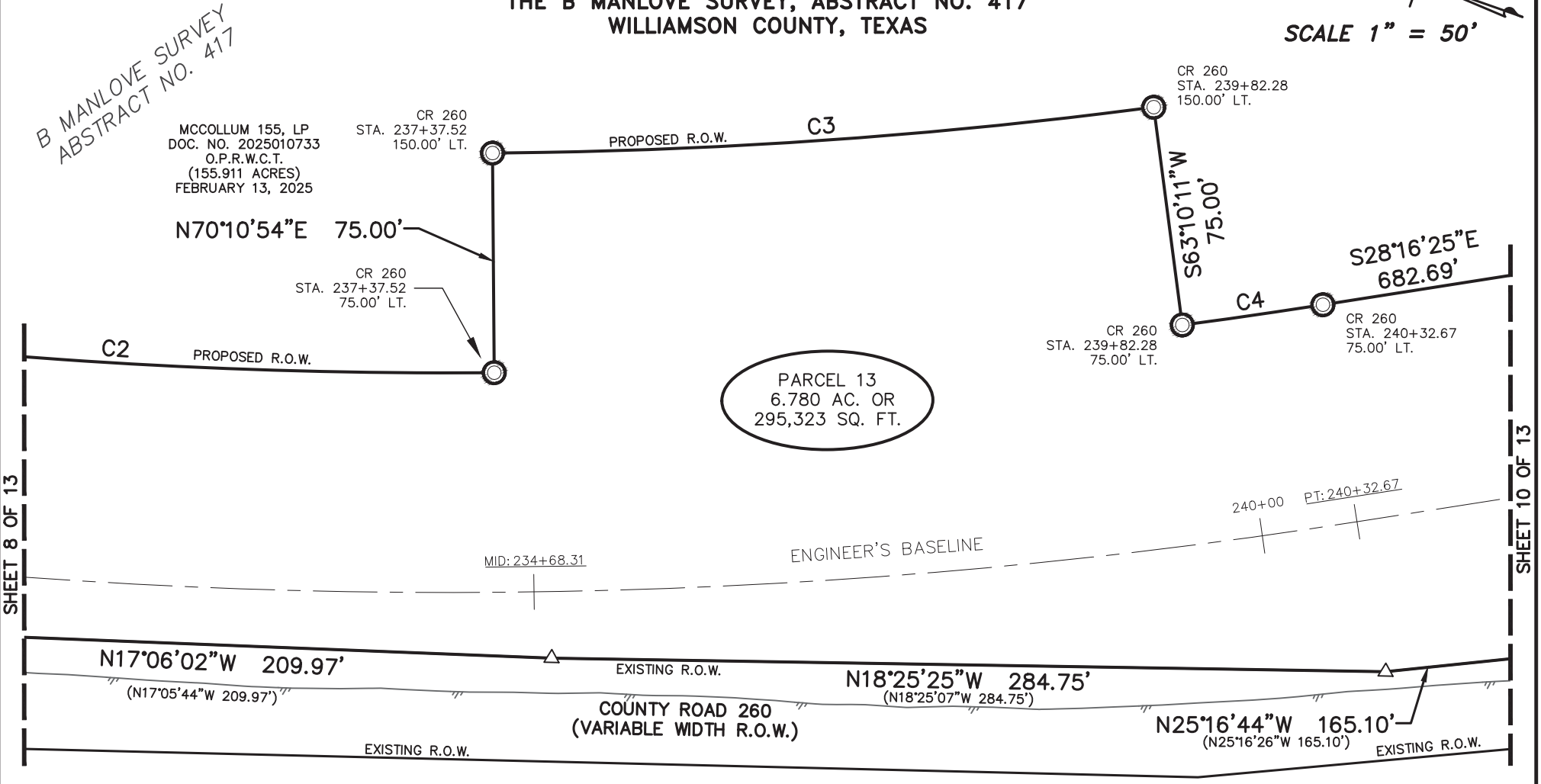
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	8 OF 13

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	259.11'	1,925.00'	07°42'44"	S15°57'44"E	258.91'
C3	226.41'	1,850.00'	07°00'43"	S23°19'27"E	226.27'
C4	48.50'	1,925.00'	01°26'36"	S27°33'07"E	48.49'

SHEA EVELYN TRUSTEE OF
THE SHEA REVOCABLE LIVING TRUST &
THE ESTATE OF EDWARD JOHN SHEA
DOC. NO. 2018072291
O.P.R.W.C.T
JUNE 25, 2021
DESCRIBED IN
VOL. 2722, PG. 531
O.P.R.W.C.T..
(36.39 ACRES)
APRIL 7, 1995

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,215,239.75
PI EASTING = 3,071,880.25
PI STATION = 237+50.49
DELTA = 16° 10' 03" (RT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 284.07'
LENGTH = 564.36'
RADIUS = 2,000.00'
CHORD BEARING = S 20° 11' 23" E
CHORD = 562.49'
PC STATION = 234+68.31
PT STATION = 240+32.67

WCAD ID R022480 & R022481

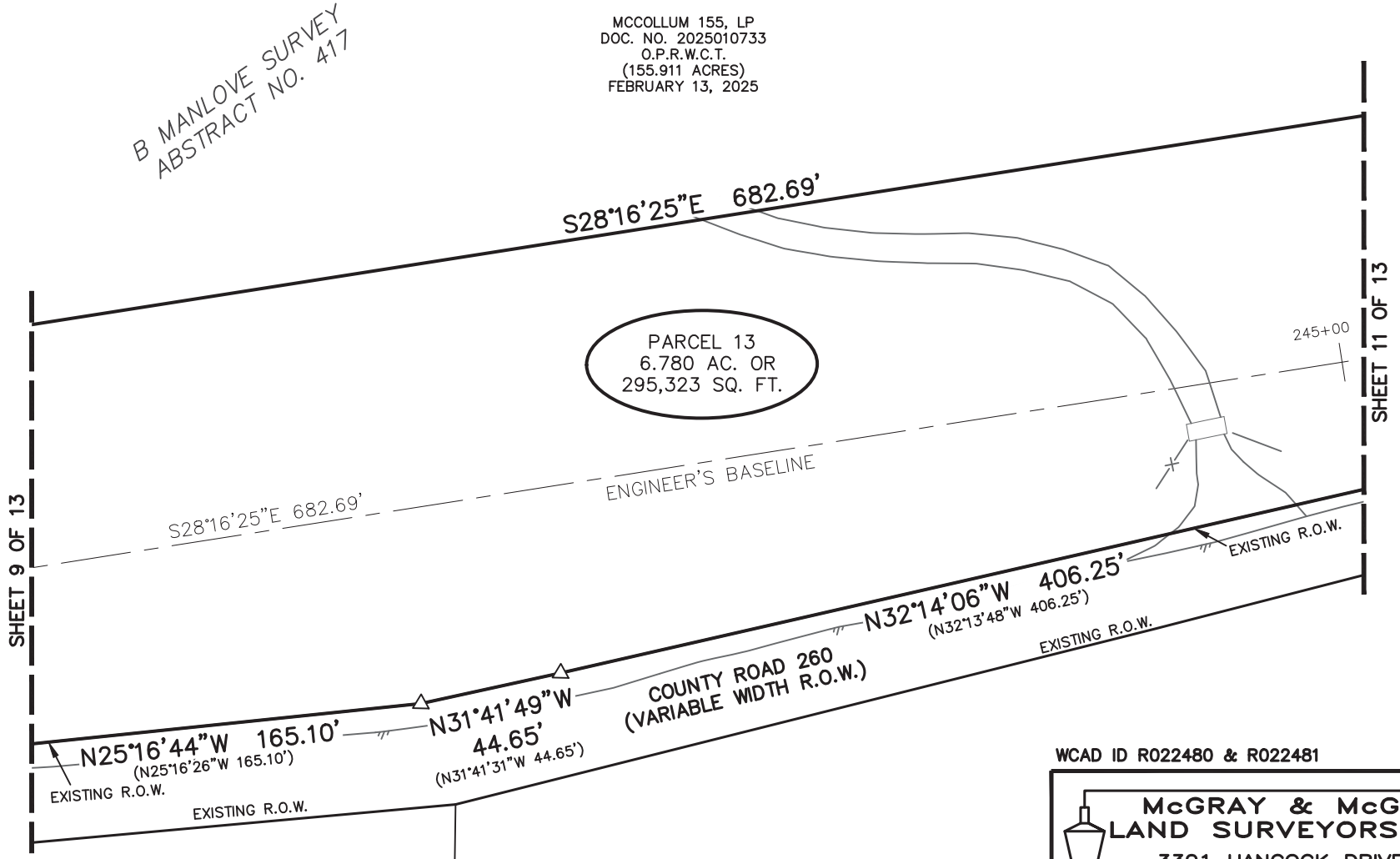
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	9 OF 13

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION
OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF
THE B MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



WCAD ID R022480 & R022481

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	10 OF 13

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,214,279.73
PI EASTING = 3,072,370.36
PI STATION = 248+29.12
DELTA = 06° 31' 04" (RT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 113.88'
LENGTH = 227.52'
RADIUS = 2,000.00'
CHORD BEARING = S 25° 00' 53" E
CHORD = 227.40'
PC STATION = 247+15.36
PT STATION = 249+42.88

MCCOLLUM 155, LP
DOC. NO. 2025010733
O.P.R.W.C.T.
(155.911 ACRES)
FEBRUARY 13, 2025

B MANLOVE SURVEY
ABSTRACT NO. 417

CR 260
STA. 247+15.36
75.00' LT.

C5

PROPOSED R.O.W.

S28°16'25"E 682.69'

PROPOSED R.O.W.

PARCEL 13
6.780 AC. OR
295,323 SQ. FT.

MID: 248+29.12

PC: 247+15.36

ENGINEER'S BASELINE

S28°16'25"E 682.69'

SHEET 10 OF 13

SHEET 12 OF 13

EXISTING R.O.W.

N32°14'06"W 406.25'
(N32°13'48"W 406.25')

EXISTING R.O.W.

COUNTY ROAD 260
(VARIABLE WIDTH R.O.W.)

N21°49'11"W 407.03'
(N21°48'53"W 407.03')

S71°59'53"W
47.80'

EXISTING R.O.W.

10' ROADWAY DEDICATION
(CAB. J, SLIDES 297-298)
P.R.W.C.T.

101.76'

EXISTING
R.O.W.

101.76'

N27°16'28"W 203.52'
(N24°38'30"W 203.48')

975 CR260 LIBERTY HILL, LLC
DOC. NO. 2022058428
O.P.R.W.C.T.
(LOT 1)
MAY 04, 2022

J. & L. SUBDIVSIION
CAB. J, SLIDES 297-298
P.R.W.C.T.
(23.36 ACRE TRACT)

LOT 1
(5.00 ACRES)

HOLMES 29, LLC
DOC. NO. 2018105408
O.P.R.W.C.T.
(77.466 ACRES)
NOVEMBER 30, 2018

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C5	236.05'	2,075.00'	06°31'04"	S25°00'53"E	235.92'

WCAD ID R022480 & R022481

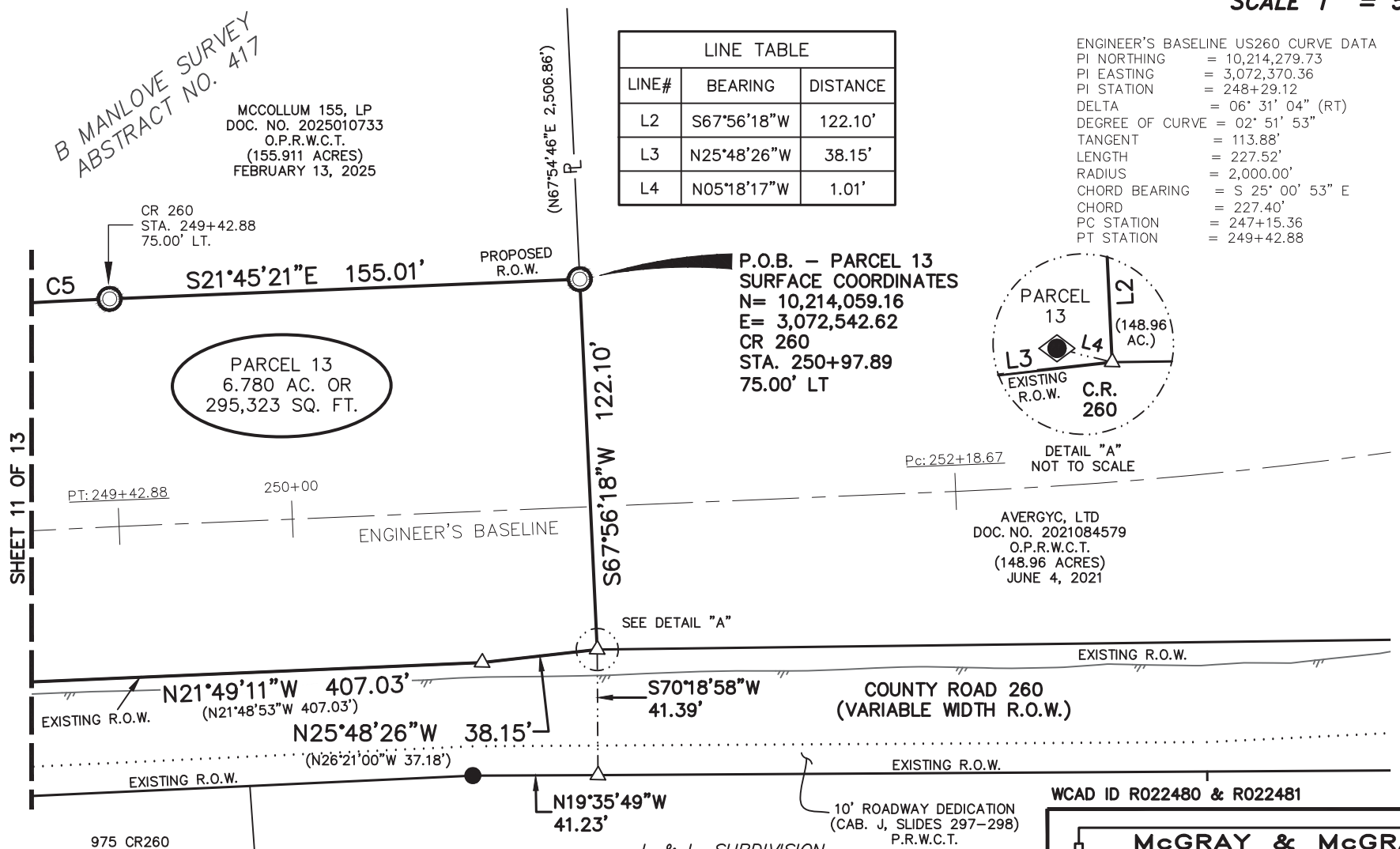
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	11 OF 13

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S67°56'18"W	122.10'
L3	N25°48'26"W	38.15'
L4	N05°18'17"W	1.01'

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,214,279.73
PI EASTING = 3,072,370.36
PI STATION = 248+29.12
DELTA = 06° 31' 04" (RT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 113.88'
LENGTH = 227.52'
RADIUS = 2,000.00'
CHORD BEARING = S 25° 00' 53" E
CHORD = 227.40'
PC STATION = 247+15.36
PT STATION = 249+42.88

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C5	236.05'	2,075.00'	06°31'04"	S25°00'53"E	235.92'

WCAD ID R022480 & R022481

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	12 OF 13

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION
OF 6.780 AC. OR 295,323 SQ. FT. OF LAND OUT OF
THE B. MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2503423
EFFECTIVE DATE: APRIL 30, 2025
ISSUED: MAY 15, 2025

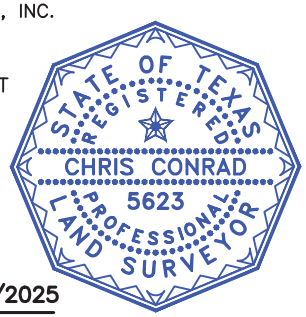
THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS.
[ ]

1.) (DELETED)
10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. ELECTRIC EASEMENT RECORDED IN VOLUME 516, PAGE 355, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
b. PIPELINE EASEMENT RECORDED IN VOLUME 826, PAGE 331, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
c. WATER LINE EASEMENT RECORDED IN VOLUME 957, PAGE 818, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
d. WATER LINE EASEMENT RECORDED IN VOLUME 1122, PAGE 897, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
e. PIPELINE EASEMENT RECORDED IN DOCUMENT NOS. 2016001711 AND 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
f. ROAD ACCESS EASEMENT RECORDED IN DOCUMENT NO. 2017056470, AMENDED IN DOCUMENT NO. 2017069795, AMENDED IN DOCUMENT NO. 2018101148, MAY BE AFFECTED BY DOCUMENT NO. 2020082921, ALL OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503423, EFFECTIVE DATE APRIL 30, 2025.
3. THE EXISTING RIGHT-OF-WAY SHOWN HEREON IS INTENDED TO BE THE SAME BOUNDARY RECONSTRUCTION AS DESCRIBED IN A SURVEY RECORDED IN DOCUMENT NO, 2025010733, O.P.R.W.C.T., PERFORMED BY BGE, INC.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.



06/30/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

REVISED: 06/30/2025
REVISED: 05/16/2025
REVISED: 10/01/2024
WCAD ID R022480 & R022481 ISSUED: 09/20/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	13 OF 13

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 13~McCollum 155, LP\PROW~McCollum 155_R2.dwg

EXHIBIT "B"

Parcel 13

SPECIAL WARRANTY DEED
Seward Junction North Right of Way

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **MCCOLLUM 155, LP,** a Texas limited partnership, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract(s) or parcel(s) of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

> All of that certain 6.780-acre (295,323 square foot) tract of land, out of and situated in the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 13);**

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record.

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Grantee's roadway facilities and all related appurtenances.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2025.

[signature page follows]

GRANTOR:

MCCOLLUM 155, LP,
a Texas limited partnership

By: McCollum 155 GP, LLC,
a Texas limited liability company,
its General Partner

By: Intrepid Equity Investments, LLC,
a Texas limited liability company,
its Manager

By:_____

Justin T. Day, *Manager*

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____ 2025, by Justin T. Day, the Manager of Intrepid Equity Investments, LLC, a Texas limited liability company, the Manager of McCollum 155 GP, LLC, a Texas limited liability company, the General Partner of McCollum 155, LP, a Texas limited partnership, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Commissioners Court - Regular Session **58.**

Meeting Date: 08/12/2025

Bagdad Rd. @ CR 279 Relocation Claim

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a claim for actual moving expenses with Edgar Castro related to the right of way acquisition on Badgad Rd. at CR 279 (Parcel 15).

Background

Funding Source: Bonds P343

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

claim

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 09:32 AM
Form Started By: Don Childs		Started On: 08/06/2025 08:51 AM
Final Approval Date: 08/07/2025		

Docusign Envelope ID: 124D1C3F-8134-4FFB-83E5-307D3234D9C2

CLAIM FOR ACTUAL MOVING EXPENSES

Print or Type All Information

1. Name of Claimant(s) Edgar Castro.	Parcel No: 15	County: Williamson
		Project: Bagdad Road / CR 279

☐ Residence ☐ Business ☐ Farm ☐ Nonprofit ☐ Sign ☒ Other, Electric Panel Relocated to Remainder

2. Address of Property Acquired by State: 1630 CR 279 Liberty Hill, Texas 78664 [redacted] Claimant's Telephone No.: [redacted]	3. Address Moved To: Remainder
4. Occupancy of Property Acquired by State: From (Date): To (Date of Move): 07-26-2025 ☒ Owner/Occupant ☐ Tenant	5. Distance Moved: 10 yards Miles 7. Mover's Name and Address: Oscar Carreon

6. Controlling Dates	Mo.	Day	Yr.
a. First Offer in Negotiation			
b. Date Property Acquired			
c. Date Required to Move	10	24	2024

8. Property Storage (attach explanation)
From (Date): To (Date of Move): N/A

Place Stored (Name and Address):
N/A

10. Temporary Lodging (attach explanation)
From (Date): To (Date of Move): N/A

9. Amount of Claim:

a.	Moving Expenses	$13,380.00
b.	Reestablishment Expenses	$
c.	Searching Expenses	$
d.	Tangible Property Loss	$
e.	Storage	$
f.	Temporary Lodging	$
g.	**Total Amount**	**$13,380.00**

11. All amounts shown in Block 9 were necessary and reasonable and are supported by attached receipts. Payment of this claim is requested. I certify that I have not submitted any other claim for, or received reimbursement for, an item of expense in this claim, and that I will not accept reimbursement or compensation from any other source for any item of expense paid pursuant to this claim. I further certify that all property was moved and installed at the address shown in Block 3, above, in accordance with the invoices submitted and agreed terms of the move and that all information submitted herewith or included herein is true and correct.

Signed by:
Edgar Castro
9CAFE6B1AFE54BE...
Claimant

Date of Claim: 8/5/2025

Claimant

Spaces Below to be Completed by Williamson County

I certify that I have examined this claim and substantiating documentation attached herewith and have found it to be true and correct and to conform with the applicable provisions of State law. All items are considered to be necessary reasonable expenses, and this claim is recommended for payment as follows:

Amount of $ 13,380.00

8-5-2025
Date

Relocation Agent

Date

Williamson County Judge

RIGHT OF WAY OF TEXAS, LLC

3411 Sam Bass Road, Round Rock Texas 78681
(O) (512) 372.6220

August 5, 2025

TO: Lisa Dworaczyk, Sheets and Crossfield

FROM: Danny Jackson, Right of Way of Texas

SUBJECT: Approval Electric Box Move Claim, Edgar Castro

Williamson County
Bagdad Road
Parcel 15
Edgar Castro

Forms included with this submission include:

Claim for payment of Electric move expense
W-9 Edgar Castro
Paid invoice
Estimate from Oscar Carreon
Approval memo for electric box move payment
Pictures of electric box
Picture of electric box moved
Pictures of replacement electric box

REMARKS

This move is for the moving of the electric box from the acquired dwelling to the remainder property.

We have verified that the electric box has been moved and therefore recommend payment.

If you have any questions or need any additional information, please do not hesitate to call me at 512-922-5930.

810599

Invoice

SOLD TO	SHIP TO
Edgar Castro	
ADDRESS	**ADDRESS**
1630 County Road 279	
CITY, STATE, ZIP	**CITY, STATE, ZIP**
Liberty Hill 78642	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
	Oscar D Carreon			7-26-2025

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Service Electrical Work			13,380 00
					Paid in Full

CB-15

adams 5840

Danny Jackson

From: Danny Jackson
Sent: Thursday, July 3, 2025 11:25 AM
To: Lisa Dworaczyk
Cc: Sam Nassour; Alison Davis
Subject: RE: Bagdad Road Parcel 15 Electrical Move

Edgar Castro
512-740-6733

Lisa, hi

Great, I will get with Edgar to get the electric removed as quickly as possible that way the building can be removed. I will keep you updated.

Thanks,
Danny

Danny Jackson SR/WA, R/W-RAC, R/W-NAC, R/W-URAC
Project Manager
Right of Way of Texas, LLC.
Cell 512-922-5930
danny.jackson@rowtx.com
3411 Sam Bass Road
Round Rock, Texas 78681

From: Lisa Dworaczyk <lisad@scrrlaw.com>
Sent: Thursday, July 3, 2025 11:17 AM
To: Danny Jackson <danny.jackson@rowtx.com>
Cc: Sam Nassour <sam.nassour@rowtx.com>; Alison Davis <alison@scrrlaw.com>
Subject: RE: Bagdad Road Parcel 15 Electrical Move

Danny
The county will approve the estimated cost to relocate the utilities.

Lisa Dworaczyk
512-738-8731

From: Danny Jackson <danny.jackson@rowtx.com>
Sent: Thursday, June 26, 2025 10:38 AM
To: Lisa Dworaczyk <lisad@scrrlaw.com>
Cc: Sam Nassour <sam.nassour@rowtx.com>; Alison Davis <alison@scrrlaw.com>
Subject: Bagdad Road Parcel 15 Electrical Move

Lisa, hi

Attached is the electrical relocation estimate that I received from Edgar Castro, parcel 15 on Bagdad Road. This estimate is to move the electrical from the existing house to allow for the demolition of the house and to reconnect the electrical to his business and also to connect to the RV's that are on the remainder and are being occupied by the displacee's of the house. I've also attached pictures for your reference.

The reinstallation of the electrical was not included as part of the cost to cure for the business. The electric to the business goes through this meter on the house. The RVs were moved on the remainder when the displacee's moved from the house, there was no previous service to the RV's this estimate adds this service.

This is not really an eligible relocation expense, but if approved I will submit it as a direct reimbursement to the parcel owner Edgar Castro.

Please review and let me know if this expense can be reimbursed by Williamson County. If so I will contact Mr. Castro and have him complete the electrical disconnect.

If you have any questions please do not hesitate to call me.

Thanks,
Danny

Danny Jackson SR/WA, R/W-RAC, R/W-NAC, R/W-URAC
Project Manager
Right of Way of Texas, LLC.
Cell 512-922-5930
danny.jackson@rowtx.com
3411 Sam Bass Road
Round Rock, Texas 78681

PROJECT PROPOSAL

June 11, 2025

SCOPE OF WORK

- Removal of the existing service conduit and wiring.
- Removal of meter box and main service panel.
- Disconnection of wiring within existing main panel.
- Exposure of underground Schedule 40 PVC conduits.
- Excavation as needing to reroute underground conduits to new service pole.
- Installation of an in-ground pull box to reconnect office wiring to new service.
- Installation of new wiring for RVs, water well and office building.
- Reinstallation of service conduit, new meter box and main disconnect panel.
- Termination of both service and load-side wiring.

COST ESTIMATE

The proposed total cost for the work listed is $13,380. This amount includes all necessary equipment rentals, materials and labor provided by a licensed Journeyman Electrician and apprentice.

The proposed work will include Pedernales Electric disconnecting the service power.	
Removal of service wires from service meter and main panel board.	
Removal of service riser conduit and weather head.	
Removal of meter box.	
Disconnect and removal of wiring from main panel and breaker.	
Removal of main panel and sub panel.	
Underground schedule 40 PVC conduit will be exposed to a necessary point to redirect conduits to new service pole.	
Total Cost:	**$13,380**

Bagdad Road
Parcel 15 Edgar Castro
Utility Pictures 5-29-25

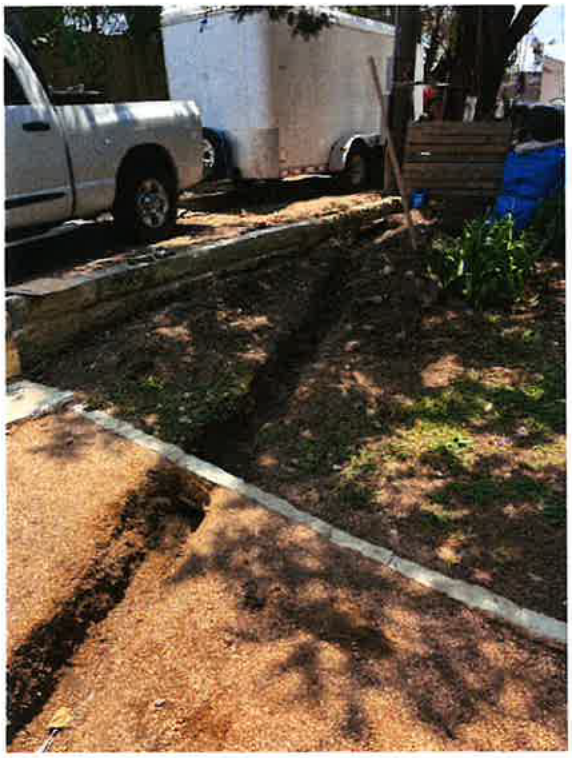
Existing utility meter attached to house













New meter box attached to pole on remainder





Electric to tenants on remainder





ATT Telephone service



Electric and Telephone service to business on remainder









Bagdad Road
Parcel 15 Edgar Castro
Vacancy Pictures 8-4-2025











Bagdad Road
Parcel 15 Edgar Castro
Replacement Pictures 8-4-2025





Commissioners Court - Regular Session **59.**

Meeting Date: 08/12/2025

Ronald Reagan Segment C Resolution for Condemnation

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn (0.5150 acres) required for the construction of Ronald Reagan Segment C. (Centex Materials, LLC./ Parcel 8).

Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:01 AM
Form Started By: Don Childs		Started On: 08/06/2025 01:41 PM
Final Approval Date: 08/07/2025		

IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to those certain tracts of land being .5150 acres (Parcel 8) as described by metes and bounds in Exhibit "A" owned by **CENTEX MATERIALS, LLC,** for the purpose of constructing, reconstructing, maintaining, and operating the proposed Ronald Reagan Extension roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

_____
Steven Snell
Williamson County Judge

County: Williamson
Parcel: 8 – Centex Materials LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.5150 OF ONE ACRE (22,432 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.00 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO CENTEX MATERIALS, LLC, RECORDED IN DOCUMENT NO. 2018095623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.5150 OF ONE ACRE (22,432 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "PFLUGEL 5096" found in the existing West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW) for the Southeast corner of said 22.00 acre tract and the common Southwest corner of a called 10.9994 acre tract of land described in a Special Warranty Deed to Marcelo Vera, recorded in Document No. 2019098332 of said O.P.R.W.C.T., (Grid Coordinates: N=10,234,307.92, E=3,079,068.61), 155.49 feet Left of Ronald Reagan Baseline Station 728+23.84;

1) **THENCE** with the East line of said 22.00 acre tract and the existing common West ROW line of said Ronald Reagan Boulevard, along a curve to the **Left** having a radius of **8650.00** feet, an arc length of **990.64** feet, a delta angle of **06°33'43"**, and a chord which bears **South 43°40'46" West** a distance of **990.10** feet to a Calculated Point for the Southwest corner of said 22.00 acre tract and the common Southeast corner of a called 32.601 acre tract of land described in a Special Warranty Deed to Tex Mix Land, LLC, recorded in Document No. 2025002399 of said O.P.R.W.C.T., 137.50 feet Left of Ronald Reagan Baseline Station 718+51.82, from which a 1/2-inch rebar found bears South 25°22'41" East a distance of 0.20 feet;

2) **THENCE North 25°22'41" West** with the Southwest line of said 22.00 acre tract and the common Northeast line of said 32.601 acre tract, a distance of **32.49** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed West ROW line of Ronald Reagan Boulevard, 167.30 feet Left of Ronald Reagan Baseline Station 718+64.52;

THENCE over and across said 22.00 acre tract and with the proposed West ROW LINE of said Ronald Reagan Boulevard, the following two (2) course and distances:

3) Along a curve to the **Right** having a radius of **8,140.00** feet, an arc length of **94.41** feet, a delta angle of **00°39'52"**, and a chord which bears **North 40°58'04" East** a distance of **94.41** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 168.21 feet Left of Ronald Reagan Baseline Station 719+56.91; and

County: Williamson
Parcel: 8 – Centex Materials LLC
Highway: Ronald Reagan Boulevard

4) Along a curve to the **Right** having a radius of **7,600.00** feet, an arc length of **890.47** feet, a delta angle of **06°42'47"**, and a chord which bears **North 45°08'50" East** a distance of **890.47** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the East line of said 22.00 acre tract and the common West line of said 10.9994 acre tract, 167.92 feet Left of Ronald Reagan Baseline Station 728+28.23, from which a 1/2-inch rebar with cap stamped "PFLUGEL 5096" found in the South line of Tract 18, BIG VALLEY SUBDIVISION a subdivision of record in Cabinet E, Slide 337-339, of the Plat Records of Williamson County, Texas for the common North corner of said 22.00 acre tract and said 10.9994 acre tract, bears North 21°48'08" West a distance of 795.89 feet;

5) **THENCE South 21°48'08" East** with the East line of said 22.00 acre tract and the common West line of said 10.9994 acre tract, a distance of **13.21** feet to the **POINT OF BEGINNING**, containing 0.5150 of one acre (22,432 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

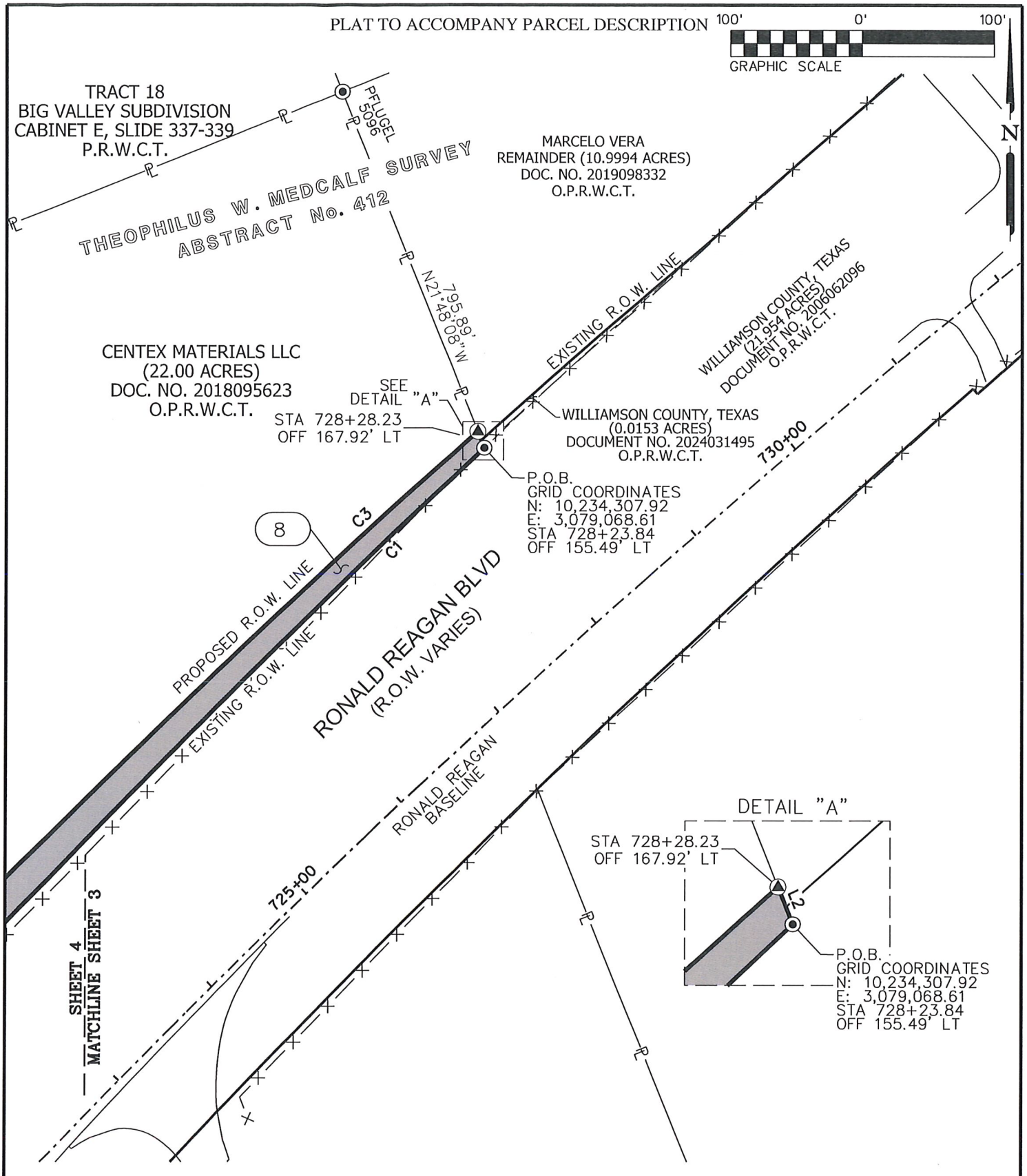
Frank W Funk 03/06/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION



LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

03/06/2025

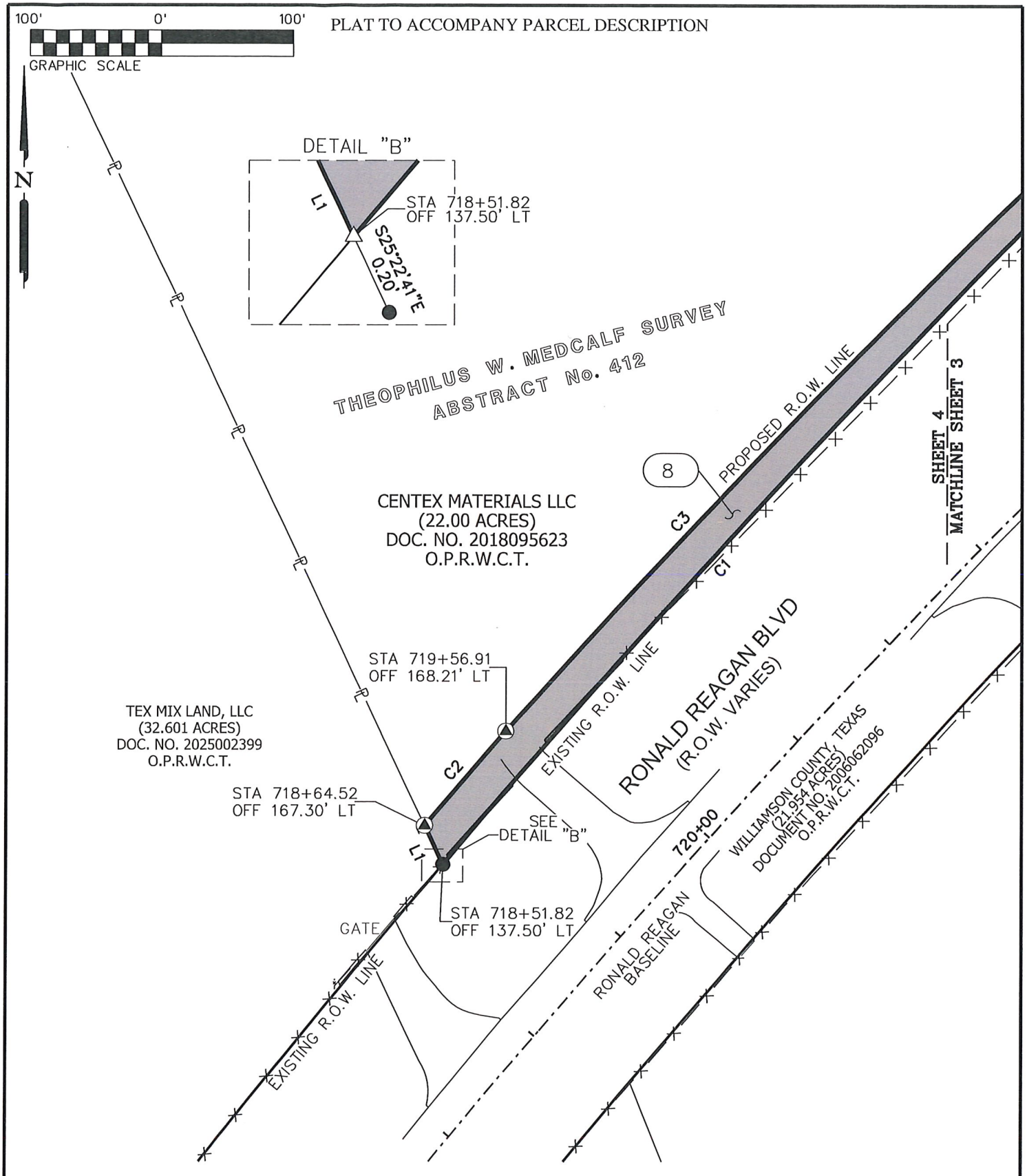
PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.

SCALE	PROJECT	COUNTY
1" = 100'	RONALD REAGAN	WILLIAMSON

SHEET 3 OF 6

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION



LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

03/06/2025

PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.

SCALE	PROJECT	COUNTY
1" = 100'	RONALD REAGAN	WILLIAMSON

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	06° 33'43"	8650.00'	990.64'	S43° 40'46"W 990.10'
C2	00° 39'52"	8140.00'	94.41'	N40° 58'04"E 94.41'
C3	06° 42'47"	7600.00'	890.47'	N45° 08'50"E 890.47'

LINE DATA		
LINE	BEARING	LENGTH
L1	N25° 22'41"W	32.49'
L2	S21° 48'08"E	13.21'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

△	CALCULATED POINT
▲	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
●	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
◉	1/2-INCH REBAR FOUND WITH CAP STAMPED "PFLUGEL 5096" (UNLESS OTHERWISE NOTED)
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
( )	RECORD INFORMATION
—℄—	PROPERTY LINE
- - - - -	SURVEY LINE

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W Funk 03/06/2025
FRANK W. FUNK DATE
RPLS 6803



CALLED
22.00 ACRES
958,320 Sq. Ft.

REMAINDER
21.49 ACRES
935,888 Sq. Ft.

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

03/06/2025

PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.

SCALE	PROJECT	COUNTY
1" = 100'	RONALD REAGAN	WILLIAMSON

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
GF NO. T-179484
ISSUED: JUNE 04,2024
EFFECTIVE DATE: May 27, 2024

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.4 THROUGH 10.11 ARE NOT A SURVEY MATTER.

10: 1. A WATER PIPELINES EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 954, PAGE 549 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)

2. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2019007737 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT- UNABLE TO LOCATE BASED ON THE DESCRIPTION IN INSTRUMENT)

3. AN AERIAL UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2021009655 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
(MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)

12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY.
(OWNER'S POLICY ONLY) (NOTED HEREON)

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CENTEX MATERIALS LLC

SCALE	PROJECT	COUNTY
1" = 100'	RONALD REAGAN	WILLIAMSON

03/06/2025

PARCEL 08
0.5150 ACRES
22,432 Sq. Ft.

Commissioners Court - Regular Session **60.**

Meeting Date: 08/12/2025

CR 110N Resolution for Condemnation

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn (1.360 acres) required for the construction of CR 110N. (H. Brandon Bailey and Sharon L. Bailey/ Parcel 4).

Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:02 AM
Form Started By: Don Childs		Started On: 08/06/2025 01:45 PM
Final Approval Date: 08/07/2025		

IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 1.360 acres (Parcel 4) described by metes and bounds in Exhibit "A" owned by **H. BRANDON BAILEY AND SHARON L. BAILEY** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 110N roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be, and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

_____
Steven Snell
Williamson County Judge

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.360 ACRE (59,223 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 15.4742 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO H. BRANDON BAILEY AND SHARON L. BAILEY RECORDED IN DOCUMENT NO. 1996049790, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.360 ACRE (59,223 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found 157.19 feet right of proposed CR 110 Baseline Station 398+52.60 (Grid Coordinates determined as N=10,196,663.65, E=3,150,163.21, Texas Coordinate System of 1983, Central Zone), for the southeasterly corner of said 15.4742 acre tract, same being the northeasterly corner of that called 20.51 acre tract of land cited in General Warranty Deed to Equity Trust d/b/a Sterling Trust fbo Albert H. Barschmid III recorded in Document No. 2010045952, of the Official Public Records of Williamson County, Texas, described as a certain called 10.51 acre tract of land in a General Warranty Deed to Stanley D. Brokhausen and wife, Gladys K. Brokhausen recorded in Volume 717, Page 116, together with a certain called 10.00 acre tract of land described in a Deed to Stanley D. Brokhausen and wife, Gladys K. Brokhausen recorded in Volume 658, Page 408, both of the Deed Records of Williamson County, Texas, in the westerly boundary line of Lot 45, Block "D", VALLEY VISTA, a subdivision of record in Cabinet P, Slides 18-20, of the Plat Records of Williamson County, Texas and cited in Constable's Deed to Joshua Lee Richards recorded in Document No. 2005062834, of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE, South 68°13'06" West**, departing said proposed easterly ROW line, continuing with the common boundary line of said 10.51 acre tract, said 20.51 acre tract, and said 15.4742 acre tract, at a distance of 99.13 feet, pass an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet right of CR 110 Baseline Station 397+86.85, and continuing for a total distance of **320.95 feet** to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet left of proposed CR 110 Baseline Station 396+39.72 in the proposed westerly ROW line of said C.R. 110, for the southwesterly corner of the herein

described parcel, and from which, a 1/2-inch iron rod found, being the southwesterly corner of said 15.4742 acre tract, same being the southeasterly corner of that called 13.0343 acre tract of land described in General Warranty Deed With Vendor's Lien to Sharon L. Bailey and Herdon Brandon Bailey recorded in Document No. 2005004684, of the Official Public Records of Williamson County, Texas, bears partially with the northerly boundary line of said 10.51 acre tract and partially with the northerly boundary line of said 10.00 acre tract of land, and said 20.51 acre, with the southerly boundary line of said 15.4742 acre tract, South 68°13'06" West, at a distance of 657.63 feet, pass the calculated common corner of said 10.51 acre tract, and said 10.00 acre tract and continuing for a total distance of 732.02 feet;

THENCE, departing said 10.51 acre tract, through the interior of said 15.4742 acre tract, with said proposed westerly ROW line, the following two (2) courses:

2) **North 19°46'12" East**, for a distance of **317.60 feet** to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet left of proposed CR 110 Baseline Station 399+57.31, for an angle point;

3) **North 15°53'10" East**, for a distance of **181.31 feet** to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 95.28 feet left of proposed CR 110 Baseline Station 401+38.21 in the easterly boundary line of said 15.4742 acre tract, same being in the westerly boundary line of said Lot 45, for the northwesterly corner of the herein described parcel, and from which, a 60d nail found in the top of a fence corner post, being the northeasterly corner of said 15.4742 acre tract, same being the southeasterly corner of the southerly remainder of that called 10.04 acre tract of land (Exhibit "B") described in Warranty Deed to Emma L. Lawhon recorded in Document No. 2006095406, of the Official Public Records of Williamson County, Texas, being in the westerly boundary line of said Lot 45, bears with said easterly boundary line of the 15.4742 acre tract, same being the westerly boundary line of said Lot 45, North 21°42'22" West, at a distance of 241.26 feet;

4) **THENCE**, **South 21°42'22" East**, departing said proposed westerly ROW line, with said common boundary line, at a distance of 286.26 feet, pass an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 94.30 feet right of CR 110 Baseline Station 399+23.75, and continuing for a total distance of **381.20 feet** to the **POINT OF BEGINNING** and containing 1.360 acres (59,223 square feet) of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD 83(2011). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012

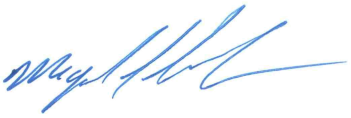
The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of November and December, 2021, and January, 2022 under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S. and in June and July, 2024 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of August, 2024, A.D.

INLAND GEODETICS

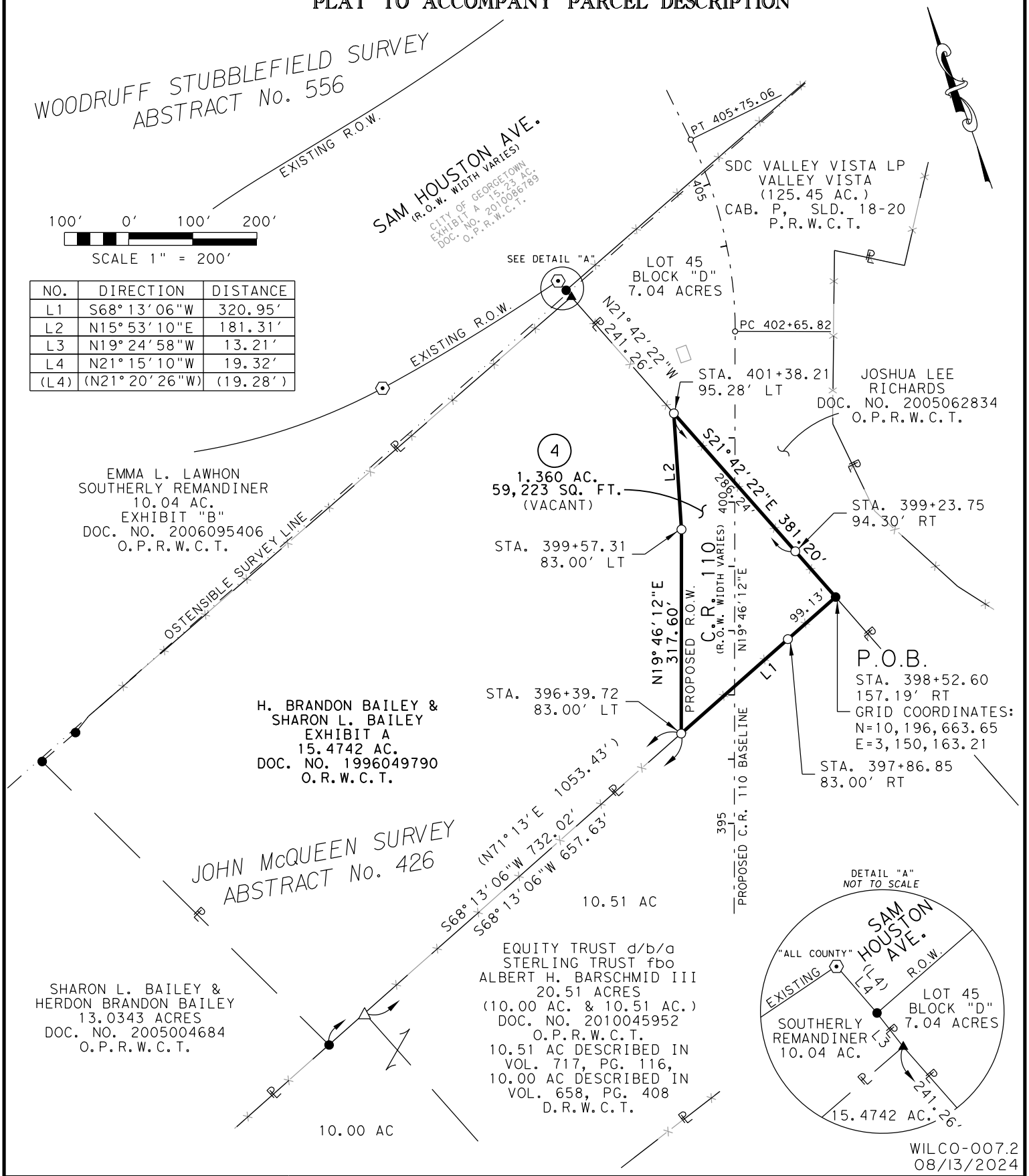




Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Proj No. WILCO-007.2
P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\5 -Descriptions-Reports\PARCEL 4-BAILEY\WILCO-007.2-PARCEL 4-BAILEY.docx

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION



NO.	DIRECTION	DISTANCE
L1	S68°13'06"W	320.95'
L2	N15°53'10"E	181.31'
L3	N19°24'58"W	13.21'
L4	N21°15'10"W	19.32'
(L4)	(N21°20'26"W)	(19.28')

WILCO-007.2
08/13/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

H. BRANDON BAILEY & SHARON L. BAILEY

SCALE	PROJECT	COUNTY
1" = 200'	COUNTY ROAD 110	WILLIAMSON

PARCEL 4
1.360 ACRES
59,223 SQ. FT.

P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\4 -Drawings\PARCELS\4-BAILEY\BAILEY.dgn

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

▲	60D NAIL FOUND	P.O.B.	POINT OF BEGINNING
○	5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.C.	POINT OF COMMENCING
		( )	RECORD INFORMATION
⊙	1/2" IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
℄	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP	——X——	WIRE FENCE
	LINE BREAK		

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2402707
SCHEDULE B

10a. EASEMENT DATED JUNE 3, 1940, EXECUTED BY MRS. VICTOR ERICSON, A WIDOW TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 299, PAGE 311 (511), DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

10b. RIGHT OF WAY EASEMENT DATED JANUARY 3, 1977, EXECUTED BY ROY LUTZ TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 662, PAGE 564, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

10c. RIGHT OF WAY EASEMENT DATED OCTOBER 23, 1976, EXECUTED BY ROY LUTZ TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY, RECORDED IN VOLUME 705, PAGE 796, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

10d. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 8, 1977, EXECUTED BY ROY LUTZ TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY, RECORDED IN VOLUME 711, PAGE 815, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

10e. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.

10f. RIGHTS OF PARTIES IN POSSESSION.

10g. NOT A SURVEY MATTER

10h. NOT A SURVEY MATTER

10i. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."

WILCO-007.2
08/13/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

H. BRANDON BAILEY & SHARON L. BAILEY

SCALE	PROJECT	COUNTY
1" = 200'	COUNTY ROAD 110	WILLIAMSON

PARCEL 4
1.360 ACRES
59,223 SQ. FT.

P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\4 -Drawings\PARCELS\4-BAILEY\BAILEY.dgn

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012

2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402707, EFFECTIVE APRIL 16, 2024, ISSUED APRIL 23, 2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0505F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

5. THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

6. ALL REFERENCES TO RECORD DATA (RECORD=***) INDICATE INFORMATION AS CITED IN DOC. NO. 1996049790, O.R.W.C.T.

7. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

CALCULATED	ACQUISITION	REMAINING
15.4742 AC 674,056 SQ FT	1.360 AC 59,223 SQ FT	14.11 AC 614,449 SQ FT

I CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024 UNDER MY SUPERVISION.

08/13/2024

MIGUEL A. ESCOBAR DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

STATE OF TEXAS
REGISTERED
MIGUEL ANGEL ESCOBAR
5630
PROFESSIONAL
LAND SURVEYOR

WILCO-007.2
08/13/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

H. BRANDON BAILEY & SHARON L. BAILEY

SCALE	PROJECT	COUNTY
1" = 200'	COUNTY ROAD 110	WILLIAMSON

PARCEL 4
1.360 ACRES
59,223 Sq. Ft.

P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\4 -Drawings\PARCELS\4-BAILEY\BAILEY.dgn

Commissioners Court - Regular Session **61.**

Meeting Date: 08/12/2025

Seward Junction NE Loop Resolution for Condemnation

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn 7.926 acres needed as right of way, 0.0314 acres needed as electric utility easements and 0.8754 acres needed as waterline easements for the construction of the proposed roadway and utility improvements on the Seward Junction NE Loop project.

Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:17 AM
Form Started By: Don Childs		Started On: 08/06/2025 04:25 PM
Final Approval Date: 08/07/2025		

IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple interests in and to those certain four (4) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "B" (the "ROW"); electric easement interests in and to those certain two (2) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "C" (the "PEC"); and waterline easement interests in and to those certain three (3) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "D" (the "COGT"), for the purpose of constructing, reconstructing, maintaining, and operating the Seward Junction NE roadway improvements and required utility adjustments ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described ROW, PEC, and COGT real properties, identified collectively as the "Property"; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, undertaken and/or completed bona fide good faith negotiations with the Owners of the Property and has failed to agree with the owners on the compensation and damages, if any, due to said Owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn certain property interests.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that upon completion of any bona fide offer requirements of Chapter 21 of the Texas Property Code, the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the Owners of any interest in, and the holders of any lien secured by the Property, a suit in eminent domain to acquire the property interests for the aforesaid Project purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED THAT the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in

eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

_____
Steven Snell
Williamson County Judge

Exhibit "A"

Parcel	Owner	Legal Description
6	Larry Everett Foust and Maydale Foust	ROW- 2.354 AC out of the Noah Smithwick Survey, Abs. No. 590 PEC- 0.0183 AC out of the Noah Smithwick Survey, Abs. No. 590 COGT- 0.2498 AC out of the Noah Smithwick Survey, Abs. No. 590
7	Ricky and Molly Tumlinson	ROW- 0.6755 AC out of the Noah Smithwick Survey Abs. No. 590 COGT- 0.0759 AC out of the Noah Smithwick Survey Abs. No. 590
10	Kimberly S. Krause and Kelly L. Krause Individually and as Co-Independent Executors of the Estate of Clyde W. Krause (deceased) and Shirley Krause	ROW- 4.458 AC out of the B. Manlove Survey, Abs. No. 417 PEC- 0.0131 AC out of the B. Manlove Survey, Abs. No. 417 COGT- 0.5497 AC out of the B. Manlove Survey, Abs. No 417
19	David Stanton and Mary Elisse Morgan	ROW- 0.4388 AC out of the John B. Robinson Survey, Abs. No 521

Exhibit "B"

EXHIBIT "__"

Parcel 06
2.354 Acre Right-of-Way
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 06

BEING a 2.354 acre (102,525 square foot) parcel of land out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien dated August 1, 1979, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas; said 2.354 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being in the south line of the remainder of said 107-1/2 acre Foust tract, and at the northeast corner of said Lot 62, Block A, Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2018037552, Official Public Records, Williamson County, Texas, and at the northwest corner of Lot 61, Block A, in said Terra Del Sol at Santa Rita Ranch Phase 1 Section 1 subdivision, said POINT OF BEGINNING being 75.00 feet left of Engineer's Baseline Station 292+31.36, and having Surface Coordinates of N=10,210,700.44, E=3,074,700.11, from which a 1/2-inch iron rod with "RJ Surveying" cap found in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, bears South 82°17'48" East 94.60 feet;

1) THENCE, along the south line of said of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 62, **North 82°17'48" West 124.67 feet** to a 1/2-inch iron rod with "Forest RPLS 1847" cap found at the northwest corner of said Lot 62, being in the existing east right-of-way line of CR 260 (Sunset Ridge Drive, varying width right-of-way);

2) THENCE, continuing along the south line of the remainder of said 107-1/2 acre Foust tract, **North 81°50'17" West 44.20 feet** to a calculated point at the southwest corner of the remainder of said 107-1/2 acre Foust tract, being in the existing west right-of-way line of CR 260, and the east line of that tract described as 2.676 acres conveyed to Robert Abbott by General Warranty Deed (with Third Party Vendor's Lien), as recorded in Document No. 2021062992, Official Public Records, Williamson County, Texas, from which a 1/2-inch iron rod found at the southeast corner of said 2.676 acre Abbott tract, being the northeast corner of that tract described as 4.909 acres (Tract 1) conveyed to Tom Jones and Brenda Jones by Warranty Deed, as recorded in Document No. 2019015018, Official Public Records, Williamson County, Texas, and in the existing west right-of-way line of CR 260, bears South 09°28'31" East 228.19 feet;

3) THENCE, along the west line of the remainder of said 107-1/2 acre Foust tract, and the east line of said 2.676 acre Abbott tract, **North 09°28'31" West 68.80 feet** to a 1/2-inch iron rod found at a corner in the west line of the remainder of said 107-1/2 acre Foust tract, and at the northeast corner of said 2.676 acre Abbott tract, being the southwest corner of Lot 3, Block B, (0.537 acre right-of-way reserve), CHV Liberty Hill 29 Addition, a subdivision of record in Document No. 2023059227, Official Public Records, Williamson County, Texas, and the southeast corner of Lot 1, Block B, in said CHV Liberty Hill 29 Addition;

4) THENCE, continuing along the west line of the remainder of said 107-1/2 acre Foust tract, and the south line of said Lot 3, **South 69°24'17" East 22.51 feet** to a mag nail with washer found at the southeast corner of said Lot 3;

THENCE, continuing along the west line of the remainder of said 107-1/2 acre Foust tract, along the east line of said Lot 3, the following three (3) courses, numbered 5 through 7:

5) **North 06°50'05" West 265.78 feet** to a mag nail with washer found,

6) with a curve to the left, whose delta angle is **15'46'16"**, radius is **570.30 feet**, an arc distance of **156.98 feet**, and the chord of which bears **North 13°19'48" West 156.48 feet** to a mag nail with washer found, and

7) **North 21°18’03” West 483.57 feet** to a mag nail with washer found at the northwest corner of the remainder of said 107-1/2 acre Foust tract, being the northeast corner of said Lot 3, from which a 1/2-inch iron rod found at the northwest corner of said Lot 3, and the northeast corner of Lot 2, Block B, in said CHV Liberty Hill 29 Addition, being in the existing west right-of-way line of CR 260, bears South 66°26'25” West 30.06 feet;

8) THENCE, along the north line of the remainder of said 107-1/2 acre Foust tract, **North 66°32’08” East 26.32 feet** to a 1/2-inch iron rod found at a corner in the north line of the remainder of said 107-1/2 acre Foust tract, being a corner in the north line of that tract described 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, and the southwest corner of that tract described as 85 acres conveyed to Clyde Krause by General Warranty Deed, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas, and being in the existing east right-of-way line of CR 260, from which a 1/2-inch iron rod found bears North 69°21’19” East 2,803.55 feet;

9) THENCE, along the north line of the remainder of said 107-1/2 acre Foust tract, and the west line of said 333.295 acre PHAU-Eldorado tract, **South 21°51’05” East 99.77 feet** to a calculated point at a corner in the north line of the remainder of said 107-1/2 acre Foust tract, being the southwest corner of said 333.295 acre PHAU-Eldorado tract;

10) THENCE, along the north line of the remainder of said 107-1/2 acre Foust tract, and the south line of said 333.295 acre PHAU-Eldorado tract, **North 69°21’42” East 114.45 feet** to a 1/2-inch iron rod with “McGray McGray” cap set in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer’s Baseline Station 283+08.41;

THENCE, along the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, the following two (2) courses, numbered 7 and 8:

11) **South 21°47’11” East 196.55 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 285+04.96, and

12) with a curve to the right, whose delta angle is **10°35’29”**, radius is **2,075.00 feet**, an arc distance of **383.57 feet**, and the chord of which bears **South 16°29’26” East 383.03 feet** to a 1/2-inch iron rod with “McGray McGray” cap set in the north line of that tract described as 1.000 acres conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas, being 75.00 feet left of Engineer’s Baseline Station 288+74.67;

13) THENCE, along the north line of said 1.000 acre Tumlinson tract, **North 89°51’48” West 111.28 feet** to a calculated point at the northwest corner of said 1.000 acre Tumlinson tract;

THENCE, along the west line of said 1.000 acre Tumlinson tract, the following three (3) courses, numbered 14 through 16:

14) **South 08°40’13” East 18.02 feet** to a calculated point,

15) **South 04°11’17” East 85.19 feet** to a calculated point, and

16) **South 05°19’35” East 153.89 feet** to a calculated point at the southwest corner of said 1.000 acre Tumlinson tract;

THENCE, along the south line of said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 17 and 18:

17) **North 83°39’00” East 83.81 feet** to a calculated point, and

18) **North 57°39’51” East 45.13 feet** to a 1/2-inch iron rod with “McGray McGray” cap set in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer’s Baseline Station 290+94.51;

19) THENCE, along the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, **South 07°20'28" East 136.85 feet** to the POINT OF BEGINNING and containing 2.354 acres (102,525 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



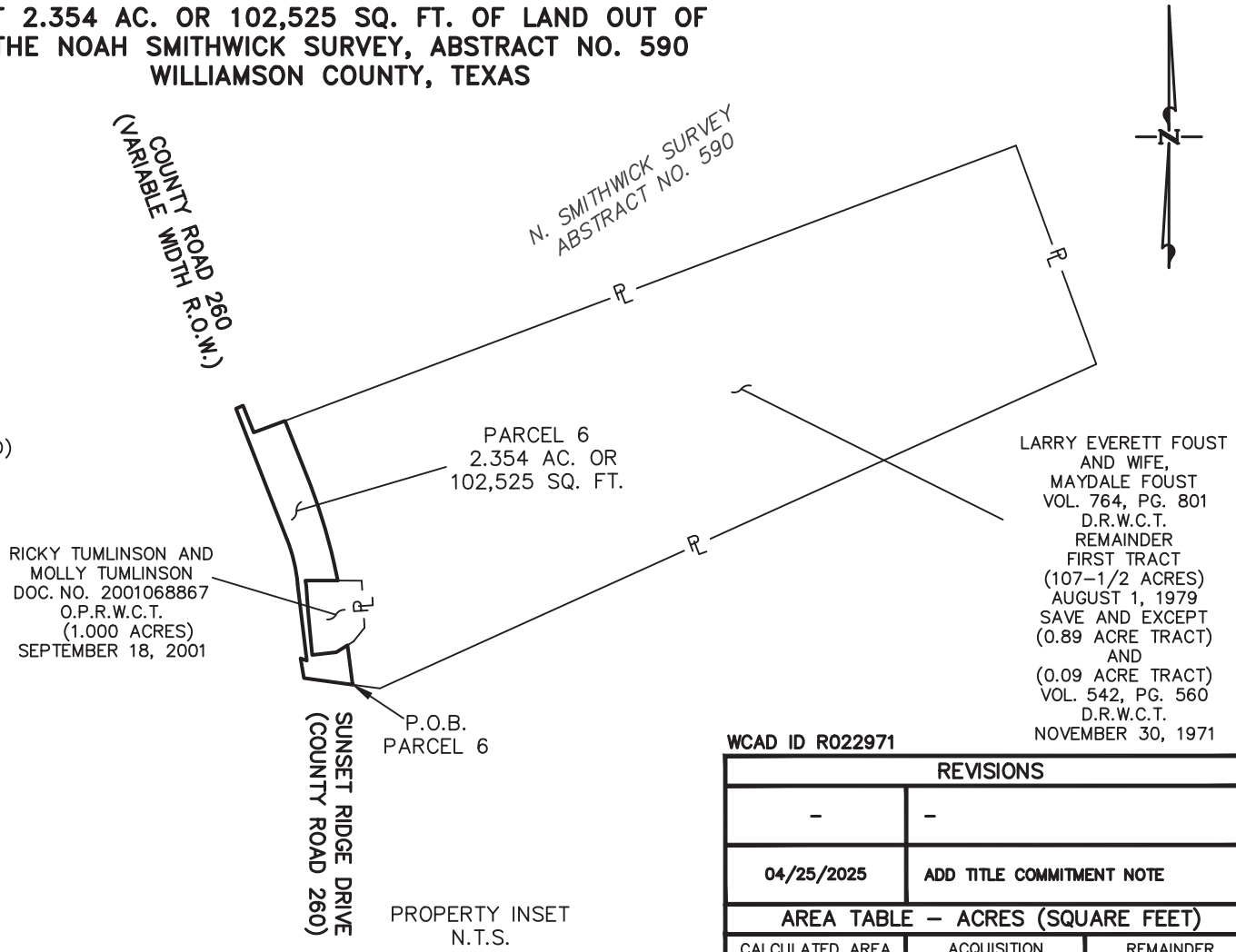
04/25/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 06~2.354 Ac_R1
Issued 09/17/2024; Revised 04/25/2025

WCAD ID R022971

SKETCH TO ACCOMPANY DESCRIPTION OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS



PROPERTY INSET
N.T.S.

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
▲	MAG NAIL W/ WASHER FOUND
◉	1/2" IRON ROD WITH CAP STAMPED "FOREST RPLS 1847" FOUND (UNLESS NOTED)
◉	1/2" IRON ROD SET WITH CAP STAMPED "MCGRAY MCGRAY" SET
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
N.T.S.	NOT TO SCALE
—∿—	DISTANCE NOT TO SCALE

WCAD ID R022971

REVISIONS	
-	-
04/25/2025	ADD TITLE COMMITMENT NOTE

AREA TABLE – ACRES (SQUARE FEET)		
CALCULATED AREA	ACQUISITION	REMAINDER
56.147 AC. (2,445,751 SF.)	2.354 AC. (102,525 SF.)	53.793 AC. (2,343,226 SF.)

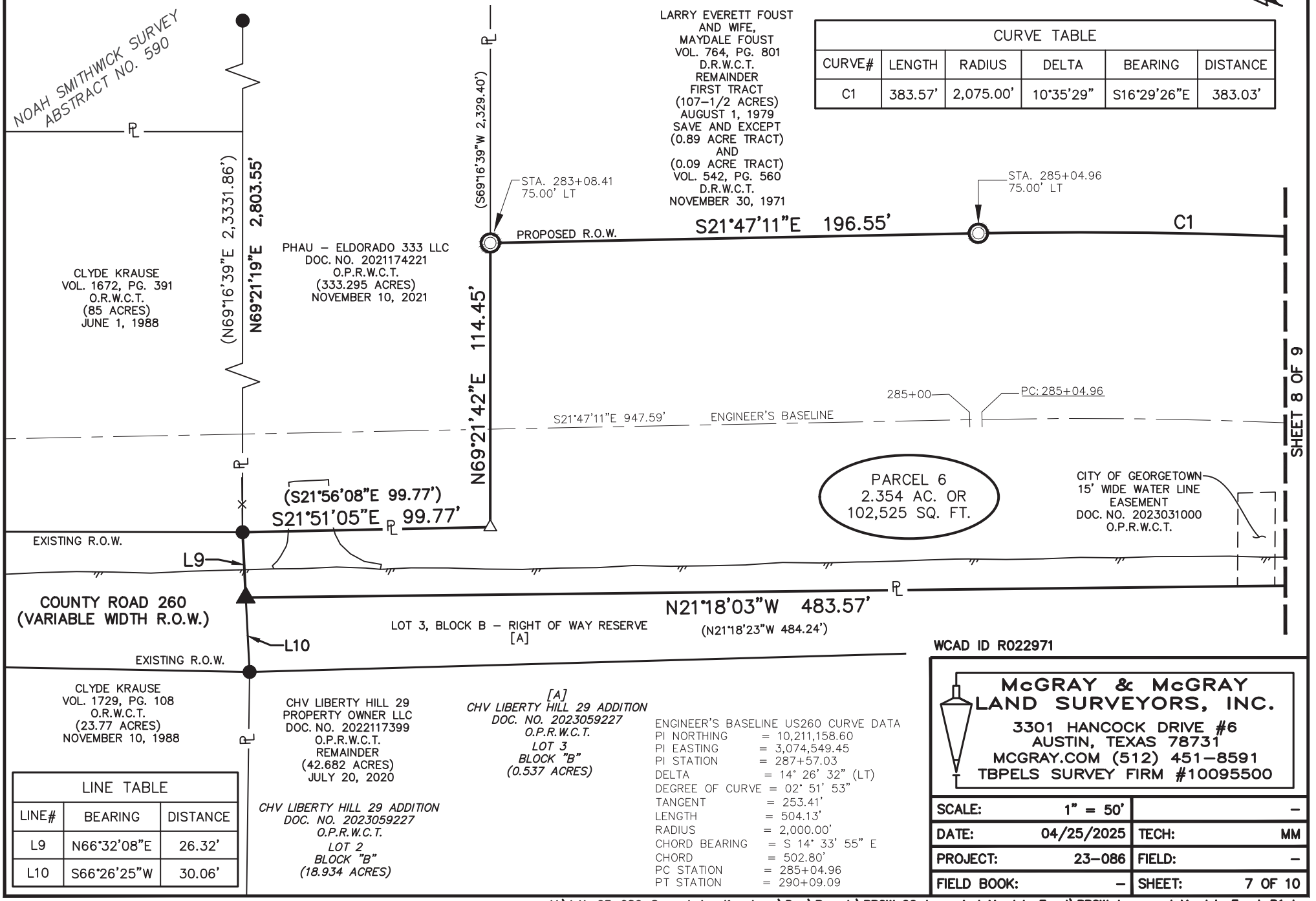
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		-
DATE:	04/25/2024	TECH:	MM
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 10

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 06~Larry And Maydale Foust\PROW~Larry and Maydale Foust_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	383.57'	2,075.00'	10°35'29"	S16°29'26"E	383.03'

LINE TABLE		
LINE#	BEARING	DISTANCE
L9	N66°32'08"E	26.32'
L10	S66°26'25"W	30.06'

ENGINEER'S BASELINE US260 CURVE DATA

PI NORTHING	= 10,211,158.60
PI EASTING	= 3,074,549.45
PI STATION	= 287+57.03
DELTA	= 14° 26' 32" (LT)
DEGREE OF CURVE	= 02° 51' 53"
TANGENT	= 253.41'
LENGTH	= 504.13'
RADIUS	= 2,000.00'
CHORD BEARING	= S 14° 33' 55" E
CHORD	= 502.80'
PC STATION	= 285+04.96
PT STATION	= 290+09.09

WCAD ID R022971

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	7 OF 10

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PROW 06~Larry And Maydale Foust\PROW~Larry and Maydale Foust_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

NOAH SMITHWICK SURVEY
ABSTRACT NO. 590

LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S08°40'13"E	18.02'
L2	S04°11'17"E	85.19'
L3	S05°19'35"E	153.89'

RECORD LINE TABLE		
LINE#	BEARING	DISTANCE
(L1)	S08°40'13"E	18.02'
(L2)	S04°11'17"E	85.18'
(L3)	S05°20'29"E	155.33'

C1

STA. 288+74.67
75.00' LT

PROPOSED R.O.W.

℄

PARCEL 6
2.354 AC. OR
102,525 SQ. FT.

SHEET 7 OF 9

MID: 287+57.03

N89°51'48"W 111.28'
(S89°51'48"E 193.26')

RICKY TUMLINSON AND
MOLLY TUMLINSON
DOC. NO. 2001068867
O.P.R.W.C.T.
(1.000 ACRE)
DECEMBER 16, 2002

SHEET 9 OF 9

ENGINEER'S BASELINE

(L1)
L1

(L2)
L2

(L3)
L3

PT: 290+09.09

N21°18'03"W
483.57'
(N21°18'23"W 484.24')

℄

C2
(C2)

LOT 3, BLOCK B
RIGHT OF WAY RESERVE
[A]

N06°50'05"W 265.78'
(N06°50'29"W 265.76')

OE

SHEET 9 OF 9

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020

CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 1
BLOCK "B"
(16.371 ACRES)

[A]
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 3
BLOCK "B"
(0.537 ACRES)

RECORD CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C2)	156.34'	558.27'	16°02'43"	N13°17'01"W	155.83'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	383.57'	2,075.00'	10°35'29"	S16°29'26"E	383.03'
C2	156.98'	570.30'	15°46'16"	N13°19'48"W	156.48'

WCAD ID R022971

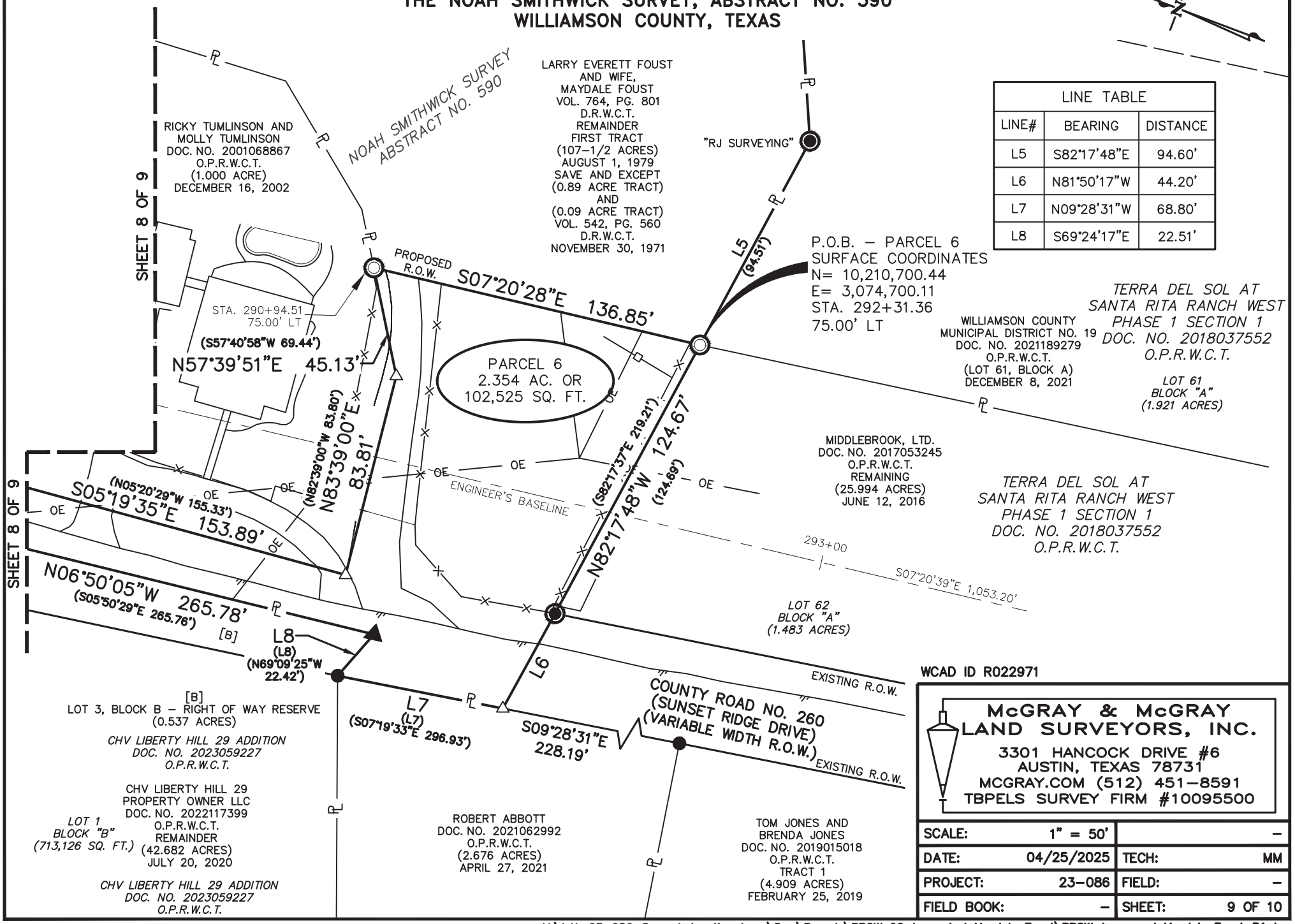
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	8 OF 10

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 06~Larry And Maydale Foust\PROW~Larry and Maydale Foust_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L5	S82°17'48"E	94.60'
L6	N81°50'17"W	44.20'
L7	N09°28'31"W	68.80'
L8	S69°24'17"E	22.51'

WCAD ID R022971

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	9 OF 10

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 06~Larry And Maydale Foust\PROW~Larry and Maydale Foust_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403101
EFFECTIVE DATE: SEPTEMBER 4, 2024
ISSUED: SEPTEMBER 23, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: VOLUME 764, PAGE 801 AND DOCUMENT NO. 2022086997, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

b. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

e. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2014011105, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

h. WASTEWATER EASEMENT RECORDED IN DOCUMENT NO. 2022056906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

i. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2023031000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403101, EFFECTIVE DATE SEPTEMBER 4, 2024.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

04/25/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

WCAD ID R022971

REVISED: 04/25/2025
ISSUED: 09/17/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	10 OF 10

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 06~Larry And Maydale Foust\PROW~Larry and Maydale Foust_R1.dwg

EXHIBIT "__"

Parcel 07
0.6755 Acre Right-of-Way
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 07

BEING a 0.6755 of one acre (29,424 square foot) parcel of land out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of that tract described as 1.000 acre conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed dated September 18, 2001, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas; said 0.6755 of one acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being in the south line of said 1.000 acre Tumlinson tract, and an interior north line of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas, said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 290+94.51, and having Surface Coordinates of N=10,210,836.16, E=3,074,682.62;

THENCE, along the south line of said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 1and 2:

1) **South 57°39'51" West 45.13 feet** to a calculated point, and

2) **South 83°39’00” West 83.81 feet** to a calculated point at the southwest corner of said 1.000 acre Tumlinson tract, from which a 1/2-inch iron rod found at the northwest corner of Lot 62, Block A, Tierra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2018037552, Official Public Records, Williamson County, Texas, being in the south line of the remainder of said 107-1/2 acre Foust tract, and in the existing east right-of-way line of CR 260 (Sunset Ridge Drive, varying width right-of-way), bears South 10°10’39” East 86.97 feet, also from which a mag nail with washer found in the west line of the remainder of said 107-1/2 acre Foust tract, being at the south corner of Lot 3, Block B (0.537 of one acre right-of-way reserve), CHV Liberty Hill 29 Addition, a subdivision of record in Document No. 2023059277, Official Public Records, Williamson County, Texas, bears South 43°52’25” West 26.89 feet, and from which a 1/2-inch iron rod found at the southwest corner of said Lot 3, the southeast corner of Lot 1, Block B, in said CHV Liberty Hill 29 Addition, being the northeast corner of that tract described as 2.676 acres conveyed to Robert Abbott by General Warranty Deed, as recorded in Document No. 2021062992, Official Public Records, Williamson County, Texas, and in the west line of the remainder of said 107-1/2 acre Foust tract bears North 69°24’17” West 22.51 feet;

THENCE, along the west line of said 1.000 acre Tumlinson tract, the following three (3) courses, numbered 3 through 5:

3) **North 05°19’35” West 153.89 feet** to a calculated point,

4) **North 04°11’17” West 85.19 feet** to a calculated point, and

5) **North 08°40’13” West 18.02 feet** to a calculated point at the northwest corner of said 1.000 acre Tumlinson tract, and an interior north line of the remainder of said 107-1/2 acre Foust tract, from which a mag nail with washer found in the west line of the remainder of said 107-1/2 acre Foust tract, and the east line of said Lot 3, bears South 66°56’59” West 29.39 feet;

6) THENCE, along the north line of said 1.000 acre Tumlison tract, **South 89°51’48” East 111.28 feet** to a 1/2-inch iron rod with “McGray McGray” set in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer’s’ Baseline Station 288+74.67;

THENCE, along the proposed east right-of-way line of CR 260, crossing said 1.000 acre Tumlison tract, the following two (2) courses, numbered 7 and 8:

7) with a curve to the right, whose delta angle is **03°51'03"**, radius is **2,075.00 feet**, an arc distance of **139.46 feet**, and the chord of which bears **South 09°16'10" East 139.43 feet** to a calculated point, being 75.00 feet left of Engineer's Baseline Station 290+09.09, and

8) **South 07°20'39" East 85.42 feet** to the POINT OF BEGINNING and containing 0.6755 of one acre (29,424 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



04/30/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

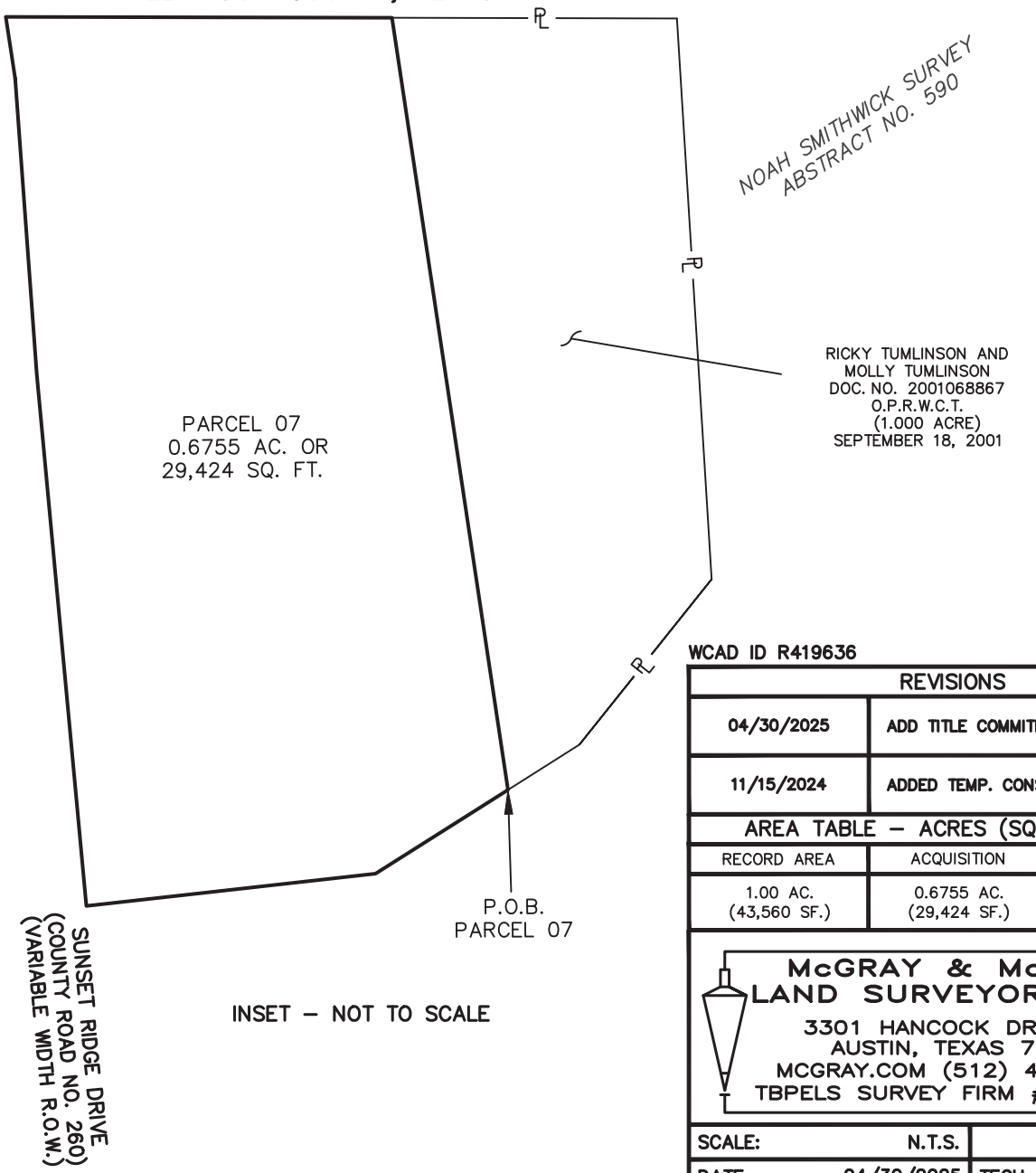
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 07~0.6755 Ac
Issued 08/23/2024; Revised 11/15/2024, 04/30/2025

WCAD ID R419636

SKETCH TO ACCOMPANY DESCRIPTION OF 0.6755 AC. OR 29,424 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

LEGEND

●	1/2" IRON ROD FOUND
▲	MAG NAIL W/ WASHER FOUND
◎	1/2" IRON ROD WITH CAP STAMPED "FOREST RPLS 1847" FOUND
◎	1/2" IRON ROD SET WITH CAP STAMPED "MCGRAY MCGRAY" SET
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
N.T.S.	NOT TO SCALE
—/\—	DISTANCE NOT TO SCALE



INSET – NOT TO SCALE

WCAD ID R419636

REVISIONS	
04/30/2025	ADD TITLE COMMITMENT NOTE
11/15/2024	ADDED TEMP. CONSTRUCTION ESMT.

AREA TABLE – ACRES (SQUARE FEET)

RECORD AREA	ACQUISITION	REMAINDER
1.00 AC. (43,560 SF.)	0.6755 AC. (29,424 SF.)	0.3245 AC. (14,136 SF.)

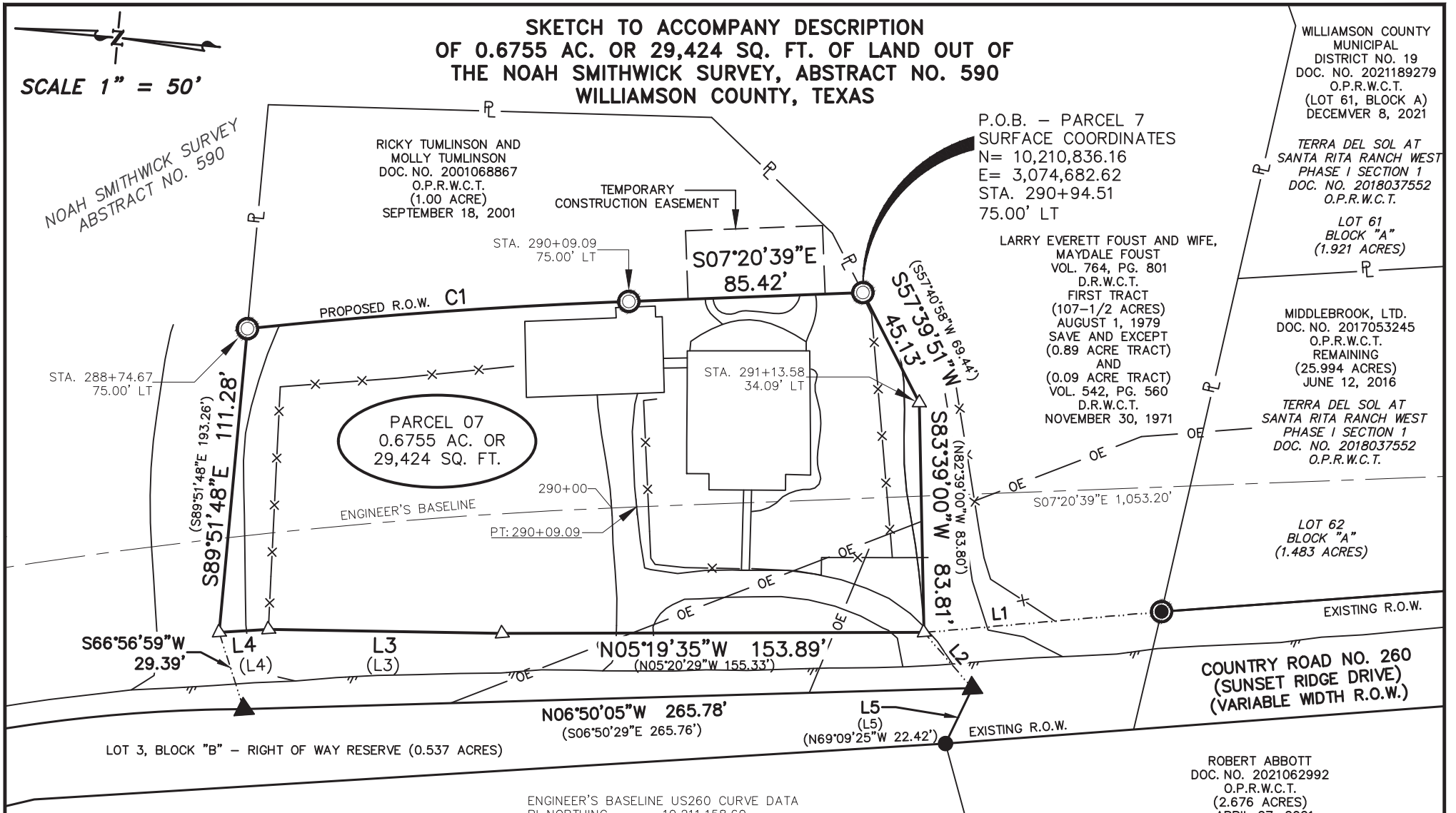
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	04/30/2025	TECH:	MM
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	4 OF 6

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PROW 07~Ricky & Molly Tumlinson\PROW~Ricky & Molly Tumlinson_R2.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.6755 AC. OR 29,424 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S10°10'39"E	86.97'
L2	S43°52'25"W	26.89'
L3	N04°11'17"W	85.19'
L4	N08°40'13"W	18.02'
L5	N69°24'17"W	22.51'

RECORD LINE TABLE		
LINE#	BEARING	DISTANCE
(L3)	N04°11'17"W	85.18'
(L4)	N08°40'13"W	18.02'

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	139.46'	2,075.00'	03°51'03"	S09°16'10"E	139.43'

WCAD ID R419636

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION OF 0.6755 AC. OR 29,424 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403103
EFFECTIVE DATE: SEPTEMBER 4, 2024
ISSUED: SEPTEMBER 23, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: VOLUME 764, PAGE 801, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

b. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

c. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403103, EFFECTIVE DATE SEPTEMBER 4, 2024.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

04/30/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

REVISED: 04/30/2025
REVISED: 11/15/2024
WCAD ID R419636 ISSUED: 08/23/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/30/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	6 OF 6

EXHIBIT "__"

Parcel 10
4.458 Acre Right-of-Way
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 10

BEING a 4.458 acre (194,201 square foot) parcel of land out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described 85 acres conveyed to Clyde Krause by General Warranty Deed dated June 1, 1988, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas; said 4.458 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being in south line of said 85 acre Krause tract, and a north line of that tract described as 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 282+08.63, and having Surface Coordinates of N=10,211,700.93, E=3,074,430.53, from which a 1/2-inch iron rod found bears North 69°21'19" East 2,688.98 feet;

1) THENCE, along the south line of said 85 acre Krause tract, and the north line of said 333.295 acre PHAU-Eldorado 333 tract, **South 69°21'19" West 114.57 feet** to a 1/2-inch iron rod found at the southwest corner of said 85 acre Krause tract, and the northwest corner of said 333.295 acre PHAU-Eldorado 333 tract, being in the existing east right-of-way line of CR 260 (varying width right-of-way), from which a mag nail with washer found at the northeast corner of Lot 3, Block B (0.537 of one acre right-of-way reserve), CHV Liberty Hill 29 Addition, a subdivision of record in Document No. 2023059227, Official Public Records, Williamson County, Texas, bears South 66°32'08" West 26.32 feet, and from which a 1/2-inch iron rod found at the northwest corner of said Lot 3, the northeast corner of Lot 2, Block B, in said CHV Liberty Hill 29 Addition subdivision, and the southeast corner of that tract described as 23.77 acres conveyed to Clyde Krause by Deed of Gift, as recorded in Volume 1729, Page 108, Official Records, Williamson County, Texas, being in the existing west right-of-way line of CR 260, bears South 66°26'25" West 30.06 feet;

THENCE, along the west line of said 85 acre Krause tract, and the existing east right-of-way line of CR 260, the following three (3) courses, numbered 2 through 4:

2) **North 20°30'13" West 422.72 feet** to a calculated point,

3) **North 24°43'47" West 403.89 feet** to a calculated point, and

4) **North 46°41'06" West 779.38 feet** to a calculated point at the northwest corner of the said 85 acre Krause tract, and the southwest corner of that tract described as 148.96 feet conveyed to AVERYGC, Ltd. by Special Warranty Deed, as recorded in Document No. 2021084579, Official Public Records, Williamson County, Texas;

5) THENCE, along the north line of said 85 acre Krause tract, and the south line of said 148.96 acre AVERYGC tract, **North 69°13'26" East 142.71 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer's Baseline Station 266+46.53, from which a 1/2-inch iron rod with "RJ Surveying" cap found in the north line of said 85 acre Krause tract, being the southeast corner of said 148.96 acre AVERYGC tract, bears North 69°13'26" East 1,566.45 feet;

THENCE, along the proposed east right-of-way line of CR 260, crossing said 85 acre Kraus tract, the following three (3) courses, numbered 6 through 8:

6) **South 48°03'34" East 452.29 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 270+98.82,

7) with a curve to the right, whose delta angle is **26°16'23"**, radius is **1,075.00 feet**, an arc distance of **492.94 feet**, and the chord of which bears **South 34°55'23" East 488.64 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 275+57.38, and

8) **South 21°47'11" East 651.25 feet** to the POINT OF BEGINNING and containing 4.458 acres (194,201 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



04/25/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

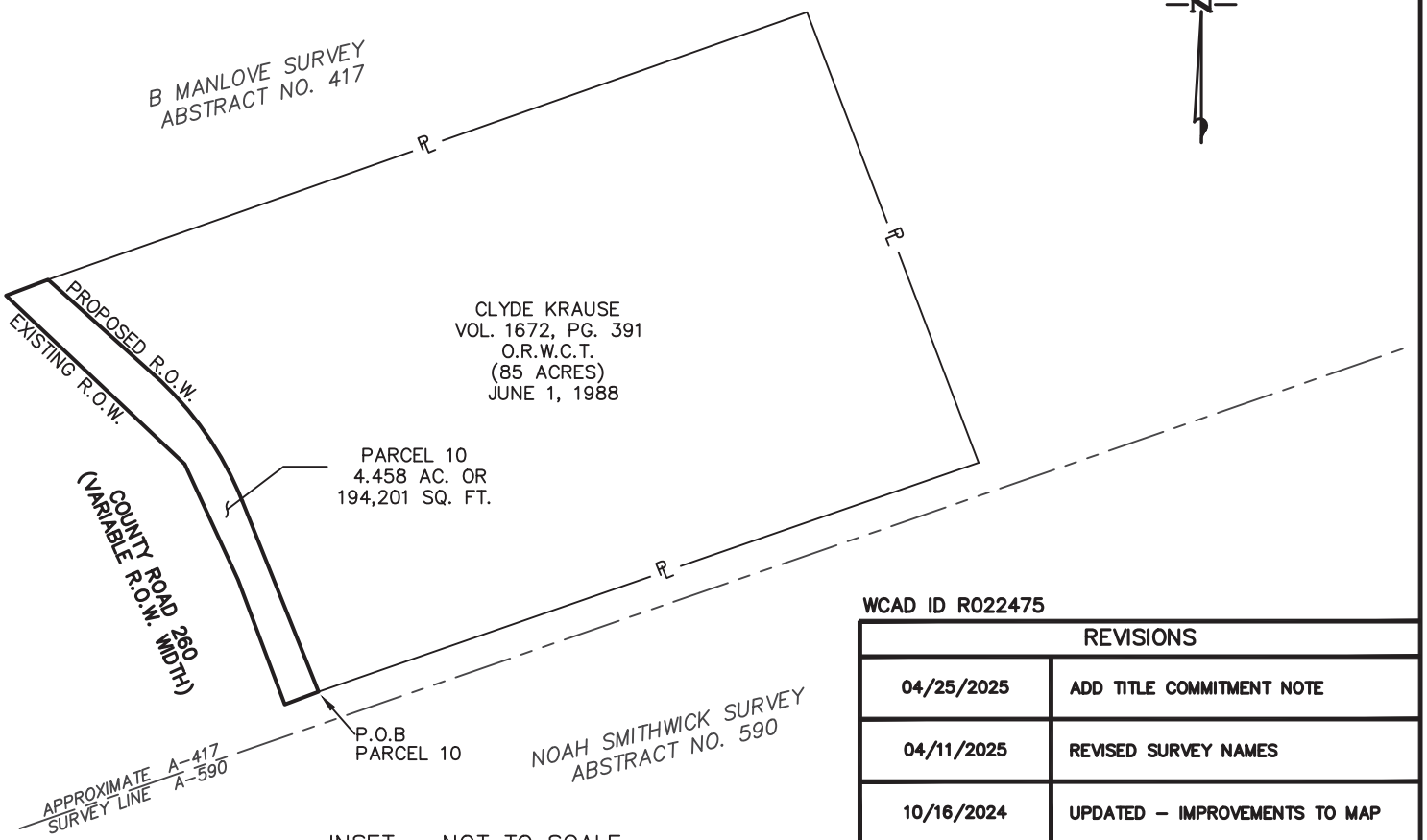
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 10~4.458 Ac_R3
Issued 09/20/2024; Revised 10/16/2024; 04/11/2025; 04/25/2025

WCAD ID R022475

SURVEY TO ACCOMPANY DESCRIPTION OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

LEGEND

◎	1/2" IRON ROD FOUND W/ "RJ SURVEYING" STAMPED CAP (UNLESS NOTED)
●	1/2" IRON ROD FOUND
▲	MAG NAIL W/ WASHER FOUND
◎	1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
N.T.S.	NOT TO SCALE
—⩘—	DISTANCE NOT TO SCALE



INSET – NOT TO SCALE



WCAD ID R022475

REVISIONS	
04/25/2025	ADD TITLE COMMITMENT NOTE
04/11/2025	REVISED SURVEY NAMES
10/16/2024	UPDATED – IMPROVEMENTS TO MAP

AREA TABLE – ACRES (SQUARE FEET)

WHOLE PROPERTY	ACQUISITION	REMAINDER
85.00 AC. (3,702,600 SF.)	4.458 AC. (194,201 SF.)	80.542 AC. (3,508,399 SF.)

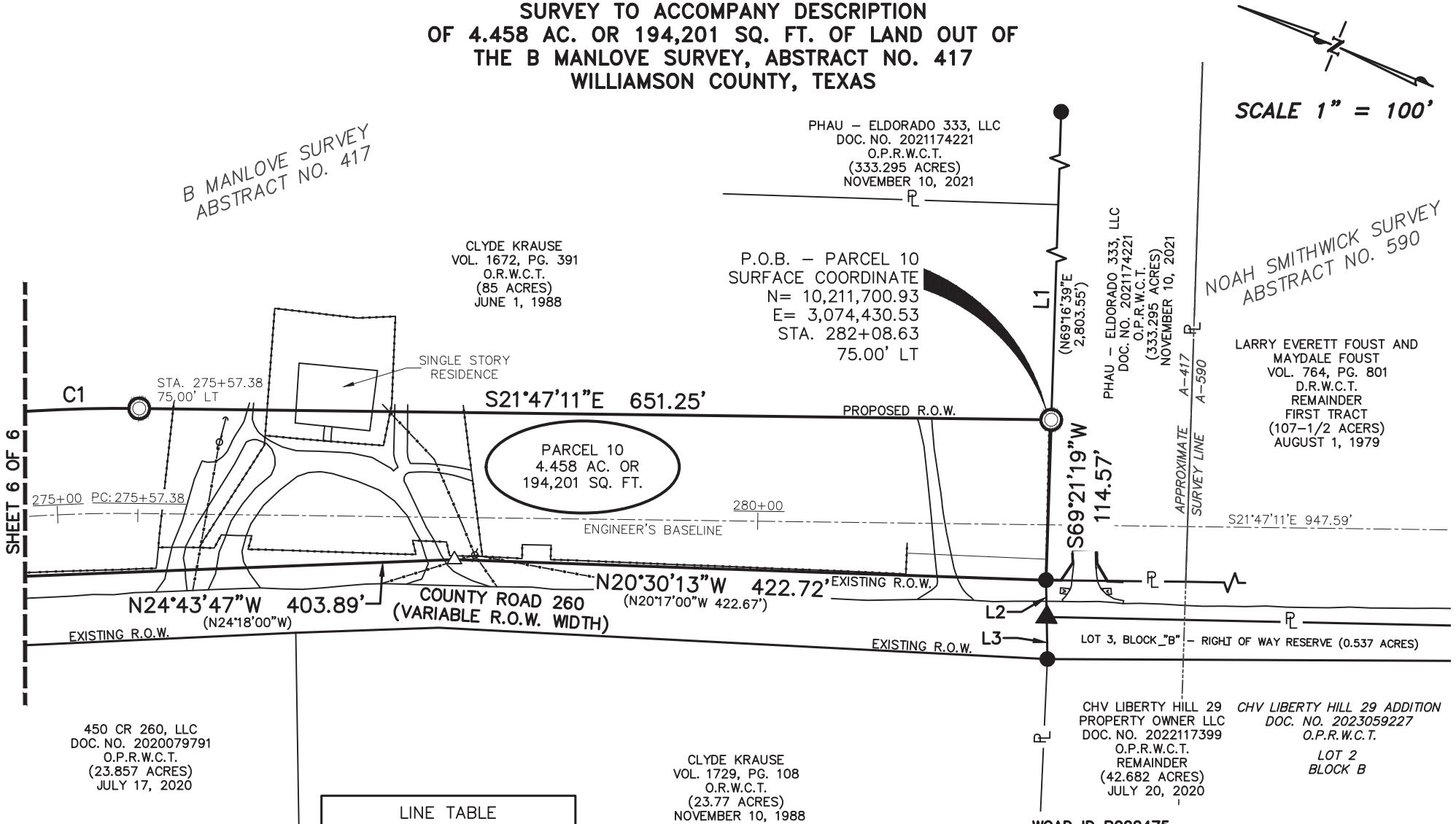
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	4 OF 7

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 10~Clyde Krause\PROW~CLYDE KRAUSE_R3.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N69°21'19"E	2,688.98'
L2	S66°32'08"W	26.32'
L3	S66°26'25"W	30.06'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	492.94'	1,075.00'	26°16'23"	S34°55'23"E	488.64'

ENGINEER'S BASELINE US260
CURVE DATA

PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 33' 55" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

WCAD ID R022475

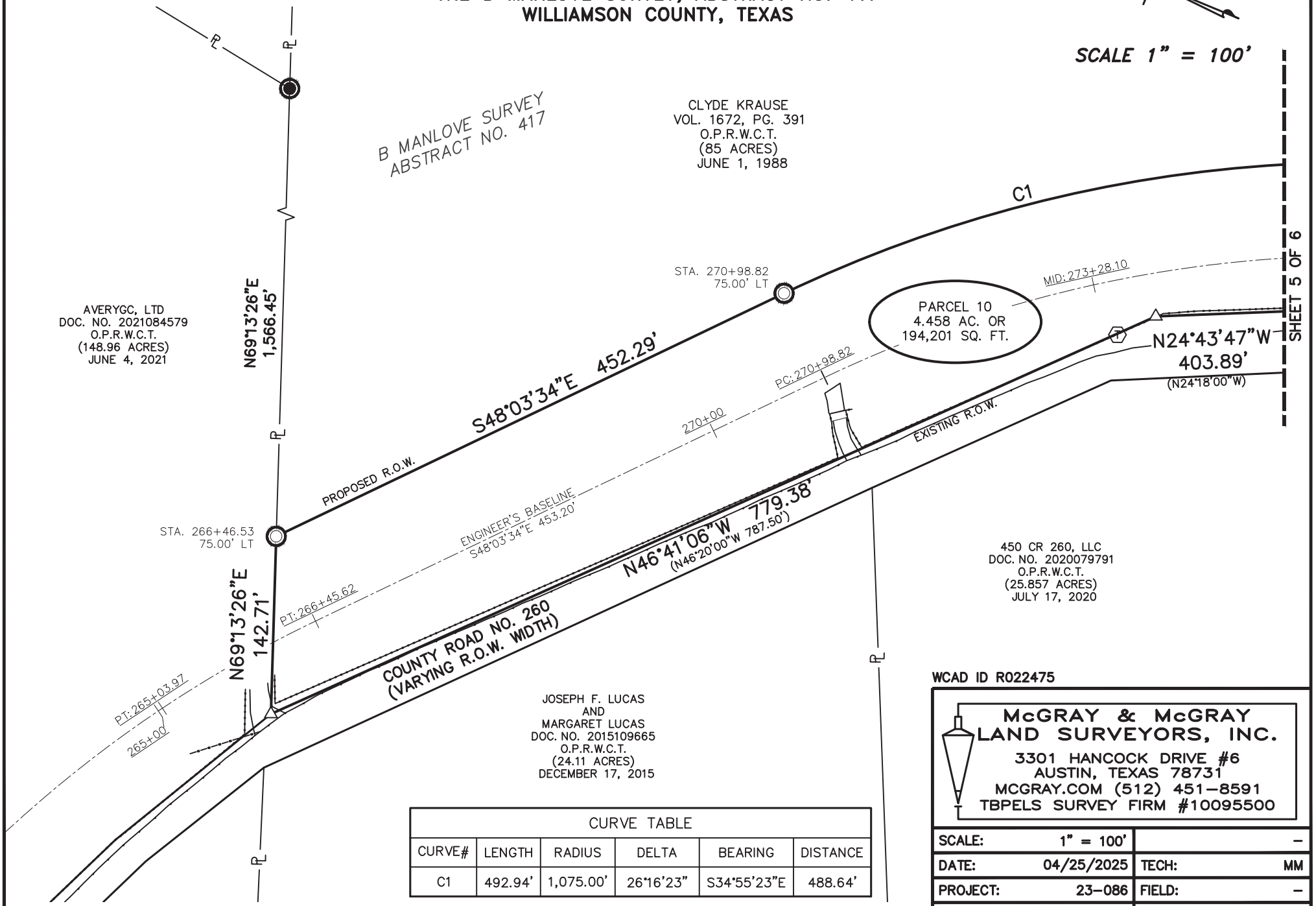
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	5 OF 7

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PROW 10~Clyde Krause\PROW~CLYDE KRAUSE_R3.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 100'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	492.94'	1,075.00'	26°16'23"	S34°55'23"E	488.64'

WCAD ID R022475

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	6 OF 7

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 10~Clyde Krause\PROW~CLYDE KRAUSE_R3.dwg

SURVEY TO ACCOMPANY DESCRIPTION
OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF
THE B MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403122
EFFECTIVE DATE: OCTOBER 23, 2024
ISSUED: OCTOBER 31, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS.
[ ]

1.) (DELETED)
10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 687, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9722324, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

e. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DOCUMENT NO. 2008030722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

f. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2013071804, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

g. WASTEWATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2022141558 **[DOES NOT AFFECT]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403122, EFFECTIVE DATE OCTOBER 23, 2024.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

04/25/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

REVISED: 04/25/2025
REVISED: 04/11/2025
REVISED: 10/16/2024
WCAD ID R022475 ISSUED: 09/20/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	7 OF 7

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 10~Clyde Krause\PROW~CLYDE KRAUSE_R3.dwg

EXHIBIT "__"

Parcel 19
0.4388 Acre Right-of-Way
John B. Robinson Survey, Abstract No. 521
Williamson County, Texas

DESCRIPTION OF PARCEL 19

BEING a 0.4388 of one acre (19,113 square foot) parcel of land out of the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas, being a portion of Lot 1, Block "A", Seward Industrial Park, a subdivision of record in Document No. 2012020775, Official Public Records, Williamson County, Texas, being the remainder of that tract described as 12.53 acres conveyed to David Stanton Morgan and Mary Elisse Morgan by Warranty Deed dated February 28, 2001, as recorded in Document No. 2001023901, Official Public Records, Williamson County, Texas; said 0.4388 of one acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed south right-of-way line of County Road 258 (CR 258), being in the west line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the east line of the remainder of that tract described as 38.7425 acres conveyed to Klatt Properties, LP, as recorded in Document No. 2007009843, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING being 75.00 feet right of Engineer's Baseline Station 152+62.38, and having Surface Coordinates of N=10,215,430.79, E=3,069,932.87, from which a 1/2-inch iron rod found at a corner in the west line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and in the east line of the remainder of said 38.7425 acre Klatt Properties tract, bears South 19°29'39" East 564.90 feet;

1) THENCE, along the west line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the east line of the remainder of said 38.7425 acre Klatt Properties tract, **North 19°29'39" West 71.60 feet** to a 1/2-inch iron rod with "CS LTD" at the northwest corner of said Lot 1 and the remainder of said 12.53 acre Morgan tract, being the southwest corner of a 0.13 of one acre right-of-way dedication recorded in said Document No. 2012020775, and in the existing south right-of-way line of CR 258 (varying width right-of-way), from which a 1-inch iron pipe found at the northeast corner of the remainder of said 38.7425 acre Klatt Properties tract, and the northwest corner of said 0.13 of one acre right-of-way dedication, being in the existing south right-of-way line of CR 258, bears North 19°21'20" West 9.53 feet;

THENCE, along the north line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, the south line of said 0.13 of one acre right-of-way dedication, and the existing south right-of-way line of CR 258, the following two (2) courses, numbered 2 and 3:

2) **North 70°58'37" East 94.73 feet** to a 1/2-inch iron rod with cap (illegible) found, and

3) with a curve to the left, whose delta angle is **05°14'11"**, radius is **1,941.51 feet**, an arc distance of **177.44 feet**, and the chord of which bears **North 67°11'24" East 177.38 feet** to a calculated point at the northeast corner of said Lot 1 and the remainder of said 12.53 acre Morgan tract, being the northwest corner of Lot 2, Block "A", in said Seward Industrial Park subdivision;

4) THENCE, along the east line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the west line of said Lot 2, **South 19°22'03" East 70.06 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed south right-of-way line of CR 258, being 75.00 feet right of Engineer's Baseline Station 155+27.23, from which a 1/2-inch iron rod found at the southeast corner of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the southwest corner of said Lot 2, bears South 19°22'03" East 729.63 feet;

THENCE, along the proposed south right-of-way line of CR 258, crossing said Lot 1 and the remainder of said 12.53 acre Morgan tract, the following two (2) courses, numbered 5 and 6:

5) with a curve to the right, whose delta angle is **05°28'01"**, radius is **2,075.00 feet**, an arc distance of **197.99 feet**, and the chord of which bears **South 67°26'13" West 197.91 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet right of Engineer's Baseline Station 153+36.40, and

6) **South 70°10'13" West 74.02 feet** to the POINT OF BEGINNING and containing 0.4388 of one acre (19,113 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



04/25/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

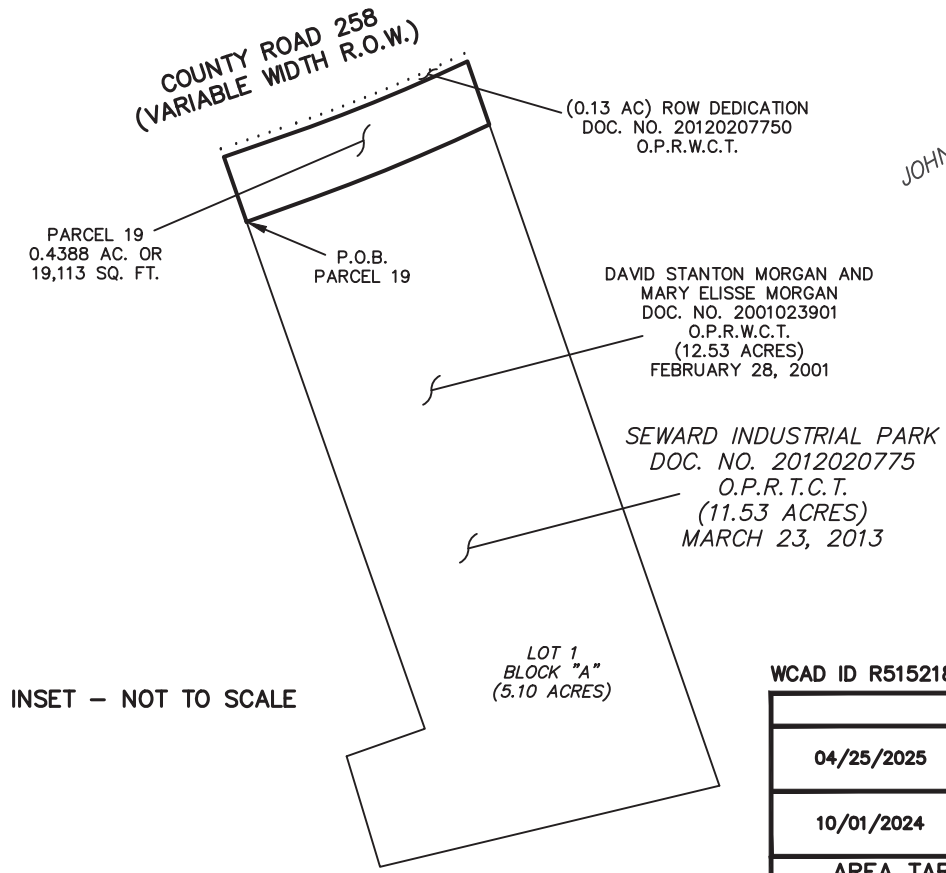
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 19~0.4388 Ac_R2
Issued 09/20/2024; Revised 10/01/2024; 04/25/2025

WCAD ID R515218

SKETCH TO ACCOMPANY DESCRIPTION OF 0.4388 AC. OR 19,113 SQ. FT. OF LAND OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521 WILLIAMSON COUNTY, TEXAS

LEGEND

◎	1/2" IRON ROD FOUND W/ "CS LTD" STAMPED CAP (UNLESS NOTED)
●	1/2" IRON ROD FOUND
⊙	1" IRON PIPE FOUND
◎	1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY"
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
(.....)	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
N.T.S.	NOT TO SCALE
—∿—	DISTANCE NOT TO SCALE



INSET – NOT TO SCALE

WCAD ID R515218

REVISIONS	
04/25/2025	ADD TITLE COMMITMENT NOTE
10/01/2024	RECORD ANNOTATION

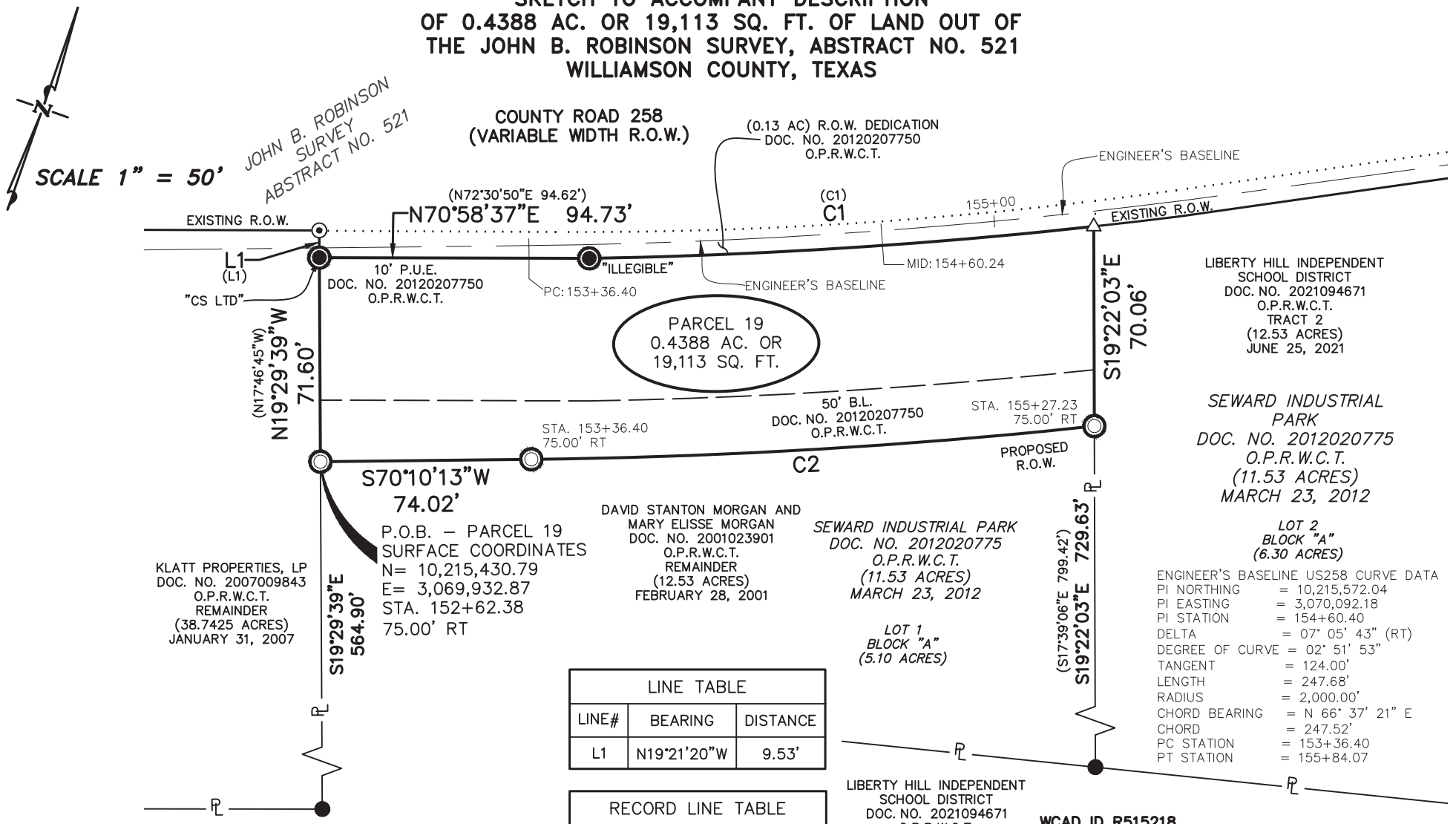
AREA TABLE – ACRES (SQUARE FEET)

RECORD AREA	ACQUISITION	REMAINDER
5.10 AC. (222,156 SF.)	0.4388 AC. (19,113 SF.)	4.66 AC. (203,043 SF.)

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.	–	
DATE:	04/25/2025	TECH:	MM
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	4 OF 6

SKETCH TO ACCOMPANY DESCRIPTION OF 0.4388 AC. OR 19,113 SQ. FT. OF LAND OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521 WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N19°21'20"W	9.53'

RECORD LINE TABLE		
LINE#	BEARING	DISTANCE
(L1)	N17°46'45"W	9.61'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	177.44'	1,941.51'	05°14'11"	N67°11'24"E	177.38'
C2	197.99'	2,075.00'	05°28'01"	S67°26'13"W	197.91'

RECORD CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	178.02'	1,941.51'	05°15'13"	N68°51'01"E	177.96'

WCAD ID R515218

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	5 OF 6

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 18-19~Seward Industrial Park\Parcel 19\PROW~Seward Industrial Park – Parcel 19_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4388 AC. OR 19,113 SQ. FT. OF LAND OUT OF
THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2503623
EFFECTIVE DATE: MARCH 14, 2025
ISSUED: MARCH 31, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: DOCUMENT NO. 2012020775 (PLAT), OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. 50' BUILDING LINE RECORDED IN DOCUMENT NO. 2012020775, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

b. ADDITIONAL RIGHT OF WAY RECORDED IN DOCUMENT NO. 2012020775, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

c. 100' OSSF SETBACK RECORDED IN DOCUMENT NO. 2012020775, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

g. 30' INGRESS AND EGRESS EASEMENT RECORDED IN VOLUME 713, PAGE 15, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

h. 30' WIDE ACCESS EASEMENT RECORDED IN VOLUME 713, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

i. WATER LINE EASEMENT RECORDED IN VOLUME 954, PAGE 529, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

j. WATER LINE EASEMENT RECORDED IN VOLUME 964, PAGE 541, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

k. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2024004321, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503623, EFFECTIVE DATE MARCH 14, 2025.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

04/25/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

REVISED: 04/25/2025
REVISED: 10/01/2024
WCAD ID R515218 ISSUED: 09/20/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	6 OF 6

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PROW 18-19~Seward Industrial Park\Parcel 19\PROW~Seward Industrial Park – Parcel 19_R1.dwg

Exhibit "C"

EXHIBIT "__"

Parcel 06-PEC
0.0183 Acre Easement
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 06-PEC

BEING a 0.0183 of one acre (798 square foot) easement out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien dated August 1, 1979, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas; said 0.0183 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the south line of the remainder said 107-1/2 acre Foust tract, and the south line of Lot 61, Block A, Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2018037552, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING being 90.08 feet left of Engineer's Baseline Station 292+35.41, and having Surface Coordinates of N=10,210,698.35, E=3,074,715.50, from which a 1/2-inch iron rod found with "R.J. Surveying" cap found at the southwest corner of said Lot 61, and the northwest corner of Lot 62, Block "A", in said Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1 subdivision, being in the south line of the remainder of said 107-1/2 acre Foust tract, and the proposed east right-of-way line of County Road 260 (CR 260) bears North 82°17'48" West 15.62 feet, and from which a 1/2-inch iron rod with "McGray McGray" cap found in a north line of the remainder of said 107-1/2 acre Foust tract, and the south line of that tract described as 1.000 acres conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas, being in the proposed east right-of-way line of CR 260, bears North 07°20'32" West 136.85 feet;

1) THENCE, along the west line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **North 08°32'44" West 3.29 feet** to a calculated point, being 90.01 feet left of Engineer's Baseline Station 292+32.12;

THENCE, along the north line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, the following two (2) courses, numbered 2 and 3:

2) **South 82°17'48" East 45.12 feet** to a calculated point, being 133.58 feet left of Engineer's Baseline Station 292+43.84, and

3) **North 61°04’55” East 49.05 feet** to a calculated point, being 179.20 feet left of Engineer’s Baseline Station 292+25.80;

4) THENCE, along the east line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **South 28°55’05” East 15.00 feet** to a calculated point, being 184.71 feet left of Engineer’s Baseline Station 292+39.75;

5) THENCE, along the south line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **South 61°04’55” West 34.16 feet** to a calculated point in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, from which a 1/2-inch iron rod with “RJ Surveying” cap found at an angle point in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, bears South 82°17’48” East 13.87 feet;

6) THENCE, continuing along the south line of this easement, along the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, **North 82°17’48” West 65.10 feet** to the POINT OF BEGINNING and containing 0.0183 of one acre (798 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



06/04/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

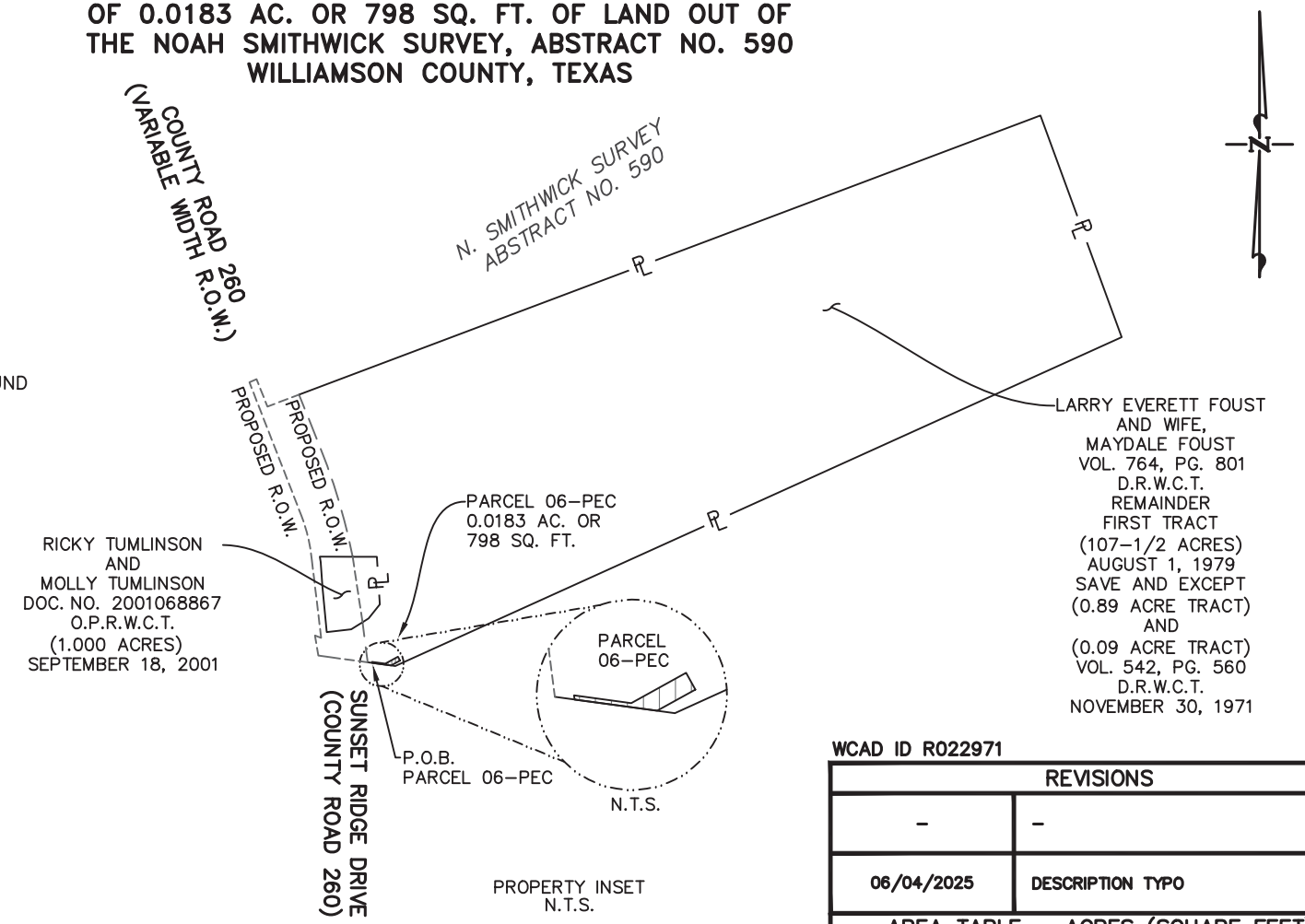
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 06-PEC_R1
Issued 05/16/2025; Revised 06/04/2025

WCAD ID R022971

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0183 AC. OR 798 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

LEGEND

◉	1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" FOUND (UNLESS NOTED)
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
N.T.S.	NOT TO SCALE



PROPERTY INSET
N.T.S.

WCAD ID R022971

REVISIONS	
–	–
06/04/2025	DESCRIPTION TYPO

AREA TABLE – ACRES (SQUARE FEET)		
CALCULATED AREA	ACQUISITION	REMAINDER
56.147 AC. (2,445,751 SF.)	N/A	53.793 AC. (2,343,226 SF.)

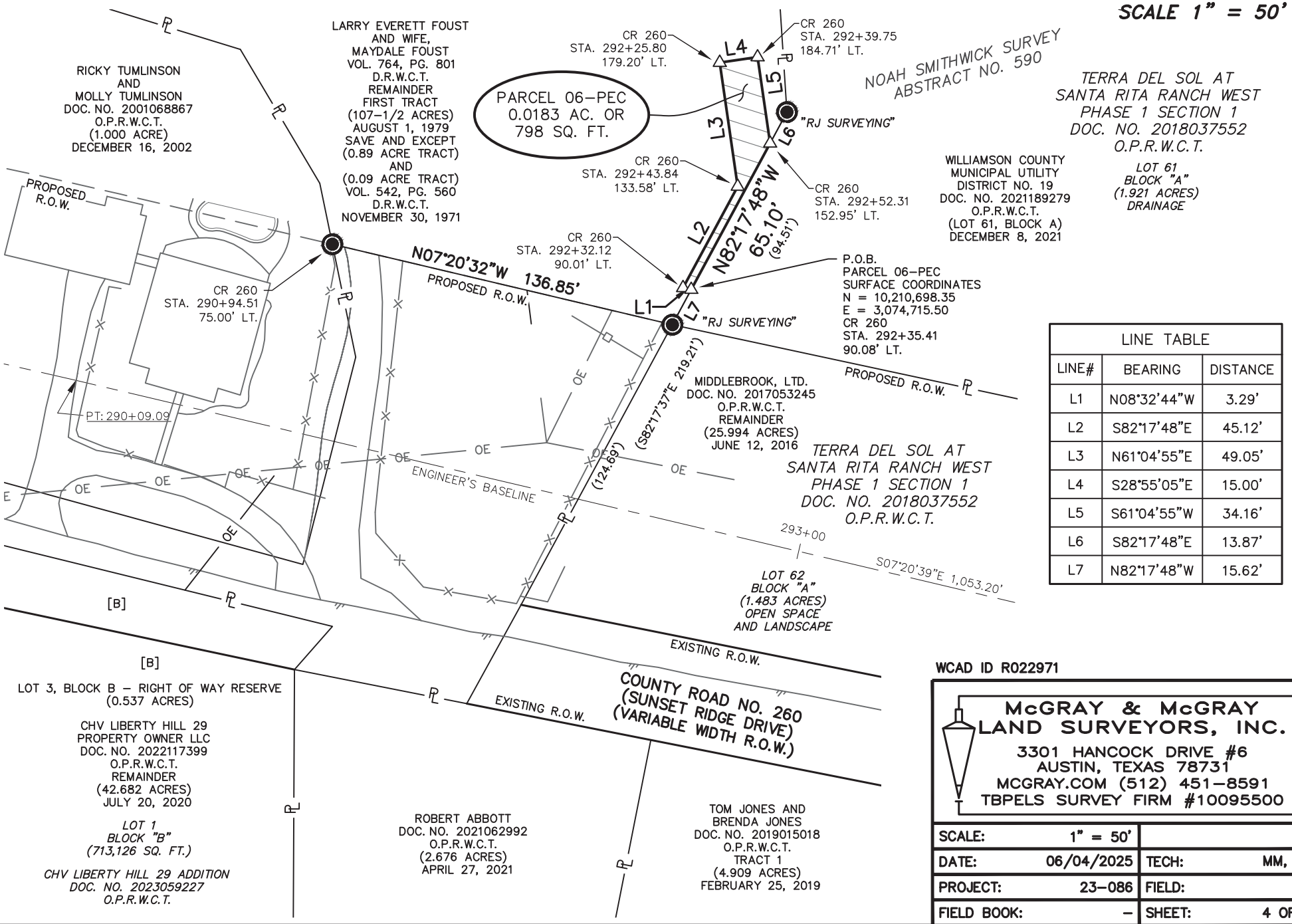
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	06/04/2025	TECH:	MM, DL
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	3 OF 5

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PEC 06~Foust\PEC~Larry Foust – Parcel 06_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0183 AC. OR 798 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N08°32'44"W	3.29'
L2	S82°17'48"E	45.12'
L3	N61°04'55"E	49.05'
L4	S28°55'05"E	15.00'
L5	S61°04'55"W	34.16'
L6	S82°17'48"E	13.87'
L7	N82°17'48"W	15.62'

WCAD ID R022971

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	06/04/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	4 OF 5

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PEC 06~Foust\PEC~Larry Foust - Parcel 06_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0183 AC. OR 798 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2503649
EFFECTIVE DATE: MARCH 31, 2025
ISSUED: APRIL 22, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: VOLUME 764, PAGE 801 AND DOCUMENT NO. 2022086997, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

b. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

e. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2014011105, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

h. WASTEWATER EASEMENT RECORDED IN DOCUMENT NO. 2022056906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

i. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2023031000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503649, EFFECTIVE DATE MARCH 31, 2025.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

06/04/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

WCAD ID R022971

REVISED: 06/04/2025
ISSUED: 05/16/2025

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	06/04/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	5 OF 5

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PEC 06~Foust\PEC~Larry Foust – Parcel 06_R1.dwg

EXHIBIT "__"

Parcel 10-PEC
0.0131 Acre Easement
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 10-PEC

BEING a 0.0131 of one acre (574 square foot) easement consisting of two parts out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described 85 acres conveyed to Clyde Krause by General Warranty Deed dated June 1, 1988, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas; said 0.0131 of one acre easement being more particularly described in two parts by metes and bounds as follows:

PART 1 0.0062 Ac. (272 Sq. Ft.)

BEGINNING at a calculated point in the proposed east right-of-way line of County Road 260 (CR 260), said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 276+31.90, and having Surface Coordinates of N=10,212,236.46, E=3,074,216.48, from which a 1/2-inch iron rod with "McGray McGray" cap found in the proposed east right-of-way line of CR 260, bears North 21°47'11"West 74.53 feet;

1) THENCE, along the north line of this easement, crossing said 85 acre Krause tract, **North 85°19'39" East 20.43 feet** to a calculated point, being 94.53 feet left of Engineer's Baseline Station 276+37.92;

2) THENCE, along the east line of this easement, crossing said 85 acre Krause tract, **South 05°09'52" East 14.79 feet** to a calculated point, being 90.30 feet left of Engineer's Baseline Station 276+52.09;

3) THENCE, along the south line of this easement, crossing said 85 acre Krause tract, **South 84°20'46" West 15.92 feet** to a calculated point in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer's Baseline Station 276+47.67;

4) THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing said 85 acre Krause tract, **North 21°47'11" West 15.76 feet** to the POINT OF BEGINNING and containing 0.0062 of one acre (272 square feet) of land within these metes and bounds.

PART 2 0.0069 Ac. (302 Sq. Ft.)

BEGINNING at a calculated point in the proposed east right-of-way line of CR 260, said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 277+44.94, and having Surface Coordinates of N=10,212,131.50, E=3,074,258.44, from which a 1/2-inch iron rod with "McGray McGray" cap found in the south line of said 85 acre Krause tract, and a north line of that tract described as 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, being in the proposed east right-of-way line of CR 260, bears South 21°47'11" East 463.69 feet, and from which a 1/2-inch iron rod found bears North 69°21'19" East 2,688.99 feet;

1) THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing said 85 acre Krause tract, **North 21°47'11" West 17.72 feet** to a calculated point, being 75.00 feet left of Engineer's Baseline Station 277+27.22;

2) THENCE, along the north line of this easement, crossing said 85 acre Krause tract, **North 36°03'41" East 15.44 feet** to a calculated point, being 88.07 feet left of Engineer's Baseline Station 277+19.00;

3) THENCE, along the east line of this easement, crossing said 85 acre Krause tract, **South 53°56'19" East 15.00 feet** to a calculated point, being 96.06 feet left of Engineer's Baseline Station 277+31.70;

4) THENCE, along the south line of this easement, crossing said 85 acre Kraus tract, **South 36°03'41" West 24.87 feet** to the POINT OF BEGINNING and containing 0.0069 of one acre (302 square feet) of land within these metes and bounds.

PART 1 0.0062 Ac. 272 Sq. Ft.
PART 2 0.0069 Ac. 302 Sq. Ft.
TOTAL 0.0131 Ac. 574 Sq. Ft.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



06/04/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

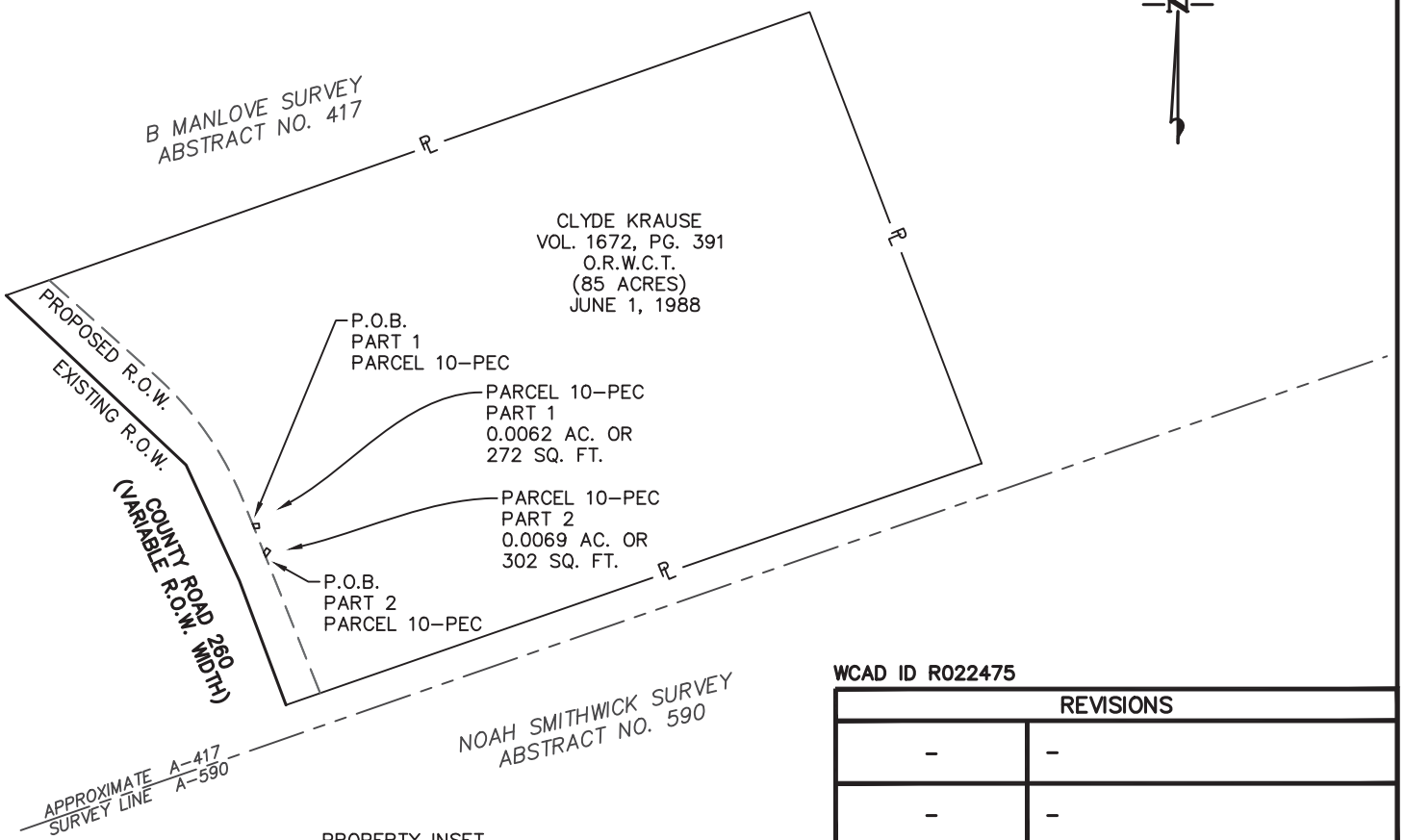
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 10-PEC
Issued 06/04/2025

WCAD ID R022475

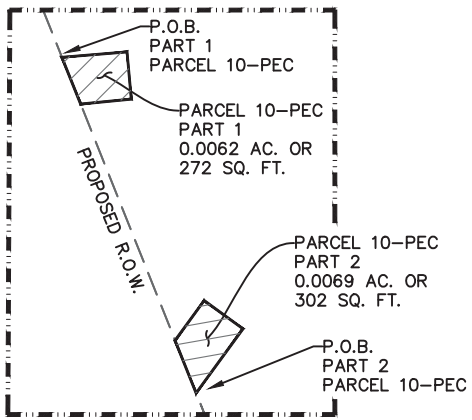
SURVEY TO ACCOMPANY DESCRIPTION OF 0.0131 AC. OR 574 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

LEGEND

●	1/2" IRON ROD FOUND
◎	1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" FOUND (UNLESS NOTED)
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
N.T.S.	NOT TO SCALE
—∿—	DISTANCE NOT TO SCALE



PROPERTY INSET
N.T.S.



PEC EASEMENT DETAIL – N.T.S.

WCAD ID R022475

REVISIONS	
–	–
–	–

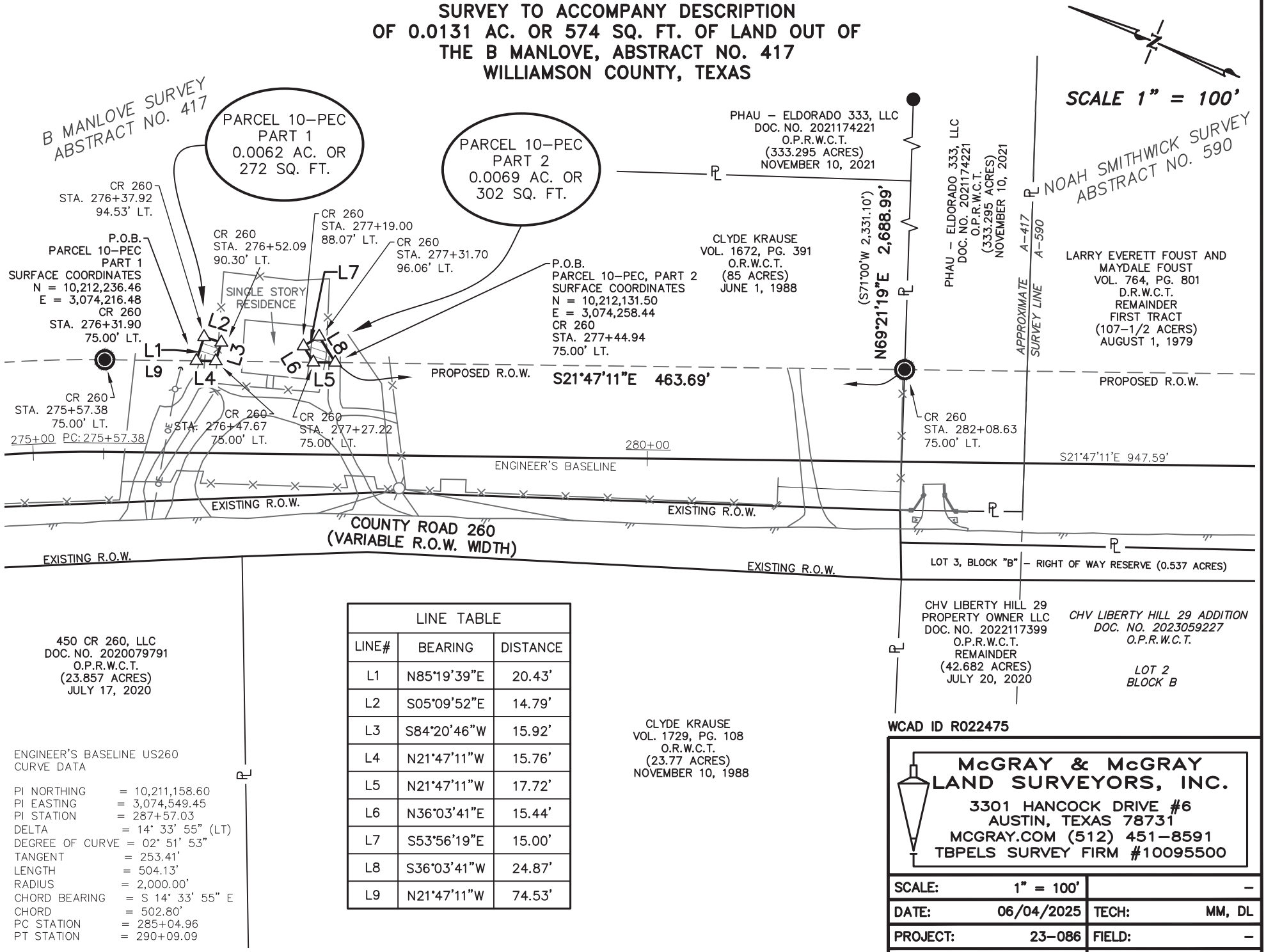
AREA TABLE – ACRES (SQUARE FEET)		
WHOLE PROPERTY	ACQUISITION	REMAINDER
85.00 AC. (3,702,600 SF.)	N/A	80.542 AC. (3,508,399 SF.)

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	06/04/2025	TECH:	MM, DL
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	4 OF 6

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PEC 10~Clyde Krause\PEC~Clyde Krause – Parcel 10.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 0.0131 AC. OR 574 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N85°19'39"E	20.43'
L2	S05°09'52"E	14.79'
L3	S84°20'46"W	15.92'
L4	N21°47'11"W	15.76'
L5	N21°47'11"W	17.72'
L6	N36°03'41"E	15.44'
L7	S53°56'19"E	15.00'
L8	S36°03'41"W	24.87'
L9	N21°47'11"W	74.53'

ENGINEER'S BASELINE US260
CURVE DATA

PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 33' 55" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

WCAD ID R022475

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		–
DATE:	06/04/2025	TECH:	MM, DL
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	5 OF 6

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\PEC 10~Clyde Krause\PEC~Clyde Krause – Parcel 10.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 0.0131 AC. OR 574 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403122
EFFECTIVE DATE: APRIL 4, 2025
ISSUED: APRIL 15, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS.
[ ]

1.) (DELETED)
10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 687, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9722324, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
e. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DOCUMENT NO. 2008030722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
f. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2013071804, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
g. WASTEWATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2022141558 **[DOES NOT AFFECT]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403122, EFFECTIVE DATE APRIL 4, 2025.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.



06/04/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

WCAD ID R022475

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		–
DATE:	06/04/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	6 OF 6

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\PEC 10~Clyde Krause\PEC~Clyde Krause – Parcel 10.dwg

Exhibit "D"

EXHIBIT "__"

Parcel 06-UE
0.2498 Acre Utility Easement
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 06-UE

BEING a 0.2498 of one acre (10,880 square foot) easement consisting of two parts out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien dated August 1, 1979, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas; said 0.2498 of one acre easement being more particularly described in two parts by metes and bounds as follows:

PART 1 0.2008 Ac. (8,745 Sq. Ft.)

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap found in the north line of the remainder said 107-1/2 acre Foust tract, and the south line of that tract described 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, being in the proposed east right-of-way line of County Road 260 (CR 260), said POINT OF BEGINNING being 75.00 feet left of Engineer's Baseline Station 283+08.41, and having Surface Coordinates of N=10,211,608.28, E=3,074,467.57, from which a 1/2-inch iron rod found at an angle point in the north line of said 107-1/2 acre Foust tract, being the northwest corner of said 333.295 acre PHAU-Eldorado 333 tract, and the southwest corner of that tract described as 85 acres conveyed to Clyde Kraus by General Warranty Deed, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas bears South 69°21'42" West 114.45 feet, and North 21°51'05" West 99.77 feet;

1) THENCE, along the north line of this easement and the remainder of said 107-1/2 acre Foust tract, and the south line of said 333.295 acre PHAU-Eldorado 333 tract, **North 69°21'42" East 15.00 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 283+08.71;

THENCE, along the east line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, the following two (2) courses, numbered 2 and 3:

2) **South 21°47'11" East 196.25 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 285+04.96, and

3) with a curve to the right, whose delta angle is **10°40'26"**, radius is **2,090.00 feet**, an arc distance of **389.35 feet**, and the chord of which bears **South 16°26'58" East 388.79 feet** to a calculated point in north line of that tract described as 1.000 acres conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas, being 90.00 feet left of Engineer's Baseline Station 288+77.55;

4) THENCE, along the south line of this easement, and the north line of said 1.000 acre Tumlinson tract, **North 89°51'48" West 15.30 feet** to a cotton spindle found in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer's Baseline Station 288+74.67, from which a 1/2-inch iron rod with "McGray McGray" cap found in the proposed east right-of-way line of CR 260, bears, with a curve to the right, whose delta angle is 03°51'03", radius is 2,075.00 feet, an arc distance of 139.46 feet, and the chord of which bears South 09°16'10" East 139.43 feet;

THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, the followings two (2) courses, numbered 5 and 6:

5) with a curve to the left, whose delta angle is **10°35'29"**, radius is **2,075.00 feet**, an arc distance of **383.57 feet**, and the chord of which bears **North 16°29'26" West 383.03** to a 1/2-inch iron rod with "McGray McGray" cap found, being 75.00 feet left of Engineer's Baseline Station 285+04.96, and

6) **North 21°47'11" West 196.55 feet** to the POINT OF BEGINNING and containing 0.2008 of one acre (8,745 square feet) of land within these metes and bounds.

PART 2 0.0490 Ac. (2,135 Sq. Ft.)

BEGINNING at a 1/2-inch iron rod with "RJ Surveying" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being in the south line of the remainder of said 107-1/2 acre Foust tract, and at the northeast corner of said Lot 62, Block A, Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2018037552, Official Public Records, Williamson County, Texas, and at the northwest corner of Lot 61, Block A, in said Terra Del Sol at Santa Rita Ranch Phase 1 Section 1 subdivision, said POINT OF BEGINNING being 75.00 feet left of Engineer's Baseline Station 292+31.36, and having Surface Coordinates of N=10,210,700.44, E=3,074,700.11;

1) THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, **North 07°20'28" West 136.85 feet** to a 1/2-inch iron rod with "McGray McGray" cap found in the south line of said 1.000 acre Tumlinson tract, being 75.00 feet left of Engineer's Baseline Station 290+94.51, from which a 1/2-inch iron rod with "McGray McGray" cap found in the proposed east right-of-way line of CR 260, bears North 07°20'39" West 85.42 feet;

2) THENCE, along the north line of this easement, and the south line of said 1.000 acre Tumlinson tract, **North 57°39'51" East 16.55 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 290+87.52;

3) THENCE, along the east line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **South 07°20'28" East 147.87 feet** to a calculated point in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, being 90.00 feet left of Engineer's Baseline Station 292+35.39, from which a 1/2-inch iron rod with "RJ Surveying" cap found in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, bears South 82°17'48" East 79.06 feet;

4) THENCE, along the south line of said this easement and the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, **North 82°17'48" West 15.53 feet** to the POINT OF BEGINNING and being 0.0490 of one acre (2,135 square feet) of land within these metes and bounds.

PART 1 0.2008 Ac. 8,745 Sq. Ft.
PART 2 0.0490 Ac. 2,135 Sq. Ft.
TOTAL 0.2498 Ac. 10,880 Sq. Ft.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



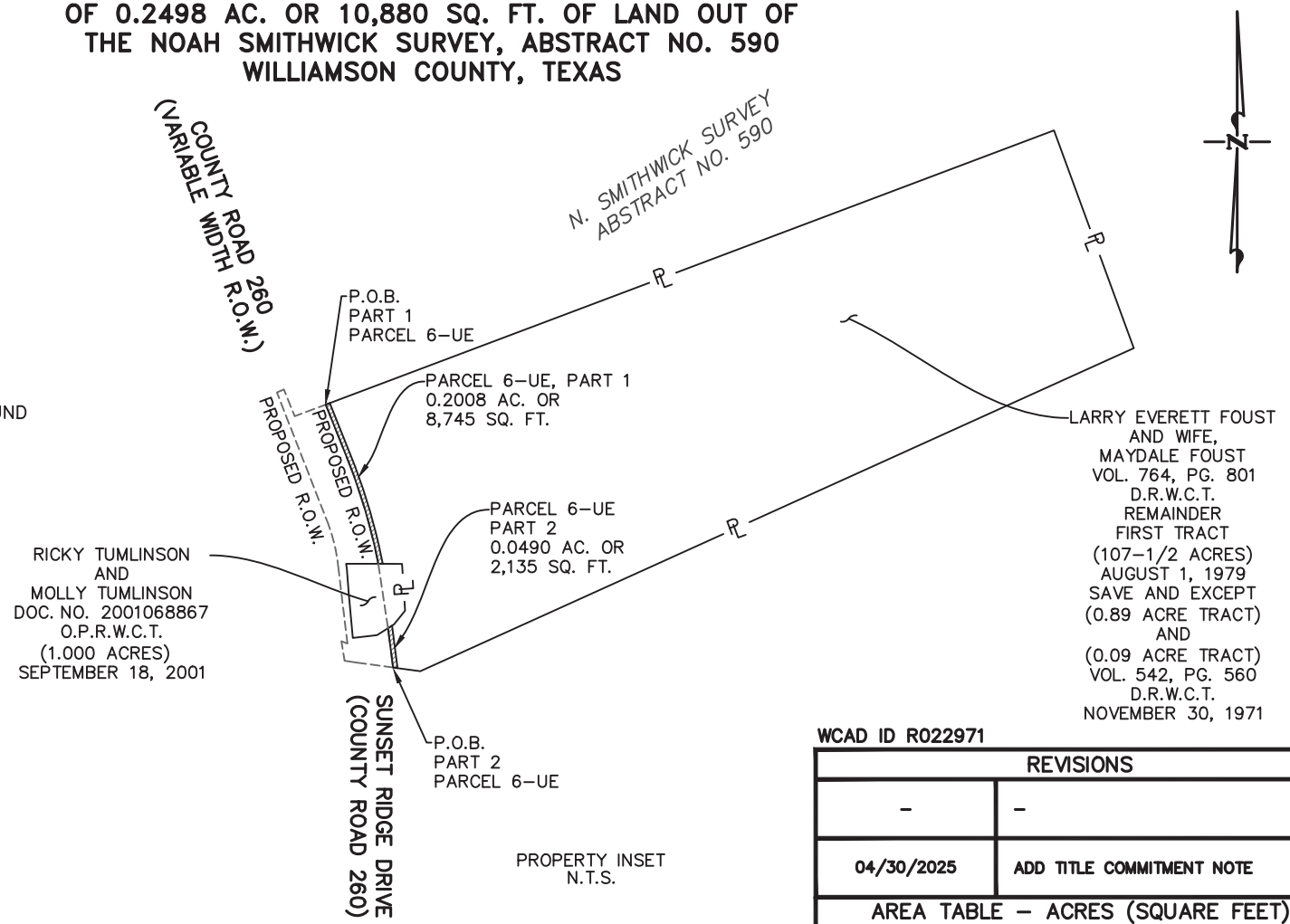
04/30/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 06-UE
Issued 04/04/2025; Revised 04/30/2025

WCAD ID R022971

SKETCH TO ACCOMPANY DESCRIPTION OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS



LEGEND

●	1/2" IRON ROD FOUND
◉	1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" FOUND (UNLESS NOTED)
✲	COTTON SPINDLE FOUND
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
N.T.S.	NOT TO SCALE
—⟋⟍—	DISTANCE NOT TO SCALE

WCAD ID R022971

REVISIONS	
–	–
04/30/2025	ADD TITLE COMMITMENT NOTE

AREA TABLE – ACRES (SQUARE FEET)

CALCULATED AREA	ACQUISITION	REMAINDER
56.147 AC. (2,445,751 SF.)	N/A	53.793 AC. (2,343,226 SF.)

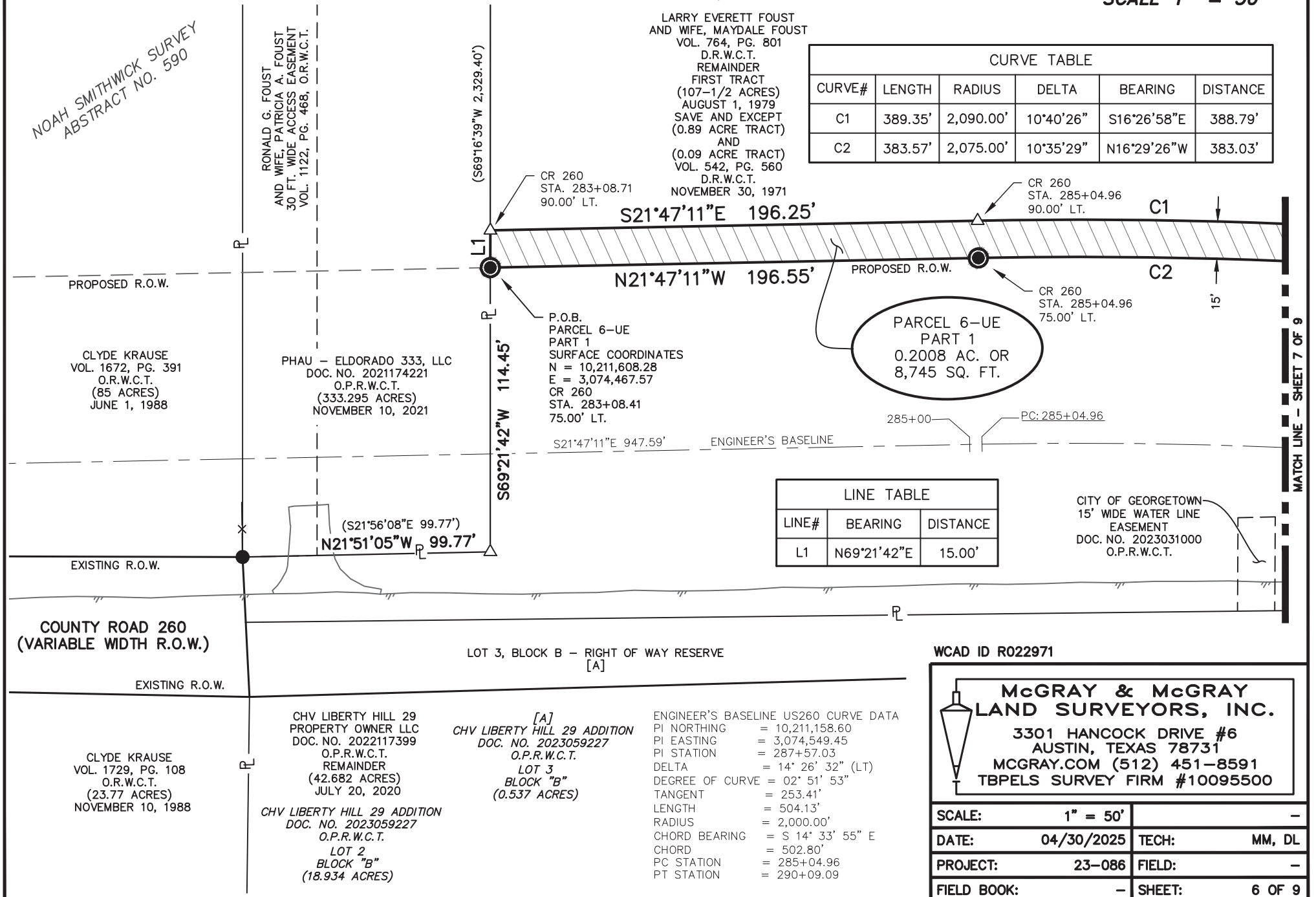
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	5 OF 9

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\UE 6~Larry and Maydale Foust\UE~Larry Foust – Parcel 06_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	389.35'	2,090.00'	10°40'26"	S16°26'58"E	388.79'
C2	383.57'	2,075.00'	10°35'29"	N16°29'26"W	383.03'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N69°21'42"E	15.00'

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

WCAD ID R022971

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 9

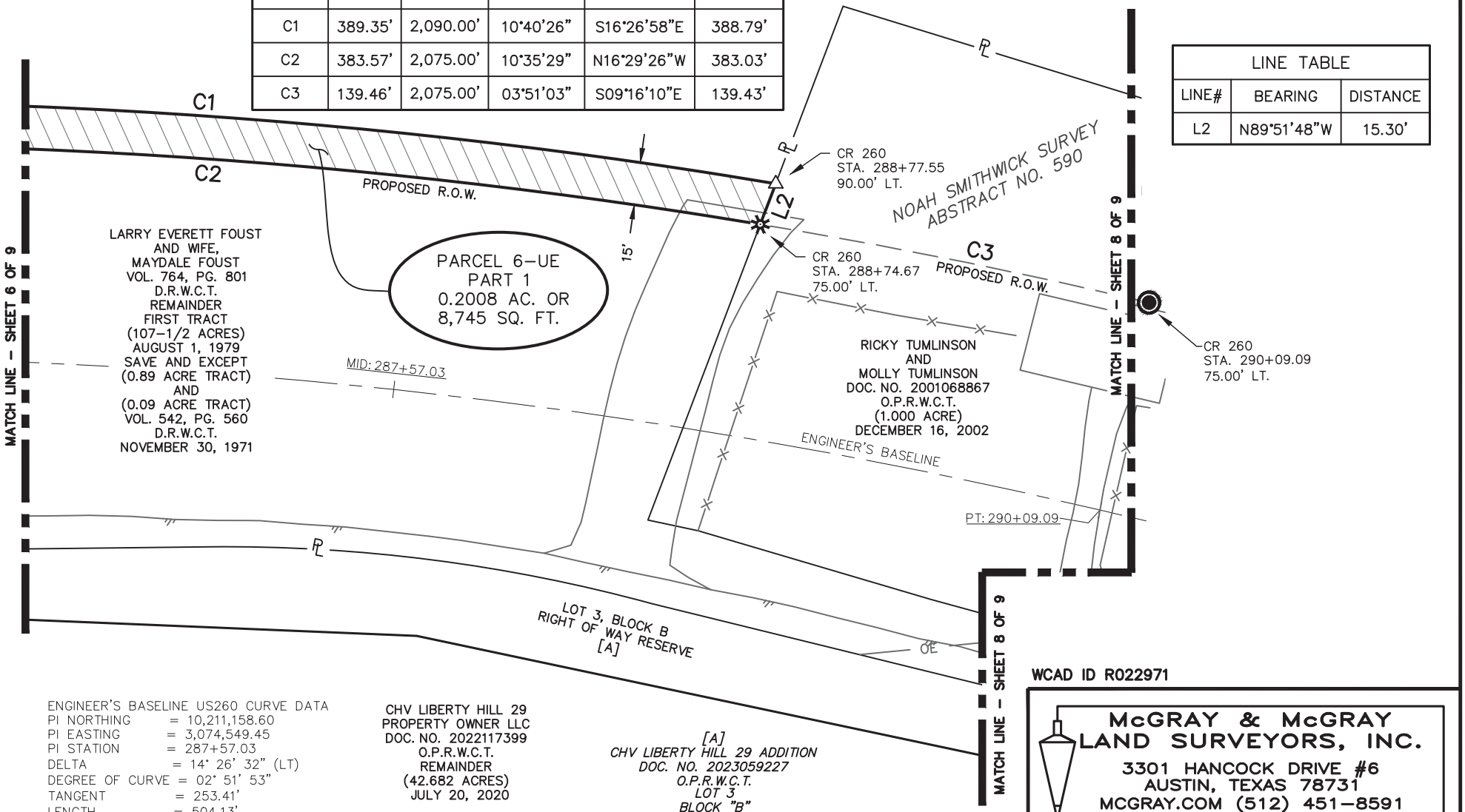
M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 6~Larry and Maydale Foust\UE~Larry Foust - Parcel 06_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	389.35'	2,090.00'	10°40'26"	S16°26'58"E	388.79'
C2	383.57'	2,075.00'	10°35'29"	N16°29'26"W	383.03'
C3	139.46'	2,075.00'	03°51'03"	S09°16'10"E	139.43'

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N89°51'48"W	15.30'



ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020

CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.

LOT 1
BLOCK "B"
(16.371 ACRES)

[A]
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 3
BLOCK "B"
(0.537 ACRES)

WCAD ID R022971

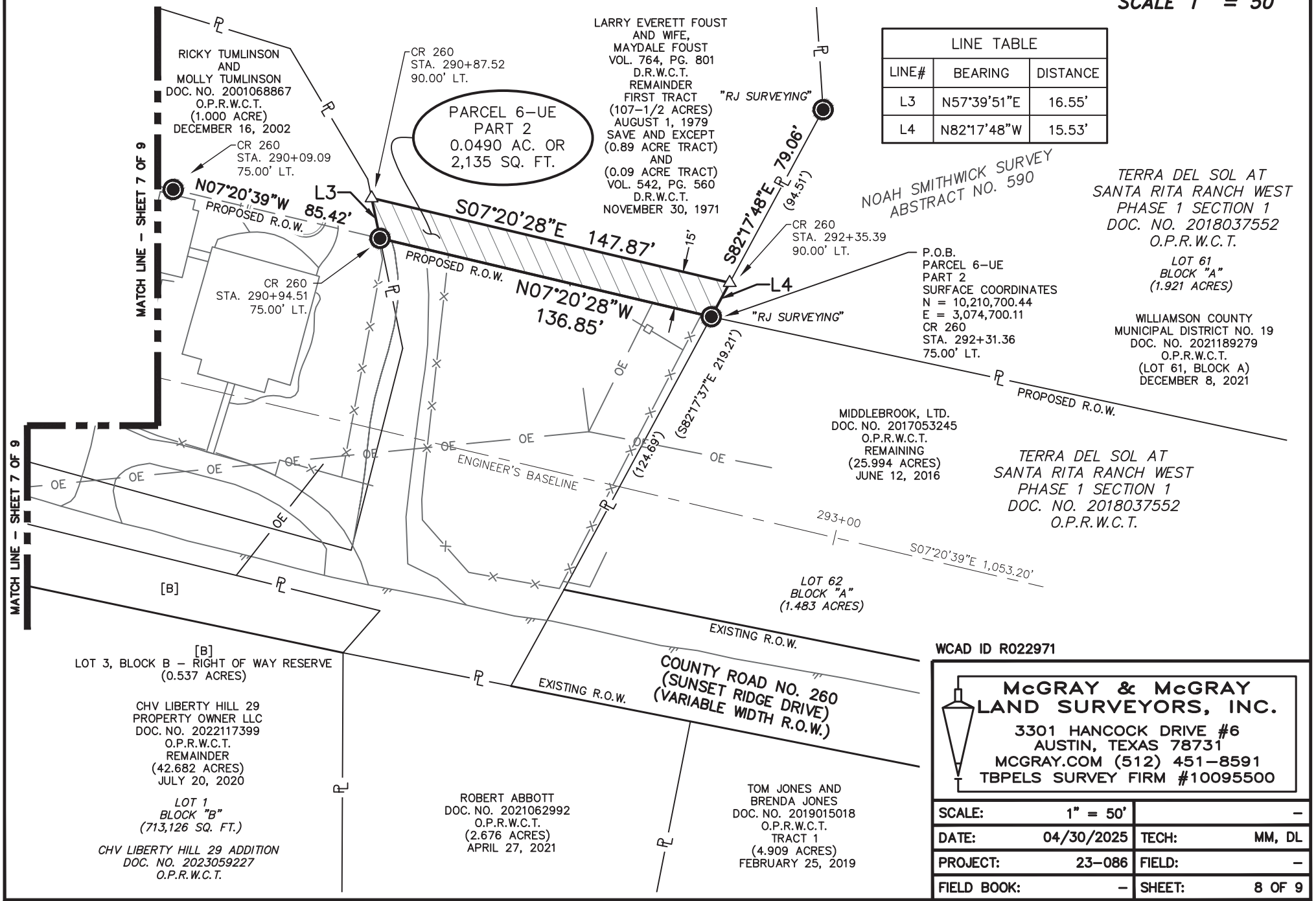
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	7 OF 9

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 6~Larry and Maydale Foust\UE~Larry Foust - Parcel 06_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N57°39'51"E	16.55'
L4	N82°17'48"W	15.53'

WCAD ID R022971

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 9

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 6~Larry and Maydale Foust\UE~Larry Foust - Parcel 06_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2503649
EFFECTIVE DATE: MARCH 31, 2025
ISSUED: APRIL 22, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: VOLUME 764, PAGE 801 AND DOCUMENT NO. 2022086997, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

b. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

e. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2014011105, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

h. WASTEWATER EASEMENT RECORDED IN DOCUMENT NO. 2022056906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

i. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2023031000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503649, EFFECTIVE DATE MARCH 31, 2025.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.



04/30/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

WCAD ID R022971

REVISED: 04/30/2025
ISSUED: 04/04/2025

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	9 OF 9

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 6~Larry and Maydale Foust\UE~Larry Foust – Parcel 06_R1.dwg

EXHIBIT "__"

Parcel 07-UE
0.0759 Acre Utility Easement
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 07-UE

BEING a 0.0759 of one acre (3,307 square foot) easement out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of that tract described as 1.000 acre conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed dated September 18, 2001, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas; said 0.0759 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap found in the proposed east right-of-way line of County Road 260 (CR 260), being in the south line of said 1.000 acre Tumlinson tract, and an interior north line of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas, said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 290+94.51, and having Surface Coordinates of N=10,210,836.16, E=3,074,682.62, from which a 1/2-inch iron rod with "RJ Surveying" cap found in the south line of the remainder of said 107-1/2 acre Foust tract, being at the northeast corner of Lot 62, Block "A", Tierra del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2018037552, Official Public Records, Williamson County, Texas, and the northwest corner of Lot 61, Block "A", in said Tierra del Sol at Santa Rita Ranch West Phase 1 Section 1 subdivision, and being in the existing east right-of-way line of CR 260, bears South 07°20'28" East 136.85 feet;

THENCE, along the west line of this easement, crossing said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 1 and 2:

1) **North 07°20'39" West 85.42 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 290+09.09, and

2) with a curve to the left, whose delta angle is **03°51’03”**, radius is **2,075.00 feet**, an arc distance of **139.46 feet**, and the chord of which bears **North 09°16’10” West 139.43 feet** to a cotton spindle found in the north line of said 1.000 acre Tumlinson tract, and an interior south line of the remainder of said 107-1/2 acre Foust tract, being 75.00 feet left of Engineer’s Baseline Station 288+74.67, from which a 1/2-inch iron rod with “McGray McGray” cap found in the proposed east right-of-way line of CR 260, bears, with a curve to the left, whose delta angle is 10°35’29”, radius is 2,075.00 feet, an arc distance of 383.57 feet, and the chord of which bears North 16°29’26” West 383.03 feet;

3) THENCE, along the north line of this easement and said 1.000 acre Tumlinson tract, and an interior south line of the remainder of said 107-1/2 acre Foust tract, **South 89°51’48” East 15.30 feet** to a calculated point, being 90.00 feet left of Engineer’s Baseline Station 288+77.55;

THENCE, along the east line of this easement, crossing said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 4 and 5:

4) with a curve to the right, whose delta angle is **03°46’06”**, radius is **2,090.00 feet**, an arc distance of **137.46 feet**, and the chord of which bears **South 09°13’42” East 137.44 feet** to a calculated point, being 90.00 feet left of Engineer’s Baseline Station 290+09.09, and

5) **South 07°20’39” East 78.43 feet** to a calculated point in the south line of said 1.000 acre Tumlinson tract, and an interior north line in the remainder of said 107-1/2 acre Foust tract, and being 90.00 feet left of Engineer’s Baseline Station 290+87.52;

6) THENCE, along the south line of this easement and said 1.000 acre Tumlinson tract, and an interior north line of the remainder of said 107-1/2 acre Foust tract, **South 57°39'51" West 16.55 feet** to the POINT OF BEGINNING and containing 0.0759 of one acre (3,307 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



04/04/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

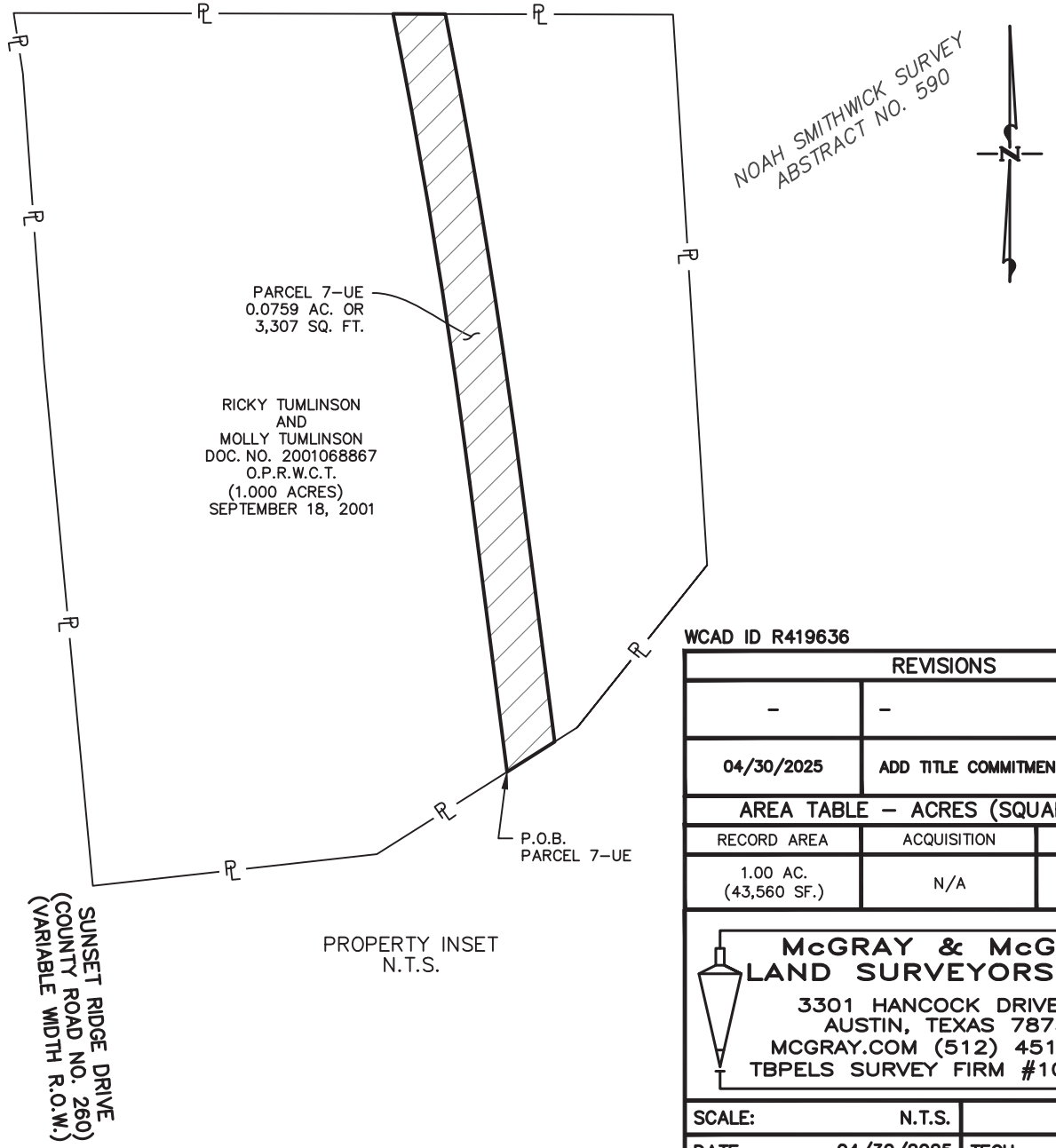
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 07-UE
Issued 04/04/2025; Revised 04/30/2025

WCAD ID R419636

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0759 AC. OR 3,307 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

LEGEND

◉	1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" FOUND (UNLESS NOTED)
✲	COTTON SPINDLE SET
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
N.T.S.	NOT TO SCALE
—∿—	DISTANCE NOT TO SCALE



PROPERTY INSET
N.T.S.

WCAD ID R419636

REVISIONS	
–	–
04/30/2025	ADD TITLE COMMITMENT NOTE

AREA TABLE – ACRES (SQUARE FEET)

RECORD AREA	ACQUISITION	REMAINDER
1.00 AC. (43,560 SF.)	N/A	0.3245 AC. (14,136 SF.)

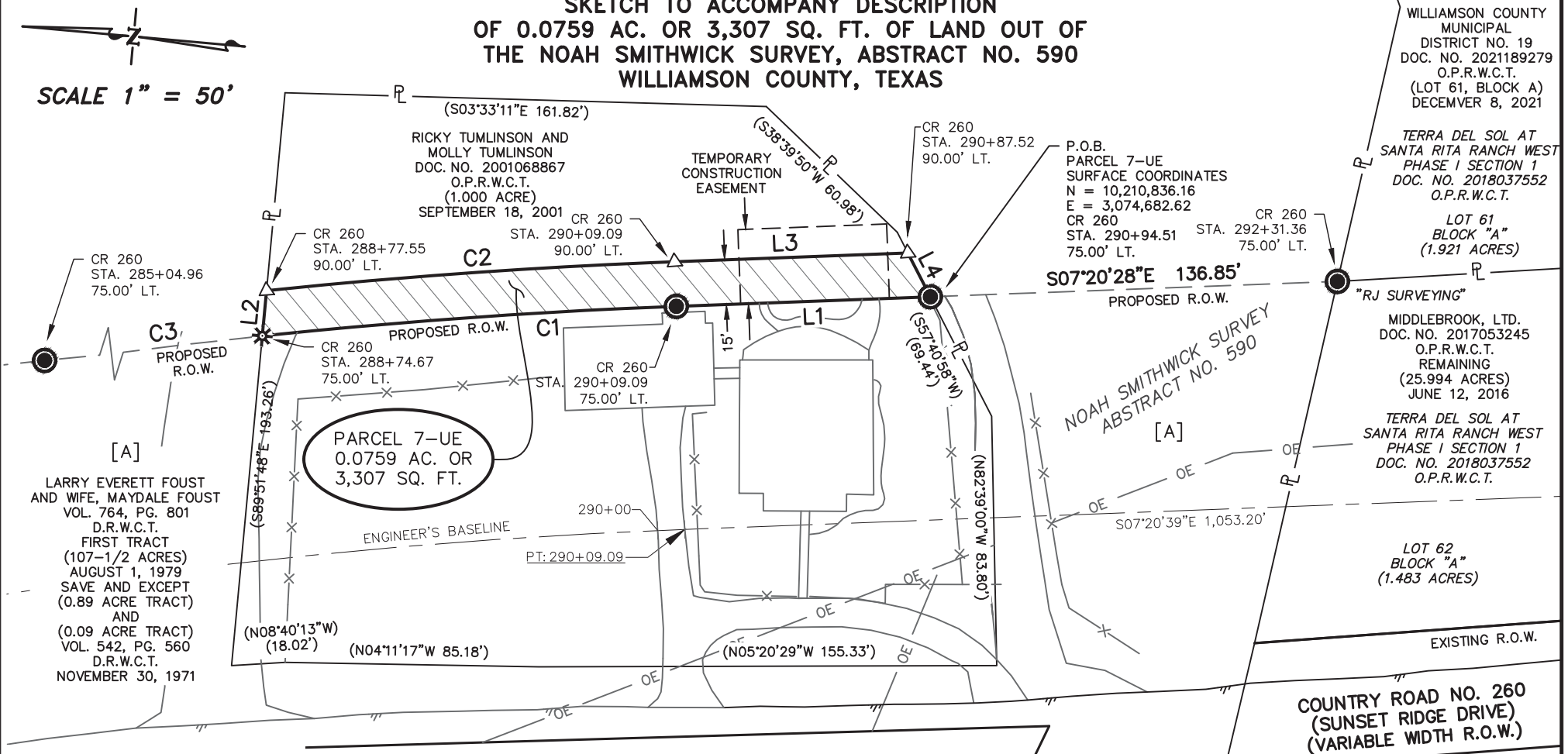
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	4 OF 6

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\UE 7~Ricky & Molly Tumlinson\UE~Ricky & Molly Tumlinson – Parcel 7_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0759 AC. OR 3,307 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N07°20'39"W	85.42'
L2	S89°51'48"E	15.30'
L3	S07°20'39"E	78.43'
L4	S57°39'51"W	16.55'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	139.46'	2,075.00'	03°51'03"	N09°16'10"W	139.43'
C2	137.46'	2,090.00'	03°46'06"	S09°13'42"E	137.44'
C3	383.57'	2,075.00'	10°35'29"	N16°29'26"W	383.03'

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
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CHORD BEARING = S 14° 33' 55" E
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WCAD ID R419636

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 6

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 7~Ricky & Molly Tumlinson\UE~Ricky & Molly Tumlinson - Parcel 7_R1.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0759 AC. OR 3,307 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403103
EFFECTIVE DATE: SEPTEMBER 4, 2024
ISSUED: SEPTEMBER 23, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: VOLUME 764, PAGE 801, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

b. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

c. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403103, EFFECTIVE DATE SEPTEMBER 4, 2024.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.



04/30/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

WCAD ID R419636

REVISED: 04/30/2025
ISSUED: 04/04/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		–
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	6 OF 6

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 7~Ricky & Molly Tumlinson\UE~Ricky & Molly Tumlinson – Parcel 7_R1.dwg

EXHIBIT "__"

Parcel 10-UE
0.5497 Acre Utility Easement
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 10-UE

BEING a 0.5497 of one acre (23,944 square foot) parcel of land out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described 85 acres conveyed to Clyde Krause by General Warranty Deed dated June 1, 1988, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas; said 0.5497 of one acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the south line of said 85 acre Krause tract, and a north line of that tract described as 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING, being 90.00 feet left of Engineer's Baseline Station 282+08.93, and having Surface Coordinates of N=10,211,706.22, E=3,074,444.57, from which a 1/2-inch iron rod found bears North 69°21'19" East 2,673.99 feet;

1) THENCE, along the south line of this easement and said 85 acre Krause tract, and a north line of said 333.295 acre PHAU-Eldorado 333 tract, **South 69°21'19" West 15.00 feet** to a 1/2-inch iron rod found with "McGray McGray" cap found in the proposed east right-of-way line of Country Road 260 (CR 260), being 75.00 feet left of Engineer's Baseline Station 282+08.63;

THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing said 85 acre Krause tract, the following three (3) courses, numbered 2 through 4:

2) **North 21°47'11" West 651.25 feet** to a 1/2-inch iron rod with "McGray McGray" cap found, being 75.00 feet left of Engineer's Baseline Station 275+57.38,

3) with a curve to the left, whose delta angle is **26°16'23"**, radius is **1,075.00 feet**, an arc distance of **492.94 feet**, and the chord of which bears **North 34°55'23" West 488.64 feet** to a 1/2-inch iron rod with "McGray McGray" found, being 75.00 feet left of Engineer's Baseline Station 270+98.82, and

4) **North 48°03’34”West 452.29 feet** to a 1/2-inch iron rod with “McGray McGray” cap found in the north line of said 85 acre Krause tract, and the south line of that tract described as 148.96 feet conveyed to AVERYGC, Ltd. by Special Warranty Deed, as recorded in Document No. 2021084579, Official Public Records, Williamson County, Texas, and being 75.00 feet left of Engineer’s Baseline Station 266+46.53;

5) THENCE, along the north line of this easement and said 85 acre Krause tract, and the south line of said 148.96 acre AVERYGC tract, **North 69°13’26” East 16.88 feet** to a calculated point, being 90.00 feet left of Engineer’s Baseline Station 266+54.27, from which a 1/2-inch iron rod with “RJ Surveying” cap found in the north line of said 85 acre Krause tract, being the southeast corner of said 148.96 acre AVERYGC tract, bears North 69°13’26” East 1,549.57 feet;

THENCE, along the east line of this easement, crossing said 85 acre Krause tract, the following three (3) courses, numbered 6 through 8:

6) **South 48°03’34” East 444.55 feet** to a calculated point, being 90.00 feet left of Engineer’s Baseline Station 270+98.82,

7) with a curve to the right, whose delta angle is **26°16’23”**, radius is **1,090.00 feet**, an arc distance of **499.82 feet**, and the chord of which bears **South 34°55’23” East 495.45 feet** to a calculated point, being 90.00 feet left of Engineer’s Baseline Station 275+57.38, and

8) **South 21°47'11" East 651.55 feet** to the POINT OF BEGINNING and containing 0.5497 of one acre (23,944 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



04/30/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date

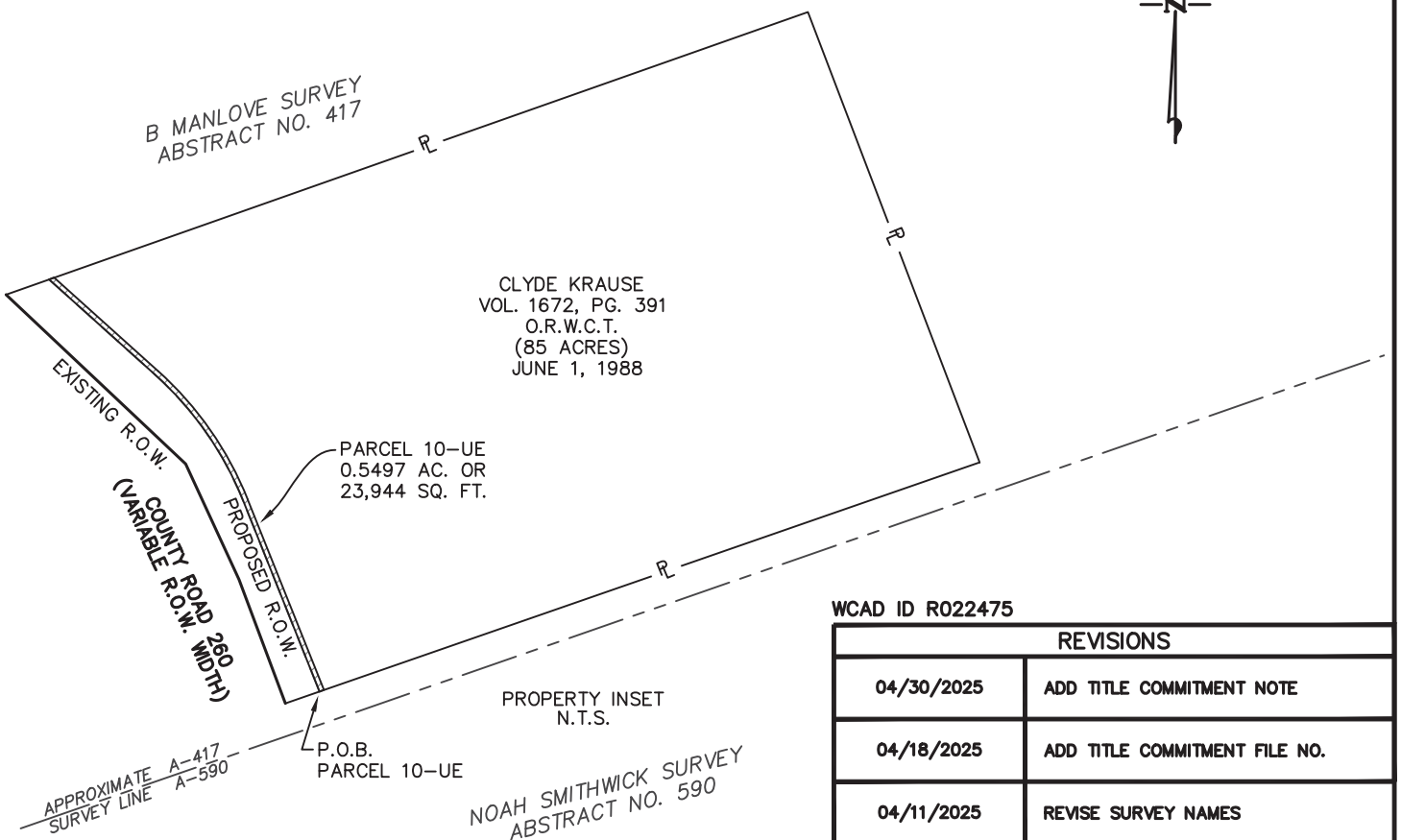
Note: There is a plat to accompany this description.
M:\LJA~23-086~Seward Junction Loop\Description\Parcel 10-UE_R3
Issued 04/04/2025; Revised 04/11/2025; 04/18/2025; 04/18/2025

WCAD ID R022475

SURVEY TO ACCOMPANY DESCRIPTION OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

LEGEND

●	1/2" IRON ROD FOUND
◎	1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" FOUND (UNLESS NOTED)
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
℄	PROPERTY LINE
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(.....)	RECORD INFORMATION
N.T.S.	NOT TO SCALE
—∿—	DISTANCE NOT TO SCALE



WCAD ID R022475

REVISIONS	
04/30/2025	ADD TITLE COMMITMENT NOTE
04/18/2025	ADD TITLE COMMITMENT FILE NO.
04/11/2025	REVISE SURVEY NAMES

AREA TABLE – ACRES (SQUARE FEET)

WHOLE PROPERTY	ACQUISITION	REMAINDER
85.00 AC. (3,702,600 SF.)	N/A	80.542 AC. (3,508,399 SF.)

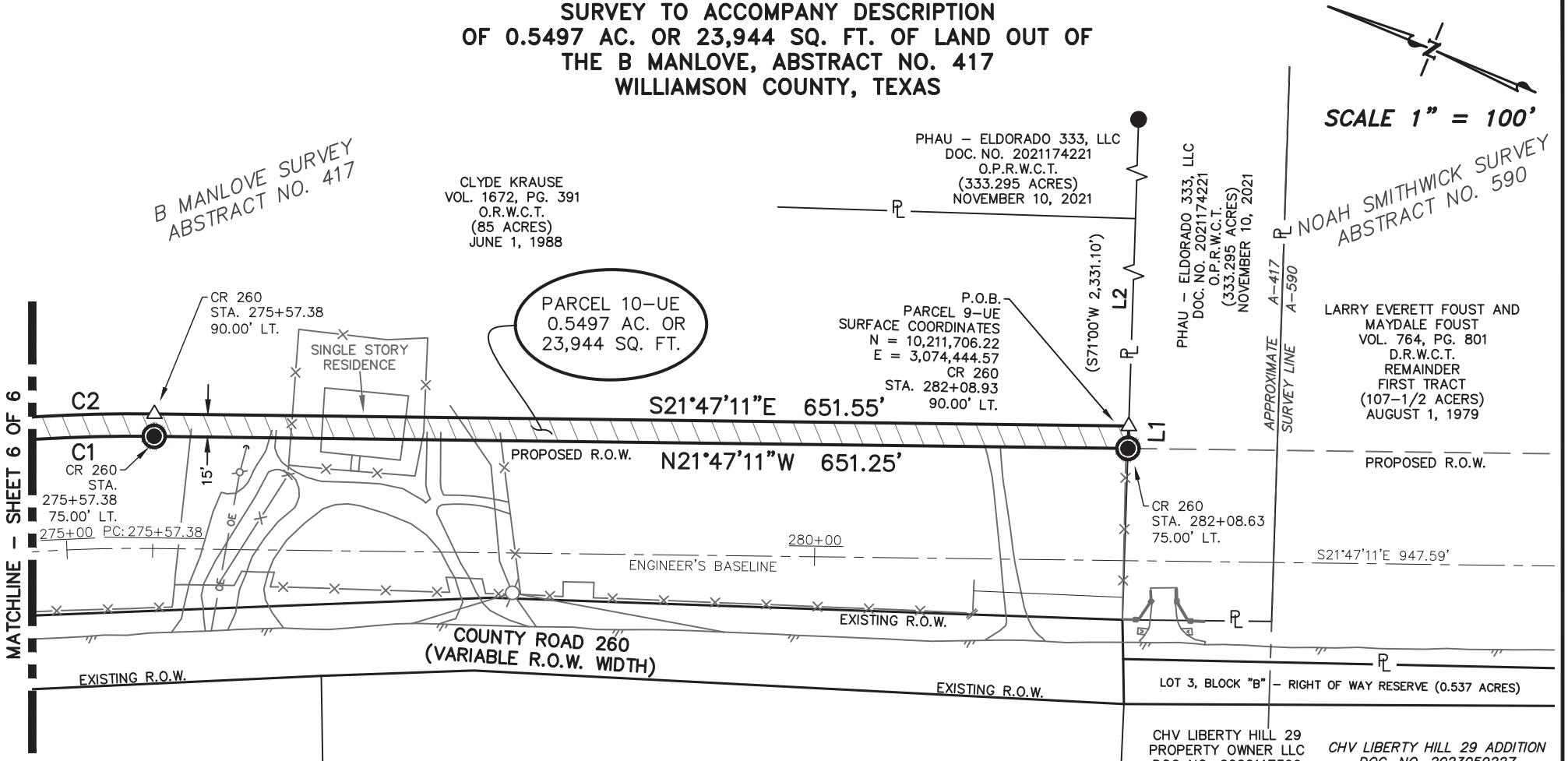
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.		–
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	4 OF 7

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\UE 10~Clyde Krause\UE~Clyde Krause – Parcel 10_R3.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S69°21'19"W	15.00'
L2	N69°21'19"E	2,673.99'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	492.94'	1,075.00'	26°16'23"	N34°55'23"W	488.64'
C2	499.82'	1,090.00'	26°16'23"	S34°55'23"E	495.45'

ENGINEER'S BASELINE US260
CURVE DATA

PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 33' 55" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

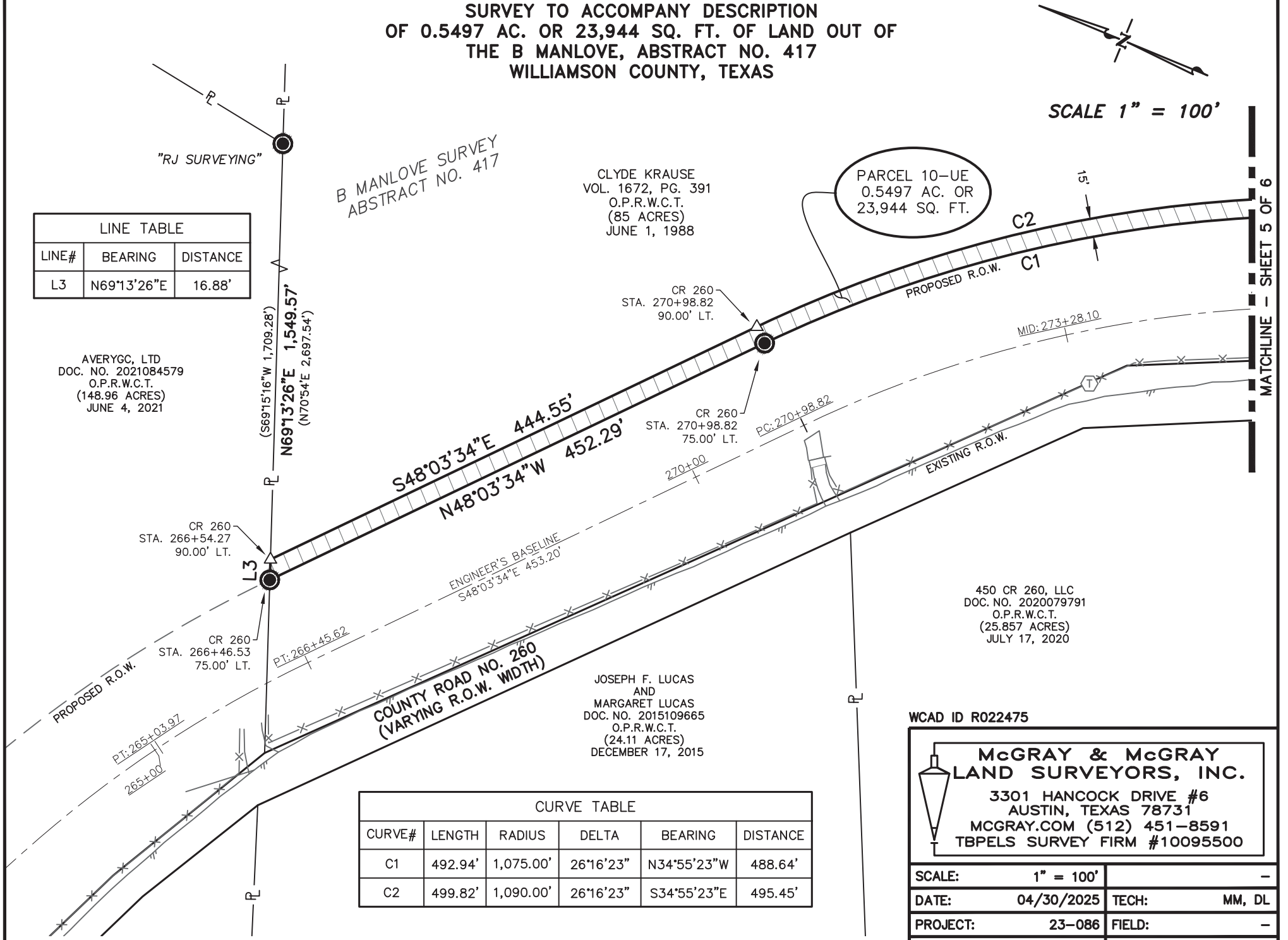
WCAD ID R022475

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451–8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		–
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23–086	FIELD:	–
FIELD BOOK:	–	SHEET:	5 OF 7

M:\LJA~23–086~Seward Junction Loop\Dwg\Parcels\UE 10~Clyde Krause\UE~Clyde Krause – Parcel 10_R3.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N69°13'26"E	16.88'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	492.94'	1,075.00'	26°16'23"	N34°55'23"W	488.64'
C2	499.82'	1,090.00'	26°16'23"	S34°55'23"E	495.45'

WCAD ID R022475

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		-
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 7

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 10~Clyde Krause\UE~Clyde Krause - Parcel 10_R3.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403122
EFFECTIVE DATE: OCTOBER 23, 2024
ISSUED: OCTOBER 31, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY, ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS.
[ ]

1.) (DELETED)
10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 687, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9722324, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
e. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DOCUMENT NO. 2008030722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
f. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2013071804, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
g. WASTEWATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2022141558 **[DOES NOT AFFECT]**

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403122, EFFECTIVE DATE OCTOBER 23, 2024.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.



04/30/2025
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

REVISED: 04/30/2025
REVISED: 04/18/2025
REVISED: 04/11/2025
WCAD ID R022475 ISSUED: 04/04/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'		–
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	–
FIELD BOOK:	–	SHEET:	7 OF 7

M:\LJA~23-086~Seward Junction Loop\Dwg\Parcels\UE 10~Clyde Krause\UE~Clyde Krause – Parcel 10_R3.dwg

Commissioners Court - Regular Session **62.**

Meeting Date: 08/12/2025

CR 110N Resolution for Condemnation

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn (2.681 acres) required for the construction of CR 110N. (Joshua Lee Richards/ Parcel 5).

Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	08/07/2025 10:03 AM
Form Started By: Don Childs		Started On: 08/06/2025 01:48 PM
Final Approval Date: 08/07/2025		

IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 2.681 acres (Parcel 5) described by metes and bounds in Exhibit "A" owned by **JOSHUA LEE RICHARDS** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 110N roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be, and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

_____
Steven Snell
Williamson County Judge

EXHIBIT __A____
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.681 ACRE (116,799 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 45, BLOCK "D", VALLEY VISTA, A SUBDIVISION OF RECORD IN CABINET P, SLIDES 18-20 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CITED IN CONSTABLE'S DEED TO JOSHUA LEE RICHARDS RECORDED IN DOCUMENT NO. 2005062834, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.681 ACRE (116,799 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the westerly boundary line of said Lot 45, being the southeasterly corner of that called 15.4742 acre tract of land described in General Warranty Deed with Vendor's Lien to H. Brandon Bailey and Sharon L. Bailey recorded in Document No. 1996049790, of the Official Records of Williamson County, Texas, same being the northeasterly corner of that called 20.51 acre tract of land cited in General Warranty Deed to Equity Trust d/b/a Sterling Trust fbo Albert H. Barschmid III recorded in Document No. 2010045952, of the Official Public Records of Williamson County, Texas, described as a certain called 10.51 acre tract of land to Stanley D. Brokhausen and wife, Gladys K. Brokhausen in a General Warranty Deed recorded in Volume 717, Page 116, and a called 10.00 acre tract of land described in a Deed recorded in Volume 658, Page 408, both of the Deed Records of Williamson County, Texas;

THENCE, North 21°42'22" West, departing said 10.51 acre tract, with the easterly boundary line of said 15.4742 acre tract and the westerly boundary line of said Lot 45, for a distance of 94.95 feet, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 110 (ROW width varies), being 94.30 feet right of proposed CR 110 Baseline Station 399+23.75 (Grid Coordinates determined as N=10,196,751.86, E=3,150,128.09, Texas Coordinate System of 1983, Central Zone), for the southerly corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE, North 21°42'22" West**, departing said proposed easterly ROW line, continuing with said common boundary line, for a distance of **286.24 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 95.28 feet left of proposed CR 110 Baseline Station 401+38.21 in the proposed westerly ROW line of said C.R. 110, for an angle point herein, and from which, a 60d nail found in the top of a fence corner post for the northeasterly corner of said 15.4742 acre tract and the southeasterly corner of the southerly remainder of that called 10.04 acre tract of land (Exhibit "B") described in Warranty Deed to Emma L. Lawhon recorded in Document No. 2006095406, of the Official Public Records of Williamson County, Texas, in the westerly boundary line of said Lot 45 bears North 21°42'22" West, at a distance of 241.26 feet;

THENCE, departing said 15.4742 acre tract, through the interior of said Lot 45, with said proposed westerly ROW line, the following two (2) courses:

2) With a non-tangent curve to the left, having a delta angle of **17°45'07"**, a radius of **765.00 feet**, an arc length of **237.02 feet**, and a chord which bears **North 12°51'32" East**, for a chord distance of **236.07 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 113.45 feet left of proposed CR 110 Baseline Station 403+94.92, for an angle point;

3) **North 64°14'34" West**, for a distance of **81.02 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 190.37 feet left of proposed CR 110 Baseline Station 404+27.82 in the northerly boundary line of said Lot 45, in the existing southerly ROW line of Sam Houston Avenue (variable width ROW), a called 15.23 acre tract of land (Exhibit A) described in Special Warranty Deed to the City of Georgetown recorded in Document No. 2010086789, of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel, and from which, a 1/2-inch iron rod found, for an angle point in said existing southerly ROW line, in the easterly boundary line of said southerly remainder of the 10.04 acre tract, and the northwesterly corner of said Lot 45 bears South 68°37'57" West, at a distance of 78.32 feet;

4) **THENCE**, **North 68°37'57" East**, departing said proposed westerly ROW line, with said common line, for a distance of **465.00 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed easterly ROW line of said C.R. 110, 247.53 feet right of proposed CR 110 Baseline Station 405+89.65, for the northeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "ALL COUNTY" found, being the southeasterly corner of said 15.23 acre ROW acquisition tract bears North 68°37'57" East, at a distance of 128.98 feet;

THENCE, departing said 15.23 acre ROW acquisition tract, through the interior of said Lot 45, with said proposed easterly ROW line, the following three (3) courses:

5) **South 43°21'10" West**, for a distance of **174.12 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 120.50 feet right of proposed CR 110 Baseline Station 404+91.93 to the beginning of a non-tangent curve to the right;

6) With said non-tangent curve to the right, having a delta angle of **19°11'37"**, a radius of **795.50 feet**, an arc length of **266.49 feet**, and a chord which bears **South 10°10'23" West**, for a chord distance of **265.24 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 120.50 feet right of proposed CR 110 Baseline Station 402+65.81, for a point of non-tangency;

7) **South 24°09'00" West**, for a distance of **343.07 feet** to the **POINT OF BEGINNING**, containing 2.681 acres (116,799 square feet) of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD 83(2011). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012.

The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of November and December, 2021, and January, 2022 under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S. and in June and July, 2024 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of August, 2024, A.D.

INLAND GEODETICS





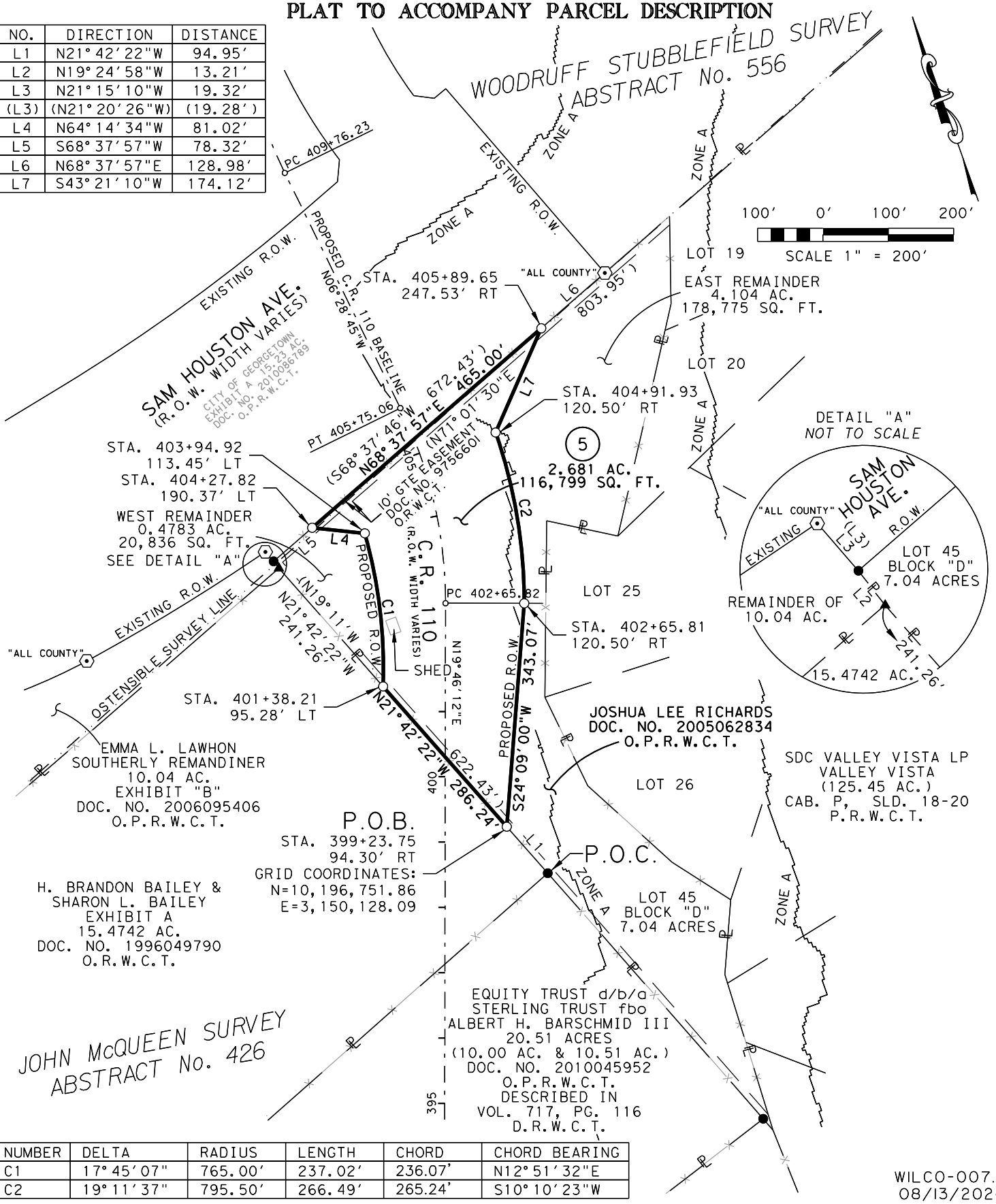
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Proj No. WILCO-007.2

P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\5 -Descriptions-Reports\PARCEL 5-RICHARDS\WILCO-007.2-PARCEL 5-RICHARDS.docx

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	N21°42'22"W	94.95'
L2	N19°24'58"W	13.21'
L3	N21°15'10"W	19.32'
(L3)	(N21°20'26"W)	(19.28')
L4	N64°14'34"W	81.02'
L5	S68°37'57"W	78.32'
L6	N68°37'57"E	128.98'
L7	S43°21'10"W	174.12'



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	17°45'07"	765.00'	237.02'	236.07'	N12°51'32"E
C2	19°11'37"	795.50'	266.49'	265.24'	S10°10'23"W

WILCO-007.2
08/13/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

JOSHUA LEE RICHARDS

SCALE	PROJECT	COUNTY
1" = 200'	COUNTY ROAD 110	WILLIAMSON

PARCEL 5
2.681 ACRES
116,799 Sq. Ft.

P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\4 -Drawings\PARCELS\5-RICHARDS\RICHARDS.dgn

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

▲	60D NAIL FOUND	P.O.B.	POINT OF BEGINNING
○	5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.C.	POINT OF COMMENCING
		( )	RECORD INFORMATION
⊙	1/2" IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
℄	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP	——X——	WIRE FENCE
	LINE BREAK		

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2402708
SCHEDULE B

I. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
CABINET P, SLIDES 18-20, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

10a. EASEMENT DATED JUNE 3, 1940, GRANTED BY THE ESTATE OF OTTO CARLSON TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 299, PAGE 515, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

10b. WATERLINE EASEMENT DATED AUGUST 16, 1972, GRANTED BY KIMBRO TRUCKING COMPANY, INC. TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 513, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

10c. EASEMENT AND RIGHT-OF-WAY DATED AUGUST 27, 1997, GRANTED BY SDC VALLEY VISTA, L.P., TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN DOCUMENT NO. 9741730, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.)

10d. EASEMENT AND RIGHT-OF-WAY DATED NOVEMBER 19, 1997, GRANTED BY SOUTHFORK DEVELOPMENT, LTD., TO GTE SOUTHWEST, INCORPORATED, RECORDED IN DOCUMENT NO. 9756601, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)

10e. A 15 FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AS SET OUT ON PLAT RECORDED IN CABINET P, SLIDES 18-20, PLAT VISUAL SIGHT LINE EASEMENT SHALL BE ESTABLISHED BETWEEN THE FRONT AND/OR THE SIDE BUILDING LINES AND THE STREET RIGHT-OF-WAY LINES AS PER PLAT RECORDED IN CABINET P, SLIDES 18-20, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
(IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.)

10f. NOT A SURVEY MATTER

10g. NOT A SURVEY MATTER

10h. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.

10i. RIGHTS OF PARTIES IN POSSESSION.

10j. NOT A SURVEY MATTER

10k. NOT A SURVEY MATTER

10l. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."

WILCO-007.2
08/13/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

JOSHUA LEE RICHARDS

SCALE	PROJECT	COUNTY
1" = 200'	COUNTY ROAD 110	WILLIAMSON

PARCEL 5
2.681 ACRES
116,799 Sq. Ft.

P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\4 -Drawings\PARCELS\5-RICHARDS\RICHARDS.dgn

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.

2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402708, EFFECTIVE APRIL 19, 2024, ISSUED APRIL 23, 2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0505F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

5. THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

6. ALL REFERENCES TO RECORD DATA (RECORD=***) INDICATE INFORMATION AS CITED IN CAB. P, SLD. 18-20, P.R.W.C.T.

7. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

CALCULATED	ACQUISITION	REMAINING
7.04 AC 306,662 SQ FT	2.681 AC 116,799 SQ FT	4.359 AC 189,863 SQ FT

I CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024 UNDER MY SUPERVISION.

08/13/2024

MIGUEL A. ESCOBAR DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

STATE OF TEXAS
REGISTERED
MIGUEL ANGEL ESCOBAR
5630
PROFESSIONAL
LAND SURVEYOR

WILCO-007.2
08/13/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

JOSHUA LEE RICHARDS

SCALE	PROJECT	COUNTY
1" = 200'	COUNTY ROAD 110	WILLIAMSON

PARCEL 5
2.681 ACRES
116,799 Sq. Ft.

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Commissioners Court - Regular Session **63.**

Meeting Date: 08/12/2025

Executive Session

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Executive Session

Information

Agenda Item

Discuss the following real property matters pursuant to Texas Government Code Section 551.072:

1. Discuss potential acquisition of real property tract(s) for the future location of the Williamson County Justice Center and Corrections Facilities.
2. Discuss potential acquisition of real property located at 2800 Highway 95, Taylor, Texas 76574.
3. Discuss potential sale of approximately 98 acres located at Blue Springs Boulevard/Blue Ridge Drive, Georgetown, Texas.

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	08/07/2025 09:34 AM
Form Started By: Don Childs		Started On: 08/06/2025 08:54 AM
Final Approval Date: 08/07/2025		

Commissioners Court - Regular Session **64.**

Meeting Date: 08/12/2025

Economic Development

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Executive Session

Information

Agenda Item

Discuss the following economic development negotiations pursuant to the Texas Government Code Section 551.087:

a. 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	08/07/2025 09:37 AM
Form Started By: Don Childs		Started On: 08/06/2025 08:55 AM
Final Approval Date: 08/07/2025		