NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
710 S. Main Street, Georgetown
February 3, 2026
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 –29)

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.004102	Residential Services	26,250.00
To	0100.0576.003011	Computer Software	26,250.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0509.003011	Computer Software	$1,551.54
To	0100.0509.003010	Computer Equipment < $5,000	$1,551.54

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

7. Discuss, consider and take appropriate action regarding the 2025 Racial Profiling Report for the Williamson County Sheriff's Office.

8. Discuss, consider, and take appropriate action on approving the Fire Marshal's Office Racial Profile report for 2025.

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

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.367403	Park Donations	$548.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0510.003670	Use of Donations	$548.00

11. Discuss, consider, and take appropriate action on approving a 2023 Park Bond transfer to move $15,000 from West Expo Arena & Amenities to West Expo Fencing.

12. Discuss, consider, and take appropriate action on approving a 2023 CIP transfer in the amount of $230,000 from Justice Center Roof Replacement to Jester Annex HVAC.

13. Discuss, consider, and take appropriate action to approve the early voting polling locations, dates, and times for the 2026 Primary Election.

14. Discuss, consider, and take appropriate action to rescind the action approving Item No. 14 of the Williamson County Commissioners Court Session held on January 27, 2026; and take appropriate action supplanting the prior action with the approval of an Order for Interment by cremation of the deceased (Kenda Theresa Sailing) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

15. Discuss, consider, and take appropriate action on approval of a Consulting Services Agreement #2026-132 between Williamson County and ETC Institute, Inc. to conduct a County-wide survey for the Public Affairs Department in the not-to-exceed amount of $40,500.00, with three quotes being obtained, and authorizing the execution of the Agreement.

16. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Armored Courier Services for the County Treasurer, under RFP #26RFP18.

17. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for the Employee Assistance Program for the Benefits Department, under RFP #26RFP20.

18. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Food Services for the Williamson County Jail for the Corrections Department, under RFP #26RFP19.

19. Discuss, consider, and take appropriate action to acknowledge the Purchasing Department's monthly report on asset dispositions through destruction, pursuant to Texas Local Government Code 263.152, from 12.22.2025, to 01.23.2026

20. Discuss, consider, and take appropriate action on acknowledging the purchasing department's monthly report of asset disposition through auction, pursuant to Texas Local Government Code 263-152, for the period of 12.23.2025 through 01.23.2026

21. Discuss, consider, and take appropriate action on authorizing the disposal of various county vehicles(s) and equipment assets through auction, pursuant to Texas Local Government Code 263.152.

22. Discuss, consider and take appropriate action on Supplemental Work Authorization No. 3 to Work Authorization No. 1 under the Williamson County contract between Diamond Surveying, Inc. and Williamson County dated March 19, 2024, for On Call Land Surveying Services.

23. Discuss, consider and take appropriate action on Work Authorization No. 4 under the Public Involvement Services contract 25RFP30 between Williamson County and Rifeline, LLC.

24. Discuss, consider, and take appropriate action on ratifying and approving the revised preliminary plat for the Hosick Ranch subdivision (revision 1) – Precinct 4.

25. Discuss, consider, and take appropriate action on approval of the final plat for the Flora Phase 2 Section 1 subdivision – Precinct 4.

26. Discuss, consider, and take appropriate action on approval of the final plat for the Nolina Phases 2B, 3A & 3B subdivision – Precinct 3.

27. Discuss, consider, and take appropriate action on awarding IFB #26IFB4 – CR 417 Cross Culvert Replacement to the lowest and best bidder, S&D Constructors Inc, for a one-time purchase in the not-to-exceed amount of $154,711.42 and authorize execution of the ensuing agreement.

28. Discuss, consider, and take appropriate action on Supplemental No. 1 to Work Authorization No. 3 to the On-Call Land Surveying Services (Corridor D) contract executed on March 19, 2024, between Williamson County and Surveying and Mapping, LLC relating to the LTP/Corridor Program.

29. Discuss, consider, and take appropriate action on Supplemental No. 2 to Work Authorization No. 1 to the Freedom River Parkway West (Liberty Hill Bypass) contract executed on March 19, 2024, between Williamson County and HDR Engineering, Inc. relating to the 2023 Road Bond Program.

REGULAR AGENDA

30. Receive an update on the Transformative Justice Program of Williamson County.

31. Discuss, consider, and take appropriate action to authorize the Williamson County District Courts to apply for grant funding provided through the Office of the Governor for FY2027 and consider approval of the Transformative Justice Program grant resolution.

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

33. Discuss, consider, and take appropriate action to approve an amendment to the Master Service Agreement, MSA # 2026-71 between Lexipol, LLC and Williamson County, originally approved by the Commissioners Court on December 16, 2025, under Agenda Item #26, to amend the first year of the contract to reflect the originally intended twelve-month term, with a contract period beginning February 1, 2026, and ending January 31, 2027.

34. Discuss, consider, and take appropriate action on Consent to Contract Assignment for Agreement #2023212 between Williamson County, Texas (the “County”) and Bizaan Holdings, LLC d/b/a Bizaan Behavioral Health (the “Assignor”), for the assignment and transfer of all interests, rights, and obligations under the agreement to Austin Counseling & Trauma Specialists (the “Assignee”), as previously approved by Commissioners Court on June 6, 2023, Agenda Item # 35.

35. Conduct a public hearing in accordance with Section 394.9025(a) of the Texas Local Government Code, regarding a proposal by the Capital Area Housing Finance Corporation to issue one or more series of tax-exempt obligations in an amount of not more than $77,000,000, for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, in connection with the acquisition, construction, and equipping of a multifamily rental housing development to be located at 350 Highway 195, Georgetown, Williamson County, Texas, 78633, to be known as Northside Village.

36. Discuss, consider and take appropriate action authorizing the County Judge to execute the General and No Litigation Certificates of Williamson County and Certificate of Approval For Issuance of Tax-Exempt Obligations to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance by the Capital Area Housing Finance Corporation of one or more series of its tax exempt obligations in an aggregate principal amount of not more than $77,000,000, for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, in connection with the acquisition, construction, and equipping of a multifamily rental housing development to be located at 350 Highway 195, Georgetown, Williamson County, Texas, 78633, to be known as Northside Village.

37. Discuss, consider, and take appropriate action on approving the Goods and Services Agreement #2026-143 with GTS Technology Solutions, Inc. for the purchase of In-Car Camera and Evidence Recording Systems for FY26 Law Enforcement vehicles in the amount of $351,931.68, through the TIPS Cooperative Contract #230105, and authorizing the approval of the agreement.

38. Discuss, consider, and take appropriate action regarding a Notice of Intent (NOI) for Stormwater Discharge associated with the Construction Activity under TPDES Construction General Permit (TXR150000) for CR 110 North project.

39. Discuss, consider, and take appropriate action on Contract Amendment No. 1 to the On-Call Materials Testing and Geotechnical Engineering Services contract executed September 11, 2024, between Williamson County and B2Z Engineering, LLC relating to the 2023 Road Bond Program.

40. Discuss, consider, and take appropriate action on Work Authorization #2 to the On-Call Materials Testing and Geotechnical Engineering Services (CR 460) contract executed September 11, 2024, between Williamson County and B2Z Engineering, LLC relating to the 2023 Road Bond Program.

41. Discuss, consider and take appropriate action on a letter agreement with Georgetown Patio Homes, L.L.C. to acquire a Drainage and Detention Pond Easement totaling 0.1252 AC needed on the Ronald Reagan Segment D project (Parcel 109E).

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)."

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

a. Discuss potential sale of property located at 102 w. 3rd Street, Georgetown, Texas and 303, 307, 311 and 312 S. Main Street, Georgetown, Texas.
b. Discuss potential acquisition of real property tract(s) for the future location of the Williamson County Justice Complex
c. Discuss potential sale or lease of property located at 747 County Road 138, Hutto, Texas.
d. Discuss potential sale of approximately 98 acres located at Blue Springs Boulevard/Blue Ridge Drive, Georgetown, Texas.

43. 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. Legal matters relating to a Commissioners Court's authority over the use, allocation and markings of county vehicles and county facilities.
b. Cause No. 23-2566-C480; Williamson County, Texas v. DM Medical Billings, LLC and Dina Mueller; In the 480th Judicial District Court, Williamson County, Texas.
c. Claim No. 040257-002621-AD-02 - property damage claim by Pedernales Electric Cooperative for Sheriff's Office incident occurring on or about September 17, 2025.

REGULAR AGENDA (continued)

44. Discuss, consider, and take appropriate action regarding possible settlement of Cause No. 23-2566-C480; Williamson County, Texas v. DM Medical Billings, LLC and Dina Mueller; In the 480th Judicial District Court, Williamson County, Texas.

45. Discuss, consider, and take appropriate action regarding Claim No. 040257-002621-AD-02 — a property damage claim by Pedernales Electric Cooperative for a Sheriff's Office incident occurring on or about September 17, 2025.

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

47. Comments from Commissioners.

48. **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 28th day of January 2026 at 5:00 pm and remained posted for at least three business days before the scheduled date of the meeting.

Commissioners Court - Regular Session **4.**

Meeting Date: 02/03/2026

Budget Line-Item Transfer for Juvenile Services

Submitted By: Denise Carlson, Juvenile Services

Department: Juvenile Services

Agenda Category: Consent

Information

Agenda Item

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

Public Background

Juvenile Services is requesting a line-item transfer of $26,250.00 from Residential Services(4102) to Computer Software (3011) to fund unforeseen expenses that have arisen. These funds will be used to pay for access licenses for software used to track volunteers and guests at the facility, monitor the movement of youth inside the facility and screening tools for risk assessment.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.004102	Residential Services	26,250.00
To	0100.0576.003011	Computer Software	26,250.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 03:15 PM
Budget Office	Saira Hernandez	01/27/2026 08:08 PM
Form Started By: Denise Carlson		Started On: 01/27/2026 02:59 PM
Final Approval Date: 01/27/2026		

Commissioners Court - Regular Session **5.**

Meeting Date: 02/03/2026

Line Item Transfer

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

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

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

Public Background

Need additional funds to replace laptop with broken screen.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0509.003011	Computer Software	$1,551.54
To	0100.0509.003010	Computer Equipment < $5,000	$1,551.54

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 01:50 PM
Budget Office	Saira Hernandez	01/27/2026 08:08 PM
Form Started By: Gina Wrehsnig		Started On: 01/26/2026 03:18 PM
Final Approval Date: 01/27/2026		

Commissioners Court - Regular Session **6.**

Meeting Date: 02/03/2026

Compensation Items

Submitted By: Kayla Marek, Human Resources

Department: Human Resources

Agenda Category: Consent

Information

Agenda Item

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

Public Background

See attached documentation for details.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Merit Report

Merit LIT

Form Review

Inbox	Reviewed By	Date
Human Resources (Originator)	Allen Frederick	01/27/2026 09:45 AM
County Judge Exec Asst.	Delia Colon	01/27/2026 02:02 PM
Form Started By: Kayla Marek		Started On: 01/27/2026 09:23 AM
Final Approval Date: 01/27/2026		

Department	Position	Emp Num	Current Annual Salary	Merit Amt	Merit %	New Annual Salary	Lump-sum Merit	Pay Proposal Reason	Effective Date of Change
Fire Marshal Spec Ops-Hazmat	Fire Marshal Deputy.2123.001100.	17589	$76,091.31	$2,282.74	3.00	$78,374.05	-	MERIT	13-Feb-26
Facilities Management	Project Manager II.0228.001100.	16780	$91,636.22	$1,832.48	2.00	$93,468.70	-	MERIT	13-Feb-26

				(TO)	(FROM)
entity	**fund**	**dept**	**object**	**dr**	**cr**
01	0100	0509	001100	1,832.48	
01	0100	0509	001130		1,832.48
01	0100	0542	001100	2,282.74	
01	0100	0542	002010	174.63	
01	0100	0542	002020	348.40	
01	0100	8004	001130		2,282.74
01	0100	8004	002010		174.63
01	0100	8004	002020		348.40

Commissioners Court - Regular Session **7.**

Meeting Date: 02/03/2026

2025 Racial Profiling Report for County Sheriff

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

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding the 2025 Racial Profiling Report for the Williamson County Sheriff's Office.

Public Background

The Texas Code of Criminal Procedure requires that no later than March 1st of each year every law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to the Texas Commission on Law Enforcement and to the governing body served by the agency. The purpose in collecting and disclosing this information is to determine if Deputies or police officers in any particular County or municipality are engaging in the practice of racially profiling minority motorists.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2025 Racial Profiling Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 01:40 PM
Form Started By: Starla Hall		Started On: 01/22/2026 12:29 PM
Final Approval Date: 01/27/2026		

WILLIAMSON COUNTY
SHERIFF'S OFFICE
2025 RACIAL PROFILING REPORT



DEL CARMEN Consulting®
LAW ENFORCEMENT EXPERTS



"Dr. Alex del Carmen's work on racial profiling exemplifies the very best of the Sandra Bland Act, named after my daughter. My daughter's pledge to fight for injustice is best represented in the high quality of Dr. del Carmen's reports which include, as required by law, the data analysis, audits, findings and recommendations. I commend the agencies that work with him as it is clear that they have embraced transparency and adherence to the law."

-Quote by Geneva Reed (Mother of Sandra Bland)

January 22, 2026

Williamson County Commissioners Court
710 Main St.
Georgetown, TX 78626



Dear Distinguished Members of the Commissioners Court:

The Texas Racial Profiling Law, originally enacted by the Texas Legislature in 2001, was designed to address concerns regarding racial profiling practices in law enforcement. Throughout the preceding calendar year, the Williamson County Sheriff's Office, in full compliance with statutory requirements, systematically collected and reported traffic and motor vehicle-related contact data for the express purpose of identifying, evaluating, and addressing any potential concerns regarding racial profiling practices within the department.

Since its initial enactment, the Texas Racial Profiling Law has undergone significant legislative modifications. During the 2009 legislative session, the law was amended to incorporate additional data collection and reporting requirements. Subsequently, in 2017, the Texas Legislature passed two landmark pieces of legislation: House Bill 3051, which standardized racial and ethnic classification categories, and the Sandra Bland Act (Senate Bill 1849), which substantially expanded data collection mandates and analytical requirements. The Sandra Bland Act represents the most comprehensive legislative framework in Texas history pertaining to law enforcement contact data requirements. I am pleased to confirm that the Williamson County Sheriff's Office has satisfied all statutory requirements, and the documentation contained herein demonstrates full compliance with these legislative mandates.

This annual report is organized into distinct sections, each addressing specific components of the compliance framework. Section One contains the table of contents, providing navigational guidance throughout the document. Section Two presents documentation demonstrating the Williamson County Sheriff's Office 's compliance with the procedural requirements established under the Texas Racial Profiling Law, including evidence of mandatory training protocols for all sworn personnel on racial profiling prevention, as well as the institutionalization of formal compliment and complaint processes as required by statute.

Section Three contains comprehensive statistical data pertaining to motor vehicle-related contacts, as defined by applicable law, occurring between January 1, 2025, and December 31, 2025. This section includes the Tier 2 reporting form, which must be submitted to the Texas Commission on Law Enforcement (TCOLE) and the local governing authority by March 1 of each calendar year. All data presented in this report was compared against the Fair Roads Standard, a baseline measure derived from U.S. Census Bureau data. The analytical findings and corresponding recommendations are presented in detail within this section.

The final section of this report contains reference materials, including the original text of Senate Bill 1074 (the Texas Racial Profiling Law) and the Sandra Bland Act (current governing law). Additionally, this section includes a comprehensive listing of compliance requirements established by TCOLE. The findings documented in this report substantiate the Williamson County Sheriff's Office's ongoing commitment to full compliance with the Texas Racial Profiling Law and its commitment to constitutional policing practices.

Respectfully submitted,

Alex del Carmen, Ph.D.
Criminologist

TABLE OF CONTENTS

INTRODUCTION

Letter to Williamson County Commissioners Court 2

Table of Contents 3

RESPONDING TO THE LAW

Public Education on Filing Compliments and Complaints 4

Racial Profiling Course Number 3256 5

Reports on Compliments and Racial Profiling Complaints 10

Tier 2 Data (Includes tables) 11

ANALYSIS AND INTERPRETATION OF DATA

Tier 2 Motor Vehicle-Related Contact Analysis 21

Comparative Analysis 23

Summary of Findings 24

Appendices 25

LEGISLATIVE AND ADMINISTRATIVE ADDENDUM

TCOLE Guidelines 27

The Texas Law on Racial Profiling 32

Modifications to the Original Law 39

Racial and Ethnic Designations 47

The Sandra Bland Act 48

Williamson County Sheriff's Office Racial Profiling Policy 63



Informing the Public on the Process of Filing a Compliment or Complaint with the Williamson County Sheriff's Office

The Texas Racial Profiling Law requires that police agencies provide information to the public regarding the manner in which to file a compliment or racial profiling complaint. In an effort to comply with this particular component, the Williamson County Sheriff's Office launched an educational campaign aimed at informing the public on issues relevant to the racial profiling complaint process.

The Sheriff's Office made available, in the lobby area and on its web site, information relevant to filing a compliment and complaint on a racial profiling violation by a Williamson County Sheriff's Office. In addition, each time a deputy issues a citation, ticket or warning, information on how to file a compliment or complaint is given to the individual cited. This information is in the form of a web address (including in the document issued to the citizen), which has instructions and details specifics related to the compliment or complaint processes.

It is believed that through these efforts, the community has been properly informed of the new policies and the complaint processes relevant to racial profiling.

All Williamson County Sheriff's Deputies have been instructed, as specified in the Texas Racial Profiling Law, to adhere to all Texas Commission on Law Enforcement (TCOLE) training and the Law Enforcement Management Institute of Texas (LEMIT) requirements. To date, all sworn deputies of the Williamson County Sheriff's Office have completed the TCOLE basic training on racial profiling. The main outline used to train the Deputy Sheriffs of Williamson County has been included in this report.

It is important to recognize that the Sheriff of the Williamson County Sheriff's Office has also met the training requirements, as specified by the Texas Racial Profiling Law, in the completion of the LEMIT program on racial profiling. The satisfactory completion of the racial profiling training by the sworn personnel of the Williamson County Sheriff's Office fulfills the training requirement as specified in the Education Code (96.641) of the Texas Racial Profiling Law.



Racial Profiling 3256

Instructor's Note:

You may wish to teach this course in conjunction with Asset Forfeiture 3255 because of the related subject matter and applicability of the courses. If this course is taught in conjunction with Asset Forfeiture, you may report it under Combined Profiling and Forfeiture 3257 to reduce data entry.

Abstract

This instructor guide is designed to meet the educational requirement for racial profiling established by legislative mandate: 77R-SB1074.

Target Population: Licensed law enforcement personnel in Texas

Prerequisites: Experience as a law enforcement officer

Length of Course: A suggested instructional time of 4 hours

Material Requirements: Overhead projector, chalkboard and/or flip charts, video tape player, handouts, practical exercises, and demonstrations

Instructor Qualifications: Instructors should be very knowledgeable about traffic stop procedures and law enforcement issues

Evaluation Process and Procedures

An examination should be given. The instructor may decide upon the nature and content of the examination. It must, however, sufficiently demonstrate the mastery of the subject content by the student.

Reference Materials

Reference materials are located at the end of the course. An electronic copy of this instructor guide may be downloaded from our web site at http://www.tcleose.state.tx.us.

Racial Profiling 3256

1.0 RACIAL PROFILING AND THE LAW

1.1 UNIT GOAL: The student will be able to identify the legal aspects of racial profiling.

1.1.1 LEARNING OBJECTIVE: The student will be able to identify the legislative requirements placed upon peace officers and law enforcement agencies regarding racial profiling.

Racial Profiling Requirements:

Racial profiling CCP 3.05
Racial profiling prohibited CCP 2.131
Law enforcement policy on racial profiling CCP 2.132
Reports required for traffic and pedestrian stops CCP 2.133
Liability CCP 2.136
Racial profiling education for police chiefs Education Code 96.641
Training program Occupations Code 1701.253
Training required for intermediate certificate Occupations Code 1701.402
Definition of "race or ethnicity" for form Transportation Code 543.202

A. Written departmental policies

1. Definition of what constitutes racial profiling
2. Prohibition of racial profiling
3. Complaint process
4. Public education
5. Corrective action
6. Collection of traffic-stop statistics
7. Annual reports

B. Not prima facie evidence

C. Feasibility of use of video equipment

D. Data does not identify officer

E. Copy of complaint-related video evidence to officer in question

F. Vehicle stop report

1. Physical description of detainees: gender, race or ethnicity
2. Alleged violation
3. Consent to search
4. Contraband
5. Facts supporting probable cause
6. Arrest
7. Warning or citation issued

G. Compilation and analysis of data

H.Exemption from reporting – audio/video equipment

I. Officer non-liability

J. Funding

K. Required training in racial profiling

1. Police chiefs

2. All holders of intermediate certificates and/or two-year-old licenses as of 09/01/2001 (training to be completed no later than 09/01/2003) – see legislation 77R-SB1074

1.1.2 LEARNING OBJECTIVE: The student will become familiar with Supreme Court decisions and other court decisions involving appropriate actions in traffic stops.

A. Whren v. United States, 517 U.S. 806, 116 S.Ct. 1769 (1996)

1. Motor vehicle search exemption
2. Traffic violation acceptable as pretext for further investigation
3. Selective enforcement can be challenged

B. Terry v. Ohio, 392 U.S. 1, 88 S.Ct. 1868 (1968)

1. Stop & Frisk doctrine
2. Stopping and briefly detaining a person
3. Frisk and pat down

C. Other cases

1. Pennsylvania v. Mimms, 434 U.S. 106, 98 S.Ct. 330 (1977)
2. Maryland v. Wilson, 117 S.Ct. 882 (1997)
3. Graham v. State, 119 MdApp 444, 705 A.2d 82 (1998)
4. Pryor v. State, 122 Md.App. 671 (1997) cert. denied 352 Md. 312, 721 A.2d 990 (1998)
5. Ferris v. State, 355 Md. 356, 735 A.2d 491 (1999)
6. New York v. Belton, 453 U.S. 454 (1981)

2.0 RACIAL PROFILING AND THE COMMUNITY

2.1 UNIT GOAL: The student will be able to identify logical and social arguments against racial profiling.

2.1.1 LEARNING OBJECTIVE: The student will be able to identify logical and social arguments against racial profiling.

A. There are appropriate reasons for unusual traffic stops (suspicious behavior, the officer's intuition, MOs, etc.), but police work must stop short of cultural stereotyping and racism.

B. Racial profiling would result in criminal arrests, but only because it would target all members of a race randomly – the minor benefits would be far outweighed by the distrust and anger towards law enforcement by minorities and the public as a whole.

C. Racial profiling is self-fulfilling bad logic: if you believed that minorities committed more crimes, then you might look for more minority criminals, and find them in disproportionate numbers.

D. Inappropriate traffic stops generate suspicion and antagonism towards officers and make future stops more volatile – a racially-based stop today can throw suspicion on tomorrow's legitimate stop.

E. By focusing on race, you would not only be harassing innocent citizens, but overlooking criminals of all races and backgrounds – it is a waste of law enforcement resources.

3.0 RACIAL PROFILING VERSUS REASONABLE SUSPICION

3.1 UNIT GOAL: The student will be able to identify the elements of both inappropriate and appropriate traffic stops.

3.1.1 LEARNING OBJECTIVE: The student will be able to identify elements of a racially motivated traffic stop.

A. Most race-based complaints come from vehicle stops, often since race is used as an inappropriate substitute for drug courier profile elements

B. "DWB" – "Driving While Black" – a nickname for the public perception that a Black person may be stopped solely because of their race (especially with the suspicion that they are a drug courier), often extended to other minority groups or activities as well ("Driving While Brown," "Flying While Black," etc.)

C. A typical traffic stop resulting from racial profiling

1. The vehicle is stopped on the basis of a minor or contrived traffic violation which is used as a pretext for closer inspection of the vehicle, driver, and passengers

2. The driver and passengers are questioned about things that do not relate to the traffic violation

3. The driver and passengers are ordered out of the vehicle

4. The officers visually check all observable parts of the vehicle

5. The officers proceed on the assumption that drug courier work is involved by detaining the driver and passengers by the roadside

6. The driver is asked to consent to a vehicle search – if the driver refuses, the officers use other procedures (waiting on a canine unit, criminal record checks, license-plate checks, etc.), and intimidate the driver (with the threat of detaining him/her, obtaining a warrant, etc.)



3.1.2 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which would constitute reasonable suspicion of drug courier activity.

A. Drug courier profile (adapted from a profile developed by the DEA)

1. Driver is nervous or anxious beyond the ordinary anxiety and cultural communication styles
2. Signs of long-term driving (driver is unshaven, has empty food containers, etc.)
3. Vehicle is rented
4. Driver is a young male, 20-35
5. No visible luggage, even though driver is traveling
6. Driver was over-reckless or over-cautious in driving and responding to signals
7. Use of air fresheners

B. Drug courier activity indicators by themselves are usually not sufficient to justify a stop

3.1.3 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which could constitute reasonable suspicion of criminal activity.

A. Thinking about the totality of circumstances in a vehicle stop

B. Vehicle exterior

1. Non-standard repainting (esp. on a new vehicle)
2. Signs of hidden cargo (heavy weight in trunk, windows do not roll down, etc.)
3. Unusual license plate suggesting a switch (dirty plate, bugs on back plate, etc.)
4. Unusual circumstances (pulling a camper at night, kids' bikes with no kids, etc.)

C. Pre-stop indicators

1. Not consistent with traffic flow
2. Driver is overly cautious, or driver/passengers repeatedly look at police car
3. Driver begins using a car- or cell-phone when signaled to stop
4. Unusual pull-over behavior (ignores signals, hesitates, pulls onto new street, moves objects in car, etc.)

D. Vehicle interior

1. Rear seat or interior panels have been opened, there are tools or spare tire, etc.
2. Inconsistent items (anti-theft club with a rental, unexpected luggage, etc.)

Resources

Proactive Field Stops Training Unit – Instructor's Guide, Maryland Police and Correctional Training Commissions, 2001. (See Appendix A.)

Web address for legislation 77R-SB1074



Report on Compliments and Racial Profiling Complaints

Report on Complaints

The following table contains data regarding officers that have been the subject of a complaint, during the time period of 1/1/25-12/31/25 based on allegations outlining possible violations related to the Texas Racial Profiling Law. The final disposition of the case is also included.

A check above indicates that the Williamson County Sheriff's Office has not received any complaints, on any members of its police services, for having violated the Texas Racial Profiling Law during the time period of 1/1/25-12/31/25.

Complaints Filed for Possible Violations of The Texas Racial Profiling Law

Complaint Number	Alleged Violation	Disposition of the Case

Additional Comments:
.

Tables Illustrating Motor_Vehicle-Related Contacts

TIER 2 DATA

TOTAL STOPS: 21,317

STREET ADDRESS OR APPROXIMATE LOCATION OF STOP.

City Street	10,590
US Highway	2,622
State Highway	4,841
County Road	3,212
Private Property	52

WAS RACE OR ETHNICITY KNOWN PRIOR TO STOP?

Yes	111
No	21,206

RACE OR ETHNICITY

Alaska Native/American Indian	193
Asian/Pacific Islander	1,417
Black	2,912
White	11,416
Hispanic/Latino	5,379

GENDER

Female Total: 6,377

Alaska Native/American Indian	30
Asian/Pacific Islander	478
Black	991
White	3,603
Hispanic/Latino	1,275

Male Total: 14,940

Alaska Native/American Indian	163
Asian/Pacific Islander	939
Black	1,921
White	7,813
Hispanic/Latino	4,104

REASON FOR STOP?

Violation of Law Total: 726

Alaska Native/American Indian	4
Asian/Pacific Islander	35
Black	130
White	379
Hispanic/Latino	178

Pre-existing Knowledge Total: 320

Alaska Native/American Indian	1
Asian/Pacific Islander	7
Black	41
White	139
Hispanic/Latino	132

Moving Traffic Violation Total: 9,842

Alaska Native/American Indian	87
Asian/Pacific Islander	917
Black	1,143
White	5,533
Hispanic/Latino	2,162

TIER 2 DATA

Vehicle Traffic Violation Total: 10,429

Alaska Native/American Indian	101
Asian/Pacific Islander	458
Black	1,598
White	5,365
Hispanic/Latino	2,907

WAS SEARCH CONDUCTED?

	YES	NO
Alaska Native/American Indian	2	191
Asian/Pacific Islander	15	1,402
Black	234	2,678
White	380	11,036
Hispanic/Latino	374	5,005
TOTAL	**1,005**	**20,312**

REASON FOR SEARCH?

Consent Total: 258

Alaska Native/American Indian	1
Asian/Pacific Islander	6
Black	25
White	131
Hispanic/Latino	95

Contraband (in plain view) Total: 22

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	4
White	10
Hispanic/Latino	8

Probable Cause Total: 419

Alaska Native/American Indian	0
Asian/Pacific Islander	6
Black	146
White	154
Hispanic/Latino	113

Inventory Total: 234

Alaska Native/American Indian	0
Asian/Pacific Islander	1
Black	44
White	61
Hispanic/Latino	128

Incident to Arrest Total: 72

Alaska Native/American Indian	1
Asian/Pacific Islander	2
Black	15
White	24
Hispanic/Latino	30

TIER 2 DATA

WAS CONTRABAND DISCOVERED?

	YES	NO
Alaska Native/American Indian	2	0
Asian/Pacific Islander	14	1
Black	229	5
White	349	31
Hispanic/Latino	351	23
TOTAL	**945**	**60**

Did the finding result in arrest?

	YES	NO
Alaska Native/American Indian	0	2
Asian/Pacific Islander	1	13
Black	38	191
White	62	287
Hispanic/Latino	40	311
TOTAL	**141**	**804**

DESCRIPTION OF CONTRABAND

Drugs Total: 338

Alaska Native/American Indian	0
Asian/Pacific Islander	5
Black	105
White	140
Hispanic/Latino	88

Currency Total: 11

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	7
Hispanic/Latino	4

Weapons Total: 25

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	9
White	7
Hispanic/Latino	9

Alcohol Total: 44

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	9
White	18
Hispanic/Latino	17

TIER 2 DATA

Stolen Property Total: 2

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	1
White	1
Hispanic/Latino	0

Other Total: 525

Alaska Native/American Indian	2
Asian/Pacific Islander	9
Black	105
White	176
Hispanic/Latino	233

RESULT OF THE STOP

Verbal Warning Total: 12,006

Alaska Native/American Indian	137
Asian/Pacific Islander	779
Black	1,758
White	6,356
Hispanic/Latino	2,976

Written Warning Total: 2,600

Alaska Native/American Indian	4
Asian/Pacific Islander	190
Black	283
White	1,647
Hispanic/Latino	476

Citation Total: 6,281

Alaska Native/American Indian	51
Asian/Pacific Islander	438
Black	759
White	3,235
Hispanic/Latino	1,798

Written Warning and Arrest Total: 21

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	2
White	7
Hispanic/Latino	12

Citation and Arrest Total: 70

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	22
White	19
Hispanic/Latino	29

Arrest Total: 339

Alaska Native/American Indian	1
Asian/Pacific Islander	10
Black	88
White	152
Hispanic/Latino	88

TIER 2 DATA

ARREST BASED ON

Violation of Penal Code Total: 224

Alaska Native/American Indian	0
Asian/Pacific Islander	7
Black	53
White	96
Hispanic/Latino	68

Violation of Traffic Law Total: 92

Alaska Native/American Indian	0
Asian/Pacific Islander	2
Black	22
White	36
Hispanic/Latino	32

Violation of City Ordinance Total: 0

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	0
Hispanic/Latino	0

Outstanding Warrant Total: 114

Alaska Native/American Indian	1
Asian/Pacific Islander	1
Black	37
White	46
Hispanic/Latino	29

Was physical force used resulting in bodily injury during the stop?

	YES	NO
Alaska Native/American Indian	0	193
Asian/Pacific Islander	0	1,417
Black	0	2,912
White	1	11,415
Hispanic/Latino	0	5,379
TOTAL	**1**	**21,316**

Tables Illustrating Motor Vehicle Related Contact Data

Table 1. Citations and Warnings

Race/ Ethnicity	All Contacts	Citations	Verbal Warning	Written Warning	Contact Percent	Citation Percent	Verbal Percent	Written Percent
Alaska Native/ American Indian	193	41	137	4	1%	1%	1%	0%
Asian/ Pacific Islander	1,417	438	779	190	7%	7%	6%	7%
Black	2,912	781	1,758	283	14%	12%	15%	11%
White	11,416	3,254	6,356	1,647	54%	51%	53%	63%
Hispanic/ Latino	5,379	1,827	2,976	476	25%	29%	25%	18%
TOTAL	21,317	6,351	12,006	2,600	100%	100%	100%	100%



Table 2. Motor Vehicle Contacts and Fair Roads Standard Comparison

Comparison of motor vehicle-related contacts with households that have vehicle access.

Race/Ethnicity	Contact Percentage	Households with Vehicle Access
Alaska Native/American Indian	1%	1%
Asian/Pacific Islander	7%	6%
Black	14%	7%
White	54%	63%
Hispanic/Latino	25%	23%
TOTAL	100%	100%

Table 3. Motor Vehicle Searches and Arrests.

Race/Ethnicity	Searches	Consent Searches	Arrests
Alaska Native/American Indian	2	1	1
Asian/Pacific Islander	15	6	10
Black	234	25	112
White	380	131	178
Hispanic/Latino	374	95	129
TOTAL	1,005	258	430

Table 4. Instances Where Peace Officers Used Physical Force Resulting in Bodily Injury

Instances Where Peace Officers Used Physical Force that Resulted in Bodily Injury	Arrest	Location of Stop	Reason for Stop	Harm to
1	03/02/25	509 Sonterra	Moving Traffic Violation	Officer

Table 5. Search Data

Race/ Ethnicity	Searches	Contraband Found Yes	Contraband Found No	Arrests	Percent Searches	Percent Contraband Found	Percent No Contraband	Percent Arrest
Alaska Native/ American Indian	2	2	0	1	0%	0%	0%	0%
Asian/ Pacific Islander	15	14	1	10	1%	1%	2%	2%
Black	234	229	5	112	23%	24%	8%	26%
White	380	349	31	178	38%	37%	52%	41%
Hispanic/ Latino	374	351	23	129	37%	37%	38%	30%
TOTAL	1,005	945	60	430	100%	100%	100%	100%

Table 6. Report on Audits.

The following table contains data regarding the number and outcome of required data audits during the period of 1/1/25-12/31/25.

Audit Data	Number of Data Audits Completed	Date of Completion	Outcome of Audit
1	1	03/01/25	Data was valid and reliable
2	1	06/01/25	Data was valid and reliable
3	1	09/01/25	Data was valid and reliable
4	1	12/01/25	Data was valid and reliable

ADDITIONAL COMMENTS:

Table 7. Instance Where Force Resulted in Bodily Injury.

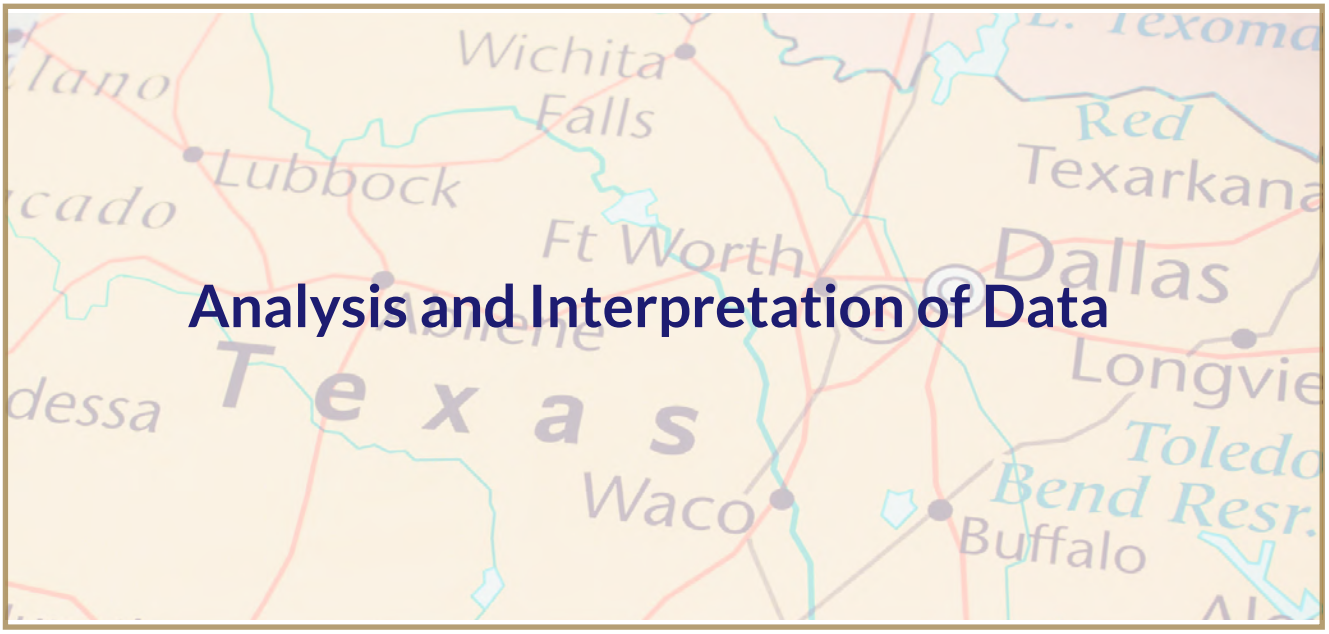
Race/Ethnicity	Number	Percent
Alaska Native/American Indian	0	0%
Asian/Pacific Islander	0	0%
Black	0	0%
White	1	100%
Hispanic/Latino	0	0%
TOTAL	1	100%

Table 8. Reason for Arrests from Vehicle Contact

Race/ Ethnicity	Violation of Penal Code	Violation of Traffic Law	Violation of City Ordinance	Outstanding Warrant	Percent Penal Code	Percent Traffic Law	Percent City Ordinance	Percent Warrant
Alaska Native/ American Indian	0	0	0	1	0%	0%	0%	1%
Asian/Pacific Islander	7	2	0	1	3%	2%	0%	1%
Black	53	22	0	37	24%	24%	0%	32%
White	96	36	0	46	43%	39%	0%	40%
Hispanic/ Latino	68	32	0	29	30%	35%	0%	25%
TOTAL	224	92	0	114	100%	100%	0%	100%

Table 9. Contraband Hit Rate

Race/ Ethnicity	Searches	Contraband Found Yes	Contraband Hit Rate	Search Percent	Contraband Percent
Alaska Native/ American Indian	2	2	100%	0%	0%
Asian/ Pacific Islander	15	14	93%	1%	1%
Black	234	229	98%	23%	24%
White	380	349	92%	38%	37%
Hispanic/Latino	374	351	94%	37%	37%



Analysis and Interpretation of Data

Legislative Background and Statutory Framework

In 2001, the Texas Legislature enacted Senate Bill 1074, establishing the Texas Racial Profiling Law. This legislation became effective on January 1, 2002, and required all law enforcement agencies in Texas to collect traffic-related contact data and submit annual reports to their respective local governing authorities by March 1 of each calendar year. The original statutory framework remained substantially unchanged until 2009, when the Texas Legislature passed House Bill 3389, introducing significant amendments to the data collection and reporting requirements.

The 2009 legislative amendments, which took effect on January 1, 2010, expanded the definition of reportable contacts to include all motor vehicle-related encounters resulting in the issuance of a citation or custodial arrest. Additionally, the amended statute required law enforcement officers to document whether they possessed knowledge of the individual's race or ethnicity prior to initiating the detention. The 2009 legislation also mandated the inclusion of "Middle Eastern" as a distinct racial and ethnic classification category and established TCOLE as the central repository for annual data submissions.

In 2017, the Texas Legislature enacted two significant pieces of legislation affecting racial profiling data collection requirements. House Bill 3051 eliminated the Middle Eastern classification category and standardized racial and ethnic designations to align with federal reporting standards. Concurrently, the Sandra Bland Act (Senate Bill 1849) was passed and signed into law, representing the most comprehensive legislative mandate in Texas history regarding law enforcement contact data requirements. The Sandra Bland Act, which became effective on January 1, 2018, not only expanded data collection requirements but also mandated detailed analytical assessments addressing the following statutory elements:

1. A comparative analysis of compiled information pursuant to Article 2.133, including:

a. Evaluation and comparison of motor vehicle stops within the applicable jurisdiction between persons recognized as racial or ethnic minorities and persons not recognized as racial or ethnic minorities;

b. Examination of the disposition of motor vehicle stops conducted by agency personnel, categorized according to the race or ethnicity of affected persons, including any searches resulting from stops within the applicable jurisdiction;

c. *Evaluation and comparison of searches resulting from motor vehicle stops within the applicable jurisdiction and documentation of whether contraband or other evidence was discovered during the course of such searches.*

2. *Documentation of all complaints filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.*

Analytical Methodology and Baseline Considerations

In accordance with the Texas Racial Profiling Law and Sandra Bland Act requirements, the Williamson County Sheriff's Office commissioned an independent analysis of its 2025 motor vehicle contact data. The analytical framework employed in this study incorporated two distinct methodological approaches. The primary analysis involved a comprehensive evaluation of all motor vehicle-related contact data collected during the 2025 reporting period. This analysis measured, as required by statute, the number and percentage of contacts involving individuals classified as White, Black, Hispanic or Latino, Asian and Pacific Islander, and Alaska Native and American Indian, who encountered law enforcement during motor vehicle-related contacts resulting in the issuance of citations, warnings, or custodial arrests.

The Tier 2 data analysis encompassed multiple variables including, but not limited to: the number and percentage of contacts by race and ethnicity; gender distribution; documented reason for the stop; geographic location of the encounter; search activity including search type classification; outcome of the contact; legal basis for any resulting arrest; and any use of physical force resulting in bodily injury. This comprehensive data collection framework enables a thorough assessment of departmental practices and facilitates identification of any patterns warranting further examination.

The analytical framework employed in this report utilized a comparative methodology that assessed 2025 motor vehicle contact data against an established demographic baseline. It should be noted that considerable scholarly debate exists regarding the appropriate baseline measure for analyzing motor vehicle-related contact data. Among available baseline measures, the Williamson County Sheriff's Office accepted the recommendation to employ the Fair Roads Standard as the primary comparative benchmark. This particular baseline is derived from U.S. Census Bureau data (2020) pertaining to the number of households with vehicle access, controlled for the race and ethnicity of heads of households.

It is important to acknowledge the methodological limitations inherent in utilizing census-derived baseline data for racial profiling analysis. Census data encompasses all residents within a given jurisdiction, regardless of their status within the driving population. Furthermore, census data captures information exclusively pertaining to municipal residents, thereby excluding individuals who may have encountered the Williamson County Sheriff's Office during the reporting period but reside outside jurisdictional boundaries. In certain municipalities, contacts with non-residents constitute a substantial proportion of all motor vehicle-related encounters recorded during any given reporting period.

In 2002, prominent civil rights organizations in Texas advocated for the adoption of the Fair Roads Standard as the preferred baseline measure for all law enforcement agencies conducting racial profiling analyses. These standard compares census data specific to "households" with vehicle access against "contacts," which represent individual-level counts. This methodological approach introduces the potential for ecological fallacy, as household-level data is being compared with individual-level contact data. Notwithstanding these limitations, the Williamson County Sheriff's Office elected to employ this comparison methodology to demonstrate institutional commitment to transparency and community accountability. The Fair Roads Standard data utilized in this analysis is specific to the jurisdiction of Williamson County.

Tier 2 Motor Vehicle-Related Contact Analysis (2025)

Examination of the enhanced Tier 2 data collected during the 2025 reporting period reveals distinct patterns in motor vehicle-related contacts. The demographic distribution of contacts indicates that the majority of motor vehicle-related encounters involved White individuals, followed by Hispanic individuals. Among all individuals contacted by law enforcement, the greatest number of citations were issued to White and Hispanic individuals, followed by Black individuals. With respect to written warnings, the majority were issued to White individuals, with Hispanic individuals representing the second largest recipient group.

Analysis of search and arrest data reveals that the majority of searches were conducted involving White individuals. When examining search methodology, the greatest number of consent searches involved White and Hispanic individuals. Similarly, the majority of custodial arrests involved White individuals. Overall, the preponderance of searches resulted in the discovery of contraband. Among searches that yielded contraband, the majority involved Hispanic individuals, followed by White individuals. Among searches that did not produce contraband, the majority involved White individuals.

Arrest data indicates that the majority of custodial arrests involved White individuals. Among arrests originating from alleged violations of the Texas Penal Code, the majority involved White individuals. With respect to use of force, the department reports one instance where physical force was used resulting in bodily injury during the reporting period.

Comparative Analysis

A comprehensive comparative analysis was conducted examining 2025 motor vehicle contact data against census data pertaining to households within Williamson County that reported vehicle access in the 2020 Census. This analysis produced the following findings:

The percentage of White and American Indian individuals who came into contact with law enforcement was equal to or lower than the percentage of White and American Indian households within Williamson County that reported vehicle access in the most recent census enumeration. Conversely, the data revealed that a higher percentage of Black, Hispanic, and Asian individuals came into contact with law enforcement compared to the percentage of Black, Hispanic, and Asian households that reported vehicle access. It should be noted that the percentage differential for Hispanic and Asian contacts relative to household representation is less than 3%, which may be considered statistically insignificant depending upon the analytical threshold employed.

The contraband discovery rate analysis reveals that among all searches conducted during the 2025 reporting period, American Indian individuals demonstrated the highest contraband hit rate, followed by Black and Hispanic individuals respectively. This indicates that among all searches performed, the highest percentage of searches resulting in contraband discovery involved American Indian individuals. The lowest contraband discovery rate was observed among White individuals.

Summary of Findings

As mandated by the current Texas Racial Profiling Law, law enforcement agencies are required to conduct data audits to validate the accuracy and reliability of reported data. In compliance with this requirement, the Williamson County Sheriff's Office engaged Del Carmen Consulting, LLC to perform independent data audits consistent with normative statistical practices and methodological standards. As documented in the accompanying audit report, the validation process confirms that the data submitted is both valid and reliable.

Furthermore, as required by statute, this report includes a comprehensive analysis of search activity, including documentation of whether contraband was discovered as a result of searches while controlling for the race and ethnicity of searched individuals. The search analysis demonstrates that the Williamson County Sheriff's Office is engaging in search practices consistent with prevailing national trends in law enforcement and does not reveal patterns indicative of discriminatory practices.

Based upon the analytical findings presented in this report, the following recommendations are offered to ensure continued compliance and institutional best practices:

1. Continue to collect and evaluate supplementary motor vehicle contact data elements, including but not limited to documented bases for probable cause searches and detailed contraband classification, which may prove valuable in assessing the nature and circumstances of law enforcement contacts with all individuals.
2. Commission an independent analysis of contact and search data during the upcoming reporting period to maintain analytical continuity and identify any emerging trends.
3. Continue to commission periodic data audits to ensure data integrity and verify that collected data is consistent with reported data, thereby maintaining the validity and reliability of all submissions.

Conclusion

The comprehensive data analysis presented in this report serves as documented evidence that the Williamson County Sheriff's Office has achieved full compliance with the Texas Racial Profiling Law and all associated statutory requirements. This report demonstrates that the department has:

- Implemented and maintains a comprehensive racial profiling policy in accordance with statutory requirements;
- Established and publicized procedures for members of the public to file compliments or complaints regarding officer conduct;
- Commissioned periodic data audits to ensure the validity and reliability of all collected and reported data;
- Collected and commissioned independent analysis of all required Tier 2 data elements; and
- Ensured that the practice of racial profiling is expressly prohibited and will not be accepted or tolerated within the organization.

The Williamson County Sheriff's Office remains committed to constitutional policing practices, equitable treatment of all individuals, and continued compliance with all applicable state and federal requirements pertaining to racial profiling prevention and reporting.

APPENDICES

[This section should include the following reference materials:]

- Original text of Senate Bill 1074 (Texas Racial Profiling Law)
- Sandra Bland Act (Senate Bill 1849) - Current governing law
- TCOLE compliance requirements and guidelines
- Agency racial profiling policy documentation
- Training documentation and certifications
- Complaint and compliment procedure documentation
- Data audit methodology and validation results
- Tier 2 data collection forms and submission confirmation



LEGISLATIVE & ADMINISTRATIVE

TCOLE GUIDELINES

Guidelines for Compiling and Reporting Data under Senate Bill 1074

Background

Senate Bill 1074 of the 77th Legislature established requirements in the Texas Code of Criminal Procedure (TCCP) for law enforcement agencies. The Commission developed this document to assist agencies in complying with the statutory requirements.

The guidelines are written in the form of standards using a style developed from accreditation organizations including the Commission on Accreditation for Law Enforcement Agencies (CALEA). The standards provide a description of ***what*** must be accomplished by an agency but allows wide latitude in determining ***how*** the agency will achieve compliance with each applicable standard.

Each standard is composed of two parts: the standard statement and the commentary. The *standard statement* is a declarative sentence that places a clear-cut requirement, or multiple requirements, on an agency. The commentary supports the standard statement but is not binding. The commentary can serve as a prompt, as guidance to clarify the intent of the standard, or as an example of one possible way to comply with the standard.

Standard 1

Each law enforcement agency has a detailed written directive that:

- clearly defines acts that constitute racial profiling;
- strictly prohibits peace officers employed by the agency from engaging in racial profiling;
- implements a process by which an individual may file a complaint with the agency if the individual believes a peace officer employed by the agency has engaged in racial profiling with respect to the individual filing the complaint;
- provides for public education relating to the complaint process;
- requires appropriate corrective action to be taken against a peace officer employed by the agency who, after investigation, is shown to have engaged in racial profiling in violation of the agency's written racial profiling policy; and
- requires the collection of certain types of data for subsequent reporting.

Commentary

Article 2.131 of the TCCP prohibits officers from engaging in racial profiling, and article 2.132 of the TCCP now requires a written policy that contains the elements listed in this standard. The article also specifically defines a law enforcement agency as it applies to this statute as an " agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties."

The article further defines race or ethnicity as being of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American." The statute does not limit the required policies to just these ethnic groups.

This written policy is to be adopted and implemented no later than January 1, 2002.

Standard 2

Each peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic, or who stops a pedestrian for any suspected offense reports to the employing law enforcement agency information relating to the stop, to include:

- a physical description of each person detained, including gender and the person's race or ethnicity, as stated by the person, or, if the person does not state a race or ethnicity, as determined by the officer's best judgment;
- the traffic law or ordinance alleged to have been violated or the suspected offense;
- whether the officer conducted a search as a result of the stop and, if so, whether the person stopped consented to the search;
- whether any contraband was discovered in the course of the search, and the type of contraband discovered;
- whether probable cause to search existed, and the facts supporting the existence of that probable cause;
- whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;
- the street address or approximate location of the stop; and
- whether the officer issued a warning or citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Commentary

The information required by 2.133 TCCP is used to complete the agency reporting requirements found in Article 2.134. A peace officer and an agency may be exempted from this requirement under Article 2.135 TCCP Exemption for Agencies Using Video and Audio Equipment. An agency may be exempt from this reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds. Section 2.135 (a)(2) states, "the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a) (1) (A) and the agency does not receive from the state funds for video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose."

Standard 3

The agency compiles the information collected under 2.132 and 2.133 and analyzes the information identified in 2.133.

Commentary

Senate Bill 1074 from the 77th Session of the Texas Legislature created requirements for law enforcement agencies to gather specific information and to report it to each county or municipality served. New sections of law were added to the Code of Criminal Procedure regarding the reporting of traffic and pedestrian stops. Detained is defined as when a person stopped is not free to leave.

Article 2.134 TCCP requires the agency to compile and provide and analysis of the information collected by peace officer employed by the agency. The report is provided to the governing body of the municipality or county no later than March 1 of each year and covers the previous calendar year.

There is data collection and reporting required based on Article 2.132 CCP (tier one) and Article 2.133 CCP (tier two).

The minimum requirements for "tier one" data for traffic stops in which a citation results are:

1) the race or ethnicity of individual detained (race and ethnicity as defined by the bill means of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American");
2) whether a search was conducted, and if there was a search, whether it was a consent search or a probable cause search; and
3) whether there was a custody arrest.

The minimum requirements for reporting on "tier two" reports include traffic and pedestrian stops. Tier two data include:

1) the detained person's gender and race or ethnicity;
2) the type of law violation suspected, e.g., hazardous traffic, non-hazardous traffic, or other criminal investigation (the Texas Department of Public Safety publishes a categorization of traffic offenses into hazardous or non-hazardous);
3) whether a search was conducted, and if so whether it was based on consent or probable cause;
4) facts supporting probable cause;
5) the type, if any, of contraband that was collected;
6) disposition of the stop, e.g., arrest, ticket, warning, or release;
7) location of stop; and
8) statement of the charge, e.g., felony, misdemeanor, or traffic.

Tier one reports are made to the governing body of each county or municipality served by the agency an annual report of information if the agency is an agency of a county, municipality, or other political subdivision of the state. Tier one and two reports are reported to the county or municipality not later than March 1 for the previous calendar year beginning March 1, 2003. Tier two reports include a comparative analysis between the race and ethnicity of persons detained to see if a differential pattern of treatment can be discerned based on the disposition of stops

including searches resulting from the stops. The reports also include information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling. An agency may be exempt from the tier two reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds [See 2.135 (a)(2) TCCP].

Reports should include both raw numbers and percentages for each group. Caution should be exercised in interpreting the data involving percentages because of statistical distortions caused by very small numbers in any particular category, for example, if only one American Indian is stopped and searched, that stop would not provide an accurate comparison with 200 stops among Caucasians with 100 searches. In the first case, a 100% search rate would be skewed data when compared to a 50% rate for Caucasians.

Standard 4

If a law enforcement agency has video and audio capabilities in motor vehicles regularly used for traffic stops, or audio capabilities on motorcycles regularly used to make traffic stops, the agency:

- adopts standards for reviewing and retaining audio and video documentation; and
- promptly provides a copy of the recording to a peace officer who is the subject of a complaint on written request by the officer.

Commentary

The agency should have a specific review and retention policy. Article 2.132 TCCP specifically requires that the peace officer be promptly provided with a copy of the audio or video recordings if the officer is the subject of a complaint and the officer makes a written request.

Standard 5

Agencies that do not currently have video or audio equipment must examine the feasibility of installing such equipment.

Commentary

None

Standard 6

Agencies that have video and audio recording capabilities are exempt from the reporting requirements of Article 2.134 TCCP and officers are exempt from the reporting requirements of Article 2.133 TCCP provided that:

- the equipment was in place and used during the proceeding calendar year; and
- video and audio documentation is retained for at least 90 days.

Commentary

The audio and video equipment and policy must have been in place during the previous calendar year. Audio and video documentation must be kept for at least 90 days or longer if a complaint has been filed. The documentation must be retained until the complaint is resolved. Peace officers are not exempt from the requirements under Article 2.132 TCCP.

Standard 7

Agencies have citation forms or other electronic media that comply with Section 543.202 of the Transportation Code.

Commentary

Senate Bill 1074 changed Section 543.202 of the Transportation Code requiring citations to include:

- race or ethnicity, and
- whether a search of the vehicle was conducted and whether consent for the search was obtained.

The Texas Law on Racial Profiling

S.B. No. 1074 - An Act relating to the prevention of racial profiling by certain peace officers.
BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 2, Code of Criminal Procedure, is amended by adding Articles 2.131 through 2.138 to read as follows:

Art. 2.131. RACIAL PROFILING PROHIBITED. A peace officer may not engage in racial profiling.

Art. 2.132. LAW ENFORCEMENT POLICY ON RACIAL PROFILING. (a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties.

(2) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

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

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to traffic stops in which a citation is issued and to arrests resulting from those traffic stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so, whether the person detained consented to the search; and

(7) require the agency to submit to the governing body of each county or municipality served by the agency an annual report of the information collected under Subdivision (6) if the agency is an agency of a county, municipality, or other political subdivision of the state.

(c) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make traffic stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make traffic stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the

policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a traffic stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(f) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which a video or audio recording of the occurrence on which the complaint is based was made, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer.

Art. 2.133. REPORTS REQUIRED FOR TRAFFIC AND PEDESTRIAN STOPS. (a) In this article:

(1) "Race or ethnicity" has the meaning assigned by Article 2.132(a).

(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic or who stops a pedestrian for any suspected offense shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of each person detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the traffic law or ordinance alleged to have been violated or the suspected offense;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband was discovered in the course of the search and the type of contraband discovered;

(5) whether probable cause to search existed and the facts supporting the existence of that probable cause;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;

(7) the street address or approximate location of the stop; and

(8) whether the officer issued a warning or a citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Art. 2.134. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED.

(a) In this article, "pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each local law enforcement agency shall submit a report containing the information compiled

during the previous calendar year to the governing body of each county or municipality served by the agency in a manner approved by the agency.

(c) A report required under Subsection (b) must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) determine the prevalence of racial profiling by peace officers employed by the agency; and

(B) examine the disposition of traffic and pedestrian stops made by officers employed by the agency, including searches resulting from the stops; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a traffic or pedestrian stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).

(e) The Commission on Law Enforcement Officer Standards and Education shall develop guidelines for compiling and reporting information as required by this article.

(f) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

Art. 2.135. EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and a law enforcement agency is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make traffic and pedestrian stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make traffic and pedestrian stops is equipped with transmitter-activated equipment; and

(B) each traffic and pedestrian stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each traffic and pedestrian stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a traffic or pedestrian stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

Art. 2.136. LIABILITY. A peace officer is not liable for damages arising from an act relating to the collection or reporting of information as required by Article 2.133 or under a policy adopted under Article 2.132.

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT.

(a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship, available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A). The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has installed video and audio equipment as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1).

Art. 2.138. RULES. The Department of Public Safety may adopt rules to implement Articles 2.131-2.137.

SECTION 2. Chapter 3, Code of Criminal Procedure, is amended by adding Article 3.05 to read as follows:

Art. 3.05. RACIAL PROFILING. In this code, "racial profiling" means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

SECTION 3. Section 96.641, Education Code, is amended by adding Subsection (j) to read as follows:

(j) As part of the initial training and continuing education for police chiefs required under this section, the institute shall establish a program on racial profiling. The program must include an examination of the best practices for:

(1) monitoring peace officers' compliance with laws and internal agency policies relating to racial profiling;

(2) implementing laws and internal agency policies relating to preventing racial profiling; and

(3) analyzing and reporting collected information.

SECTION 4. Section 1701.253, Occupations Code, is amended by adding Subsection (e) to read as follows:

(e) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on racial profiling for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

SECTION 5. Section 1701.402, Occupations Code, is amended by adding Subsection (d) to read as follows:

(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on racial profiling established by the commission under Section 1701.253(e).

SECTION 6. Section 543.202, Transportation Code, is amended to read as follows:

Sec. 543.202. FORM OF RECORD. (a) In this section, "race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) The record must be made on a form or by a data processing method acceptable to the department and must include:

(1) the name, address, physical description, including race or ethnicity, date of birth, and driver's license number of the person charged;

(2) the registration number of the vehicle involved;

(3) whether the vehicle was a commercial motor vehicle as defined by Chapter 522 or was involved in transporting hazardous materials;

(4) the person's social security number, if the person was operating a commercial motor vehicle or was the holder of a commercial driver's license or commercial driver learner's permit;

(5) the date and nature of the offense, including whether the offense was a serious traffic violation as defined by Chapter 522;

(6) whether a search of the vehicle was conducted and whether consent for the search was obtained;

(7) the plea, the judgment, and whether bail was forfeited;

(8) [~~(7)~~] the date of conviction; and

(9) [~~(8)~~] the amount of the fine or forfeiture.

SECTION 7. Not later than January 1, 2002, a law enforcement agency shall adopt and implement a policy and begin collecting information under the policy as required by Article 2.132, Code of Criminal Procedure, as added by this Act. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.132, Code of Criminal Procedure, as added by this Act, on March 1, 2003. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2002, and ending December 31, 2002.

SECTION 8. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.134, Code of Criminal Procedure, as added by this Act, on March 1, 2004. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2003, and ending December 31, 2003.

SECTION 9. Not later than January 1, 2002:

(1) the Commission on Law Enforcement Officer Standards and Education shall establish an education and training program on racial profiling as required by Subsection (e), Section 1701.253, Occupations Code, as added by this Act; and

(2) the Bill Blackwood Law Enforcement Management Institute of Texas shall establish a program on racial profiling as required by Subsection (j), Section 96.641, Education Code, as added by this Act.

SECTION 10. A person who on the effective date of this Act holds an intermediate proficiency certificate issued by the Commission on Law Enforcement Officer Standards and Education or has held a peace officer license issued by the Commission on Law Enforcement Officer Standards and Education for at least two years shall complete an education and training program on racial profiling established under Subsection (e), Section 1701.253, Occupations Code, as added by this Act, not later than September 1, 2003.

SECTION 11. An individual appointed or elected as a police chief before the effective date of this Act shall complete a program on racial profiling established under Subsection (j), Section 96.641, Education Code, as added by this Act, not later than September 1, 2003.

SECTION 12. This Act takes effect September 1, 2001

_____ _____

President of the Senate Speaker of the House

I hereby certify that S.B. No. 1074 passed the Senate on April 4, 2001, by the following vote: Yeas 28, Nays 2; May 21, 2001, Senate refused to concur in House amendments and requested appointment of Conference Committee; May 22, 2001, House granted request of the Senate; May 24, 2001, Senate adopted Conference Committee Report by a viva-voce vote.

_____
Secretary of the Senate

I hereby certify that S.B. No. 1074 passed the House, with amendments, on May 15, 2001, by a non-record vote; May 22, 2001, House granted request of the Senate for appointment of Conference Committee; May 24, 2001, House adopted Conference Committee Report by a non-record vote.

_____
Chief Clerk of the House

Approved:

_____
Date

_____
Governor

Modifications to the Original Law (H.B. 3389)

Amend CSHB 3389 (Senate committee report) as follows:

(1) Strike the following SECTIONS of the bill:

(A) SECTION 8, adding Section 1701.164, Occupations Code (page 4, lines 61-66);

(B) SECTION 24, amending Article 2.132(b), Code of Criminal Procedure (page 8, lines 19-53);

(C) SECTION 25, amending Article 2.134(b), Code of Criminal Procedure (page 8, lines 54-64);

(D) SECTION 28, providing transition language for the amendments to Articles 2.132(b) and 2.134(b), Code of Criminal Procedure (page 9, lines 40-47).

(2) Add the following appropriately numbered SECTIONS to the bill and renumber subsequent SECTIONS of the bill accordingly: SECTION ____. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (a),(b), (d), and (e) and adding Subsection (g) to read as follows:

(a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make motor vehicle[~~traffic~~] stops in the routine performance of the officers' official duties.

(2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.

(3) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, [~~or~~] Native American, or Middle Eastern descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

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

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle [~~traffic~~] stops in which a citation is issued and to arrests made as a result of [~~resulting from~~] those [~~traffic~~] stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so, whether the individual [~~person~~] detained consented to the search; and

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit [~~to the governing body of each county or~~

~~municipality served by the agency~~] an annual report of the information collected under Subdivision (6) to:

(A) the Commission on Law Enforcement Officer Standards and Education; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle [~~traffic~~] stops and transmitter activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle [~~traffic~~] stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b)(7), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.133, Code of Criminal Procedure, is amended to read as follows:

Art. 2.133. REPORTS REQUIRED FOR MOTOR VEHICLE [~~TRAFFIC AND PEDESTRIAN~~] STOPS. (a) In this article, "race[~~:~~

[~~(1) "Race~~] or ethnicity" has the meaning assigned by Article 2.132(a).

[~~(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.~~]

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance [~~regulating traffic or who stops a pedestrian for any suspected offense~~] shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any [~~each~~] person operating the motor vehicle who is detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop [~~traffic law or ordinance alleged to have been violated or the suspected offense~~];

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search and a description [~~the type~~] of the contraband or evidence [~~discovered~~];

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle [~~existed and the facts supporting the existence of that probable cause~~];
(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;
(7) the street address or approximate location of the stop; and
(8) whether the officer issued a written warning or a citation as a result of the stop[~~, including a description of the warning or a statement of the violation charged~~].
SECTION ____. Article 2.134, Code of Criminal Procedure, is amended by amending Subsections (a) through (e) and adding Subsection (g) to read as follows:
(a) In this article:
(1) "Motor vehicle[~~, "pedestrian~~] stop" has the meaning assigned by Article 2.132(a) [~~means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest~~].
(2) "Race or ethnicity" has the meaning assigned by Article 2.132(a).
(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each [~~local~~] law enforcement agency shall submit a report containing the incident-based data [~~information~~] compiled during the previous calendar year to the Commission on Law Enforcement Officer Standards and Education and, if the law enforcement agency is a local law enforcement agency, to the governing body of each county or municipality served by the agency [~~in a manner approved by the agency~~].
(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:
(1) a comparative analysis of the information compiled under Article 2.133 to:
(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities [~~determine the prevalence of racial profiling by peace officers employed by the agency~~]; and
(B) examine the disposition of motor vehicle [~~traffic and pedestrian~~] stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from [~~the~~] stops within the applicable jurisdiction; and
(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.
(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic or pedestrian~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).
(e) The Commission on Law Enforcement Officer Standards and Education, in accordance with Section 1701.162, Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.135, Code of Criminal Procedure, is amended to read as follows:

Art. 2.135. PARTIAL EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and the chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with transmitter-activated equipment; and

(B) each motor vehicle [~~traffic and pedestrian~~] stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each motor vehicle [~~traffic and pedestrian~~] stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a motor vehicle [~~traffic or pedestrian~~] stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

(d) In this article, "motor vehicle stop" has the meaning assigned by Article 2.132(a).

SECTION ____. Chapter 2, Code of Criminal Procedure, is amended by adding Article 2.1385 to read as follows:

Art. 2.1385. CIVIL PENALTY. (a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in the amount of $1,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.

(b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based

data as required by Article 2.134 shall remit to the comptroller the amount of $1,000 for each violation.

(c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

SECTION ____. Subchapter A, Chapter 102, Code of Criminal Procedure, is amended by adding Article 102.022 to read as follows:

Art. 102.022. COSTS ON CONVICTION TO FUND STATEWIDE REPOSITORY FOR DATA RELATED TO CIVIL JUSTICE. (a) In this article, "moving violation" means an offense that:

(1) involves the operation of a motor vehicle; and

(2) is classified as a moving violation by the Department of Public Safety under Section 708.052, Transportation Code.

(b) A defendant convicted of a moving violation in a justice court, county court, county court at law, or municipal court shall pay a fee of 10 cents as a cost of court.

(c) In this article, a person is considered convicted if:

(1) a sentence is imposed on the person;

(2) the person receives community supervision, including deferred adjudication; or

(3) the court defers final disposition of the person's case.

(d) The clerks of the respective courts shall collect the costs described by this article. The clerk shall keep separate records of the funds collected as costs under this article and shall deposit the funds in the county or municipal treasury, as appropriate.

(e) The custodian of a county or municipal treasury shall:

(1) keep records of the amount of funds on deposit collected under this article; and

(2) send to the comptroller before the last day of the first month following each calendar quarter the funds collected under this article during the preceding quarter.

(f) A county or municipality may retain 10 percent of the funds collected under this article by an officer of the county or municipality as a collection fee if the custodian of the county or municipal treasury complies with Subsection (e).

(g) If no funds due as costs under this article are deposited in a county or municipal treasury in a calendar quarter, the custodian of the treasury shall file the report required for the quarter in the regular manner and must state that no funds were collected.

(h) The comptroller shall deposit the funds received under this article to the credit of the Civil Justice Data Repository fund in the general revenue fund, to be used only by the Commission on Law Enforcement Officer Standards and Education to implement duties under Section 1701.162, Occupations Code.

(i) Funds collected under this article are subject to audit by the comptroller.

SECTION ____. (a) Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.061, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:

Sec. 102.061. ADDITIONAL COURT COSTS ON CONVICTION IN STATUTORY COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a statutory county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;

(2) a fee for services of the clerk of the court (Art. 102.005, Code of Criminal Procedure) . . . $40;

(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
(b) Section 102.061, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.
SECTION ____. (a) Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.081, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:
Sec. 102.081. ADDITIONAL COURT COSTS ON CONVICTION IN COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;
(2) a fee for clerk of the court services (Art. 102.005, Code of Criminal Procedure) . . . $40;
(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
(b) Section 102.081, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.
SECTION ____. Section 102.101, Government Code, is amended to read as follows:
Sec. 102.101. ADDITIONAL COURT COSTS ON CONVICTION IN JUSTICE COURT: CODE OF CRIMINAL PROCEDURE. A clerk of a justice court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:
(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;
(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;
(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;

(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $4;
(5) a fee for technology fund on a misdemeanor offense (Art. 102.0173, Code of Criminal Procedure) . . . $4;
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5;
(7) a fee on conviction of certain offenses involving issuing or passing a subsequently dishonored check (Art. 102.0071, Code of Criminal Procedure) . . . not to exceed $30; [~~and~~]
(8) a court cost on conviction of a Class C misdemeanor in a county with a population of 3.3 million or more, if authorized by the county commissioners court (Art. 102.009, Code of Criminal Procedure) . . . not to exceed $7; and
(9) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
SECTION ____. Section 102.121, Government Code, is amended to read as follows:
Sec. 102.121. ADDITIONAL COURT COSTS ON CONVICTION IN MUNICIPAL COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a municipal court shall collect fees and costs on conviction of a defendant as follows:
(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;
(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;
(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a fee for technology fund on a misdemeanor offense (Art. 102.0172, Code of Criminal Procedure) . . . not to exceed $4; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
SECTION ____. Subchapter D, Chapter 1701, Occupations Code, is amended by adding Section 1701.164 to read as follows:
Sec. 1701.164. COLLECTION OF CERTAIN INCIDENT-BASED DATA SUBMITTED BY LAW ENFORCEMENT AGENCIES. The commission shall collect and maintain incident-based data submitted to the commission under Article 2.134, Code of Criminal Procedure, including incident-based data compiled by a law enforcement agency from reports received by the law enforcement agency under Article 2.133 of that code. The commission in consultation with the Department of Public Safety, the Bill Blackwood Law Enforcement Management Institute of Texas, the W. W. Caruth, Jr., Police Institute at Dallas, and the Texas Police Chiefs Association shall develop guidelines for submitting in a standard format the report containing incident-based data as required by Article 2.134, Code of Criminal Procedure.
SECTION ____. Subsection (a), Section 1701.501, Occupations Code, is amended to read as follows:
(a) Except as provided by Subsection (d), the commission shall revoke or suspend a license, place on probation a person whose license has been suspended, or reprimand a license holder for a violation of:
(1) this chapter;

(2) the reporting requirements provided by Articles 2.132 and 2.134, Code of Criminal Procedure; or

(3) a commission rule.

SECTION ____. (a) The requirements of Articles 2.132, 2.133, and 2.134, Code of Criminal Procedure, as amended by this Act, relating to the compilation, analysis, and submission of incident-based data apply only to information based on a motor vehicle stop occurring on or after January 1, 2010.

(b) The imposition of a cost of court under Article 102.022, Code of Criminal Procedure, as added by this Act, applies only to an offense committed on or after the effective date of this Act. An offense committed before the effective date of this Act is covered by the law in effect when the offense was committed, and the former law is continued in effect for that purpose. For purposes of this section, an offense was committed before the effective date of this Act if any element of the offense occurred before that date.

Racial and Ethnic Designations (H.B. 3051)

H.B. No. 3051 - An Act relating to the categories used to record the race or ethnicity of persons stopped for or convicted of traffic offenses.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Article 2.132(a)(3), Code of Criminal Procedure, is amended to read as follows:

(3) "Race or ethnicity" means the following categories:

(A) Alaska native or American Indian;

(B) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(C) black;

(D) white; and

(E) Hispanic or Latino [~~, Native American, or Middle Eastern descent~~].

SECTION 2. Section 543.202(a), Transportation Code, is amended to read as follows:

(a) In this section, "race or ethnicity" means the following categories:

(1) Alaska native or American Indian;

(2) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(3) black;

(4) white; and

(5) Hispanic or Latino [~~, or Native American descent~~].

SECTION 3. This Act takes effect September 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 3051 was passed by the House on May 4, 2017, by the following vote: Yeas 143, Nays 2, 2 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 3051 was passed by the Senate on May 19, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

The Sandra Bland Act
(S.B. 1849)

S.B. No. 1849

An Act relating to interactions between law enforcement and individuals detained or arrested on suspicion of the commission of criminal offenses, to the confinement, conviction, or release of those individuals, and to grants supporting populations that are more likely to interact frequently with law enforcement.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. SHORT TITLE

SECTION 1.01. SHORT TITLE. This Act shall be known as the Sandra Bland Act, in memory of Sandra Bland.

ARTICLE 2. IDENTIFICATION AND DIVERSION OF AND SERVICES FOR PERSONS SUSPECTED OF HAVING A MENTAL ILLNESS, AN INTELLECTUAL DISABILITY, OR A SUBSTANCE ABUSE ISSUE

SECTION 2.01. Article 16.22, Code of Criminal Procedure, is amended to read as follows:

Art. 16.22. EARLY IDENTIFICATION OF DEFENDANT SUSPECTED OF HAVING MENTAL ILLNESS OR INTELLECTUAL DISABILITY [MENTAL RETARDATION]. (a)(1) Not later than 12 [72] hours after receiving credible information that may establish reasonable cause to believe that a defendant committed to the sheriff's custody has a mental illness or is a person with an intellectual disability [mental retardation], including observation of the defendant's behavior immediately before, during, and after the defendant's arrest and the results of any previous assessment of the defendant, the sheriff shall provide written or electronic notice of the information to the magistrate. On a determination that there is reasonable cause to believe that the defendant has a mental illness or is a person with an intellectual disability [mental retardation], the magistrate, except as provided by Subdivision

(2), shall order the local mental health or intellectual and developmental disability [mental retardation] authority or another qualified mental health or intellectual disability [mental retardation] expert to:

(A) collect information regarding whether the defendant has a mental illness as defined by Section 571.003,

Health and Safety Code, or is a person with an intellectual disability [mental retardation] as defined by Section 591.003, Health and Safety Code, including information obtained from any previous assessment of the defendant; and

(B) provide to the magistrate a written assessment of the information collected under Paragraph (A).

(2) The magistrate is not required to order the collection of information under Subdivision

(1) if the defendant in the year preceding the defendant's applicable date of arrest has been determined to have a mental illness or to be a person with an intellectual disability [mental retardation] by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health or intellectual disability [mental retardation] expert described by Subdivision

(1). A court that elects to use the results of that previous determination may proceed under Subsection (c).

(3) If the defendant fails or refuses to submit to the collection of information regarding the defendant as required under Subdivision (1), the magistrate may order the defendant to submit to an examination in a mental health facility determined to be appropriate by the local mental health or intellectual and developmental disability [mental retardation] authority for a reasonable period not to exceed 21 days. The magistrate may order a defendant to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of Aging and Disability Services] for examination only on request of the local mental health or intellectual and developmental disability [mental retardation] authority and with the consent of the head of the facility. If a defendant who has been ordered to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of Aging and Disability Services] for examination remains in the facility for a period exceeding 21 days, the head of that facility shall cause the defendant to be immediately transported to the committing court and placed in the custody of the sheriff of the county in which the committing court is located. That county shall reimburse the facility for the mileage and per diem expenses of the personnel required to transport the defendant calculated in accordance with the state travel regulations in effect at the time.

(b) A written assessment of the information collected under Subsection (a)(1)(A) shall be provided to the magistrate not later than the 30th day after the date of any order issued under Subsection (a) in a felony case and not later than the 10th day after the date of any order issued under that subsection in a misdemeanor case, and the magistrate shall provide copies of the written assessment to the defense counsel, the prosecuting attorney, and the trial court. The written assessment must include a description of the procedures used in the collection of information under Subsection (a)(1)(A) and the applicable expert's observations and findings pertaining to:

(1) whether the defendant is a person who has a mental illness or is a person with an intellectual disability [mental retardation];

(2) whether there is clinical evidence to support a belief that the defendant may be incompetent to stand trial and should undergo a complete competency examination under Subchapter B, Chapter 46B; and

(3) recommended treatment.

(c) After the trial court receives the applicable expert's written assessment relating to the defendant under Subsection (b) or elects to use the results of a previous determination as described by Subsection (a)(2), the trial court may, as applicable:

(1) resume criminal proceedings against the defendant, including any appropriate proceedings related to the defendant's release on personal bond under Article 17.032;

(2) resume or initiate competency proceedings, if required, as provided by Chapter 46B

or other proceedings affecting the defendant's receipt of appropriate court-ordered mental health or intellectual disability [mental retardation] services, including proceedings related to the defendant's receipt of outpatient mental health services under Section 574.034, Health and Safety Code; or

(3) consider the written assessment during the punishment phase after a conviction of the offense for which the defendant was arrested, as part of a presentence investigation report, or in connection with the impositions of conditions following placement on community supervision, including deferred adjudication community supervision.

(d) This article does not prevent the applicable court from, before, during, or after the collection of information regarding the defendant as described by this article: (1) releasing a defendant who has a mental illness [mentally ill] or is a person with an intellectual disability [mentally retarded defendant] from custody on personal or surety bond; or

(2) ordering an examination regarding the defendant's competency to stand trial.

SECTION 2.02. Chapter 16, Code of Criminal Procedure, is amended by adding Article 16.23 to read as follows:

Art. 16.23. DIVERSION OF PERSONS SUFFERING MENTAL HEALTH CRISIS OR SUBSTANCE ABUSE ISSUE. (a) Each law enforcement agency shall make a good faith effort to divert a person suffering a mental health crisis or suffering from the effects of substance abuse to a proper treatment center in the agency's jurisdiction if:

(1) there is an available and appropriate treatment center in the agency's jurisdiction to which the agency may divert the person;

(2) it is reasonable to divert the person;

(3) the offense that the person is accused of is a misdemeanor, other than a misdemeanor involving violence; and

(4) the mental health crisis or substance abuse issue is suspected to be the reason the person committed the alleged offense.

(b) Subsection (a) does not apply to a person who is accused of an offense under Section 49.04, 49.045, 49.05, 49.06, 49.065,
49.07, or 49.08, Penal Code.

SECTION 2.03. Section 539.002, Government Code, is amended to read as follows:

Sec. 539.002. GRANTS FOR ESTABLISHMENT AND EXPANSION OF COMMUNITY COLLABORATIVES. (a) To the extent funds are appropriated to the department for that purpose, the department shall make grants to entities, including local governmental entities, nonprofit community organizations, and faith-based community organizations, to establish or expand community collaboratives that bring the public and private sectors together to provide services to persons experiencing homelessness, substance abuse issues, or [and] mental illness. [The department may make a maximum of five grants, which must be made in the most populous municipalities in this state that are located in counties with a population of more than one million.] In awarding grants, the department shall give special consideration to entities:

(1) establishing [a] new collaboratives; or

(2) establishing or expanding collaboratives thatserve two or more counties, each with a population of less than 100,000 [collaborative].

(b) The department shall require each entity awarded a grant under this section to:

(1) leverage additional funding from private sources in an amount that is at least equal to the amount of the grant awarded under this section; [and]

(2) provide evidence of significant coordination and collaboration between the entity, local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in establishing or expanding a community collaborative funded by a grant awarded under this section; and

(3) provide evidence of a local law enforcement policy to divert appropriate persons from jails or other detention facilities to an entity affiliated with a community collaborative for the purpose of providing services to those persons.

SECTION 2.04. Chapter 539, Government Code, is amended by adding Section 539.0051 to read as follows:

Sec. 539.0051. PLAN REQUIRED FOR CERTAIN COMMUNITY COLLABORATIVES. (a) The governing body of a county shall develop and make public a plan detailing:

(1) how local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in the county could coordinate to establish or expand a community collaborative to accomplish the goals of Section 539.002;

(2) how entities in the county may leverage funding from private sources to accomplish the goals of Section 539.002 through the formation or expansion of a community collaborative; and

(3) how the formation or expansion of a community collaborative could establish or support resources or services to help local law enforcement agencies to divert persons who have been arrested to appropriate mental health care or substance abuse treatment.

(b) The governing body of a county in which an entity that received a grant under Section 539.002 before September 1, 2017, is located is not required to develop a plan under Subsection (a).

(c) Two or more counties, each with a population of less than 100,000, may form a joint plan under Subsection (a).

ARTICLE 3. BAIL, PRETRIAL RELEASE, AND COUNTY JAIL STANDARDS

SECTION 3.01. The heading to Article 17.032, Code of Criminal Procedure, is amended to read as follows:

Art. 17.032. RELEASE ON PERSONAL BOND OF CERTAIN [MENTALLY ILL] DEFENDANTS WITH MENTAL ILLNESS OR INTELLECTUAL DISABILITY.

SECTION 3.02. Articles 17.032(b) and (c), Code of Criminal Procedure, are amended to read as follows:

(b) A magistrate shall release a defendant on personal bond unless good cause is shown

otherwise if the:

(1) defendant is not charged with and has not been previously convicted of a violent offense;

(2) defendant is examined by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health expert under Article 16.22 [of this code];

(3) applicable expert, in a written assessment submitted to the magistrate under Article 16.22:

(A) concludes that the defendant has a mental illness or is a person with an intellectual disability [mental retardation] and is nonetheless competent to stand trial; and

(B) recommends mental health treatment or intellectual disability treatment for the defendant, as applicable; and

(4) magistrate determines, in consultation with the local mental health or intellectual and developmental disability [mental retardation] authority, that appropriate community-based mental health or intellectual disability [mental retardation] services for the defendant are available through the [Texas] Department of State [Mental] Health Services [and Mental Retardation] under Section 534.053, Health and Safety Code, or through another mental health or intellectual disability [mental retardation] services provider.

(c) The magistrate, unless good cause is shown for not requiring treatment, shall require as a condition of release on personal bond under this article that the defendant submit to outpatient or inpatient mental health or intellectual disability [mental retardation] treatment as recommended by the local mental health or intellectual and developmental disability [mental retardation] authority if the defendant's:

(1) mental illness or intellectual disability [mental retardation] is chronic in nature; or

(2) ability to function independently will continue to deteriorate if the defendant is not treated.

SECTION 3.03. Article 25.03, Code of Criminal Procedure, is amended to read as follows:

Art. 25.03. IF ON BAIL IN FELONY. When the accused, in case of felony, is on bail at the time the indictment is presented, [it is not necessary to serve him with a copy, but] the clerk shall [on request] deliver a copy of the indictment [same] to the accused or the accused's [his] counsel[,] at the earliest possible time.

SECTION 3.04. Article 25.04, Code of Criminal Procedure, is amended to read as follows:

Art. 25.04. IN MISDEMEANOR. In misdemeanors, the clerk shall deliver a copy of the indictment or information to the accused or the accused's counsel at the earliest possible time before trial [it shall not be necessary before trial to furnish the accused with a copy of the indictment or information; but he or his counsel may demand a copy, which shall be given as early as possible

SECTION 3.05. Section 511.009(a), Government Code, as amended by Chapters 281 (H.B. 875), 648 (H.B. 549), and 688 (H.B. 634), Acts of the 84th Legislature, Regular Session, 2015, is reenacted and amended to read as follows:

(a) The commission shall:

(1) adopt reasonable rules and procedures establishing minimum standards for the construction, equipment, maintenance, and operation of county jails;

(2) adopt reasonable rules and procedures establishing minimum standards for the custody, care, and treatment of prisoners;

(3) adopt reasonable rules establishing minimum standards for the number of jail supervisory personnel and for programs and services to meet the needs of prisoners;

(4) adopt reasonable rules and procedures establishing minimum requirements for programs of rehabilitation, education, and recreation in county jails;

(5) revise, amend, or change rules and procedures if necessary;

(6) provide to local government officials consultation on and technical assistance for county jails;

(7) review and comment on plans for the construction and major modification or renovation of county jails;

(8) require that the sheriff and commissioners of each county submit to the commission, on a form prescribed by the commission, an annual report on the conditions in each county jail within their jurisdiction, including all information necessary to determine compliance with state law, commission orders, and the rules adopted under this chapter;

(9) review the reports submitted under Subdivision (8) and require commission employees to inspect county jails regularly to ensure compliance with state law, commission orders, and rules
and procedures adopted under this chapter;

(10) adopt a classification system to assist sheriffs and judges in determining which defendants are low-risk and consequently suitable participants in a county jail work release program under Article 42.034, Code of Criminal Procedure;

(11) adopt rules relating to requirements for segregation of classes of inmates and to capacities for county jails;

(12) require that the chief jailer of each municipal lockup submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the lockup, including all information necessary to determine compliance with state law concerning secure confinement of children in municipal lockups;

(13) at least annually determine whether each county jail is in compliance with the rules and procedures adopted under this chapter;

(14) require that the sheriff and commissioners court of each county submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the county jail, including all information necessary to determine compliance with state law concerning secure confinement of children in county jails;

(15) schedule announced and unannounced inspections of jails under the commission's jurisdiction using the risk assessment plan established under Section 511.0085 to guide the inspections process;

(16) adopt a policy for gathering and distributing to jails under the commission's jurisdiction information regarding:

(A) common issues concerning jail administration;

(B) examples of successful strategies for maintaining compliance with state law and the rules,

standards, and procedures of the commission; and
(C) solutions to operational challenges for jails;

(17) report to the Texas Correctional Office on Offenders with Medical or Mental Impairments on a jail's compliance with Article 16.22, Code of Criminal Procedure;

(18) adopt reasonable rules and procedures establishing minimum requirements for jails to:
(A) determine if a prisoner is pregnant; and
(B) ensure that the jail's health services plan addresses medical and mental health care, including nutritional requirements, and any special housing or work assignment needs for persons who are confined in the jail and are known or determined to be pregnant;

(19) provide guidelines to sheriffs regarding contracts between a sheriff and another entity for the provision of food services to or the operation of a commissary in a jail under the commission's jurisdiction, including specific provisions regarding conflicts of interest and avoiding the appearance of impropriety; [and]

(20) adopt reasonable rules and procedures establishing minimum standards for prisoner visitation that provide each prisoner at a county jail with a minimum of two in-person, noncontact visitation periods per week of at least 20 minutes duration each;

(21) [(20)] require the sheriff of each county to:
(A) investigate and verify the veteran status of each prisoner by using data made available from the Veterans Reentry Search Service (VRSS) operated by the United States Department of Veterans Affairs or a similar service; and
(B) use the data described by Paragraph (A) to assist prisoners who are veterans in applying for federal benefits or compensation for which the prisoners may be eligible under a program administered by the United States Department of Veterans Affairs;

(22) [(20)] adopt reasonable rules and procedures regarding visitation of a prisoner at a county jail by a guardian, as defined by Section 1002.012, Estates Code, that:
(A) allow visitation by a guardian to the same extent as the prisoner's next of kin, including placing the guardian on the prisoner's approved visitors list on the guardian's request and providing the guardian access to the prisoner during a facility's standard visitation hours if the prisoner is otherwise eligible to receive visitors; and
(B) require the guardian to provide the sheriff with letters of guardianship issued as provided by Section 1106.001, Estates Code, before being allowed to visit the prisoner; and

(23) adopt reasonable rules and procedures to ensure the safety of prisoners, including rules and procedures that require a county jail to:
(A) give prisoners the ability to access a mental health professional at the jail through a telemental health service 24 hours a day;
(B) give prisoners the ability to access a health professional at the jail or through a telehealth service 24 hours a day or, if a health professional is unavailable at the jail or through a telehealth service, provide for a prisoner to be transported to access a health professional; and
(C) if funding is available under Section 511.019, install automated electronic sensors or cameras to ensure accurate and timely in-person checks of cells or groups of cells confining at-risk individuals.

SECTION 3.06. Section 511.009, Government Code, is amended by adding Subsection (d) to read

as follows:

(d) The commission shall adopt reasonable rules and procedures establishing minimum standards regarding the continuity of prescription medications for the care and treatment of prisoners. The rules and procedures shall require that a qualified medical professional shall review as soon as possible any prescription medication a prisoner is taking when the prisoner is taken into custody.

SECTION 3.07. Chapter 511, Government Code, is amended by adding Sections 511.019, 511.020, and 511.021 to read as follows:

Sec. 511.019. PRISONER SAFETY FUND. (a) The prisoner safety fund is a dedicated account in the general revenue fund.

(b) The prisoner safety fund consists of:

(1) appropriations of money to the fund by the legislature; and

(2) gifts, grants, including grants from the federal government, and other donations received for the fund.

(c) Money in the fund may be appropriated only to the commission to pay for capital improvements that are required under Section 511.009(a)(23).

(d) The commission by rule may establish a grant program to provide grants to counties to fund capital improvements described by Subsection (c). The commission may only provide a grant to a county for capital improvements to a county jail with a capacity of not more than 96 prisoners.

Sec. 511.020. SERIOUS INCIDENTS REPORT. (a) On or before the fifth day of each month, the sheriff of each county shall report to the commission regarding the occurrence during the preceding month of any of the following incidents involving a prisoner in the county jail:

(1) a suicide;

(2) an attempted suicide;

(3) a death;

(4) a serious bodily injury, as that term is defined by Section 1.07, Penal Code;

(5) an assault;

(6) an escape;

(7) a sexual assault; and

(8) any use of force resulting in bodily injury, as that term is defined by Section 1.07, Penal Code.

(b) The commission shall prescribe a form for the report required by Subsection (a).

(c) The information required to be reported under Subsection (a)(8) may not include the name or other identifying information of a county jailer or jail employee.

(d) The information reported under Subsection (a) is public information subject to an open records request under Chapter 552.

Sec. 511.021. INDEPENDENT INVESTIGATION OF DEATH OCCURRING IN COUNTY JAIL. (a) On the death of a prisoner in a county jail, the commission shall appoint a law enforcement agency, other

than the local law enforcement agency that operates the county jail, to investigate the death as soon as possible.

(b) The commission shall adopt any rules necessary relating to the appointment of a law enforcement agency under Subsection (a), including rules relating to cooperation between law enforcement agencies and to procedures for handling evidence.

SECTION 3.08. The changes in law made by this article to Article 17.032, Code of Criminal Procedure, apply only to a personal bond that is executed on or after the effective date of this Act. A personal bond executed before the effective date of executed, and the former law is continued in effect for that purpose.

SECTION 3.09. Not later than January 1, 2018, the Commission on Jail Standards shall:

(1) adopt the rules and procedures required by Section 511.009(d), Government Code, as added by this article, and the rules required by Section 511.021(b), Government Code, as added by this article; and

(2) prescribe the form required by Section 511.020(b), Government Code, as added by this article.

SECTION 3.10. Not later than September 1, 2018, the Commission on Jail Standards shall adopt the rules and procedures required by Section 511.009(a)(23), Government Code, as added by this article. On and after September 1, 2020, a county jail shall comply with any rule or procedure adopted by the Commission on Jail Standards under that subdivision.

SECTION 3.11. To the extent of any conflict, this Act prevails over another Act of the 85th Legislature, Regular Session, 2017, relating to non-substantive additions to and corrections in enacted codes.

ARTICLE 4. PEACE OFFICER AND COUNTY JAILER TRAINING

SECTION 4.01. Chapter 511, Government Code, is amended by adding Section 511.00905 to read as follows:

Sec. 511.00905. JAIL ADMINISTRATOR POSITION; EXAMINATION REQUIRED. (a) The Texas Commission on Law Enforcement shall develop and the commission shall approve an examination for a person assigned to the jail administrator position overseeing a county jail.

(b) The commission shall adopt rules requiring a person, other than a sheriff, assigned to the jail administrator position overseeing a county jail to pass the examination not later than the 180th day after the date the person is assigned to that position. The rules must provide that a person who fails the examination may be immediately removed from the position and may not be reinstated until the person passes the examination.

(c) The sheriff of a county shall perform the duties of the jail administrator position at any time there is not a person available who satisfies the examination requirements of this

section.

(d) A person other than a sheriff may not serve in the jail administrator position of a county jail unless the person satisfies the examination requirement of this section.

SECTION 4.02. Section 1701.253, Occupations Code, is amended by amending Subsection (j) and adding Subsection (n) to read as follows: commission shall require an officer to complete a 40-hour statewide education and training program on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments. An officer shall complete the program not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier. An officer may not satisfy the requirements of this subsection [section] or Section 1701.402(g) by taking an online course on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments.

(n) As part of the minimum curriculum requirements, the commission shall require an officer to complete a statewide education and training program on de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury.

SECTION 4.03. Section 1701.310(a), Occupations Code, is amended to read as follows:

(a) Except as provided by Subsection (e), a person may not be appointed as a county jailer, except on a temporary basis, unless the person has satisfactorily completed a preparatory training program, as required by the commission, in the operation of a county jail at a school operated or licensed by the commission. The training program must consist of at least eight hours of mental health training approved by the commission and the Commission on Jail Standards.

SECTION 4.04. Section 1701.352(b), Occupations Code, is amended to read as follows:

(b) The commission shall require a state, county, special district, or municipal agency that appoints or employs peace officers to provide each peace officer with a training program at least once every 48 months that is approved by the commission and consists of:

(1) topics selected by the agency; and

(2) for an officer holding only a basic proficiency certificate, not more than 20 hours of education and training that contain curricula incorporating the learning objectives developed by the commission regarding:

(A) civil rights, racial sensitivity, and cultural diversity;

(B) de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments; [and]

(C) de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury; and

(D) unless determined by the agency head to be inconsistent with the officer's assigned duties:

(i) the recognition and documentation of cases that involve child abuse or neglect, family violence, and sexual assault; and

(ii) issues concerning sex offender characteristics.

SECTION 4.05. Section 1701.402, Occupations Code, is amended by adding Subsection (n) to read

as follows:

(n) As a requirement for an intermediate proficiency certificate or an advanced proficiency certificate, an officer must complete the education and training program regarding de-escalation techniques to facilitate interaction with members of the public established by the commission under Section 1701.253(n).

SECTION 4.06. Not later than March 1, 2018, the Texas Commission on Law Enforcement shall develop and the Commission on Jail Standards shall approve the examination required by Section 511.00905, Government Code, as added by this article.

SECTION 4.07. (a) Not later than March 1, 2018, the Texas Commission on Law Enforcement shall establish or modify training programs as necessary to comply with Section 1701.253, Occupations Code, as amended by this article.

(b) The minimum curriculum requirements under Section 1701.253(j), Occupations Code, as amended by this article, apply only to a peace officer who first begins to satisfy those requirements on or after April 1, 2018.

SECTION 4.08. (a) Section 1701.310, Occupations Code, as amended by this article, takes effect January 1, 2018.

(b) A person in the position of county jailer on September 1, 2017, must comply with Section 1701.310(a), Occupations Code, as amended by this article, not later than August 31, 2021.

ARTICLE 5. MOTOR VEHICLE STOPS, RACIAL PROFILING, AND ISSUANCE OF CITATIONS

SECTION 5.01. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (b) and (d) and adding Subsection (h) to read as follows:

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's compliment and complaint process, including providing the telephone number, mailing address, and e-mail address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle stops in which a ticket, citation, or warning is issued and to arrests made as a result of those stops, including information

relating to:
(A) the race or ethnicity of the individual detained;
(B) whether a search was conducted and, if so, whether the individual detained consented to the search; [and]
(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
(D) whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;
(E) the location of the stop; and
(F) the reason for the stop; and

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

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle stops. The agency also shall examine the feasibility of equipping each peace officer who regularly detains or stops motor vehicles with a body worn camera, as that term is defined by Section 1701.651, Occupations Code. If a law enforcement agency installs video or audio equipment or equips peace officers with body worn cameras as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(h) A law enforcement agency shall review the data collected under Subsection (b)(6) to identify any improvements the agency could make in its practices and policies regarding motor vehicle stops.

SECTION 5.02. Article 2.133, Code of Criminal Procedure, is amended by amending Subsection (b) and adding Subsection (c) to read as follows:

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any person operating the motor vehicle who is detained as a result of the stop, including:
(A) the person's gender; and
(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search

and a description of the contraband or evidence;

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;

(7) the street address or approximate location of the stop; [and]

(8) whether the officer issued a verbal or written warning or a ticket or citation as a result of the stop; and

(9) whether the officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop.

(c) The chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is responsible for auditing reports under Subsection (b)
to ensure that the race or ethnicity of the person operating the motor vehicle is being reported.

SECTION 5.03. Article 2.134(c), Code of Criminal Procedure, is amended to read as follows:

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities; [and]

(B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

SECTION 5.04. Article 2.137, Code of Criminal Procedure, is amended to read as follows:

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT. (a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship,

available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)]. The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has taken the necessary actions to use and is using [installed] video and audio equipment and body worn cameras for those purposes [as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1)].

SECTION 5.05. Article 2.1385(a), Code of Criminal Procedure, is amended to read as follows:

(a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in an [the] amount not to exceed $5,000 [of $1,000] for each violation. The attorney general may sue to collect a civil penalty under this subsection.

SECTION 5.06. Article 2.135, Code of Criminal Procedure, is repealed.

SECTION 5.07. Articles 2.132 and 2.134, Code of Criminal Procedure, as amended by this article, apply only to a report covering a calendar year beginning on or after January 1, 2018.

SECTION 5.08. Not later than September 1, 2018, the Texas Commission on Law Enforcement shall:

(1) evaluate and change the guidelines for compiling and reporting information required under Article 2.134, Code of Criminal Procedure, as amended by this article, to enable the guidelines to better withstand academic scrutiny; and

(2) make accessible online:

(A) a downloadable format of any information submitted under Article 2.134(b), Code of Criminal

Procedure, that is not exempt from public disclosure under Chapter 552, Government Code; and (B) a glossary of terms relating to the information to make the information readily understandable to the public. This Act takes effect September 1, 2017.

_____ _____ President of the Senate Speaker of the House

I hereby certify that S.B. No. 1849 passed the Senate on May 11, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

I hereby certify that S.B. No. 1849 passed the House on May 20, 2017, by the following vote: Yeas 137, Nays 0, one present not voting.

ARTICLE 6. EFFECTIVE DATE

SECTION 6.01. Except as otherwise provided by this Act,

Approved:

_____

Date

_____

Governor

_____

Chief Clerk of the House

WILLIAMSON COUNTY
SHERIFF'S OFFICE
RACIAL PROFILING POLICY

	Williamson County Sheriff's Office
	Racial Profiling & Bias Reduction **General Order**
	Effective Date: 01/19/2022
	Approved: *Mike Gleason* Sheriff
	For the purpose of this policy manual, the responsibilities of the Sheriff may be delegated by him to an appointed designee.

I. Policy

All sworn members of the Williamson County Sheriff's Office are strictly prohibited from engaging in racial/biased profiling of any kind.

We are committed to respecting constitutional rights in the performance of our duties. Our success is based on the respect we give to our communities, and the respect members of the community observe toward law enforcement. To this end, we shall exercise our sworn duties, responsibilities, and obligations in a manner that does not discriminate based on race, sex, gender, sexual orientation, national origin, ethnicity, age, or religion.

All enforcement actions -- particularly stops of individuals for traffic and other violations, investigative detentions, arrests, searches, and seizures of persons or property -- shall be based on the standards of reasonable suspicion or probable cause as required by the Fourth Amendment to the U. S. Constitution and by statutory authority. In all enforcement decisions, deputies shall be able to articulate specific facts, circumstances, and conclusions that support probable cause or reasonable suspicion for arrests, searches, seizures, and stops of individuals. Deputies shall not stop, detain, arrest, search, or attempt to search anyone based solely upon the person's race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group. Deputies shall base all of their actions on a reasonable suspicion that the person or an occupant of a vehicle committed an offense.

All agency orders are informed and ruled by this directive. Nothing in this order limits non-enforcement contacts between deputies and the public.

II. Purpose

The purpose of this order is to provide general rules on reducing the presence of bias in law enforcement actions, to identify key contexts in which bias may influence these actions and emphasize the importance of the constitutional rules within which we operate.

III. Definitions

Most of the following terms appear in this policy statement. In any case, these terms appear in the larger public discourse about alleged biased enforcement behavior and in other orders. These definitions are intended to facilitate on-going discussion and analysis of our enforcement practices.

a. Bias: Prejudice or partiality based on preconceived ideas, a person's upbringing, culture, experience, or education.
b. Biased policing: Stopping, detaining, searching, or attempting to search, or using force against a person based upon their race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group.
c. Ethnicity: A cluster of characteristics that may include race but also cultural characteristics or traits that are shared by a group with a common experience or history.
d. Gender: Unlike sex, a psychological classification based on cultural characteristics or traits.
e. Probable cause: Facts or apparent facts and circumstances within a deputy's knowledge and of which the deputy had reasonable, trustworthy information to lead a reasonable person to believe that an offense has been or is being committed, and that the suspect has committed it.
f. Race: A category of people of a particular decent, including Caucasian, Black, Hispanic, Asian, Middle Eastern, or Native American descent. As distinct from ethnicity, race refers only to physical characteristics sufficiently distinctive to group people under a classification.
g. Racial profiling: A law-enforcement initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.
h. Reasonable suspicion: Articulable, objective facts that lead an experienced deputy to suspect that a person has committed, is committing, or may be about to commit a crime. A well-founded suspicion is based on the totality of the circumstances and does not exist unless it can be articulated. Reasonable suspicion supports a stop of a person. Courts require that stops based on reasonable suspicion be "objectively reasonable."
i. Sex: A biological classification, male or female, based on physical and genetic characteristics.
j. Stop: An investigative detention. The detention of a subject for a brief period of time, based on reasonable suspicion.

IV. Procedures

a. General responsibilities
    i. Deputies are prohibited from engaging in bias-based profiling or stopping, detaining, searching, arresting, or taking any enforcement action including

seizure or forfeiture activities, against any person based solely on the person's race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group. These characteristics, however, may form part of reasonable suspicion or probable cause when deputies are seeking a suspect with one or more of these attributes.

ii. Investigative detentions, traffic stops, arrests, searches, and property seizures by deputies will be based on a standard of reasonable suspicion or probable cause in accordance with the Fourth Amendment of the U.S. Constitution. Deputies must be able to articulate specific facts and circumstances that support reasonable suspicion or probable cause for investigative detentions, traffic stops, subject stops, arrests, nonconsensual searches, and property seizures. Except as provided in number 3 below, deputies shall not consider race/ethnicity in establishing either reasonable suspicion or probably cause. Similarly, except as provided below, deputies shall not consider race/ethnicity in deciding to initiate even those nonconsensual encounters that do not amount to legal detentions or to request consent to search.

iii. Deputies may take into account the reported race or ethnicity of a specific suspect or suspects based on trustworthy, locally relevant information that links a person or persons of a specific race/ethnicity to a particular unlawful incident(s). Race/ethnicity can never be used as the sole basis for probable cause or reasonable suspicion. Except as provided above, race/ethnicity Reasonable suspicion or probable cause shall form the basis for any enforcement actions or decisions. Individuals shall be subjected to stops, seizures, or detentions only upon reasonable suspicion that they have committed, are committing, or are about to commit an offense. Deputies shall document the elements of reasonable suspicion and probable cause in appropriate reports.

iv. Deputies shall observe all constitutional safeguards and shall respect the constitutional rights of all persons.
    1. As traffic stops furnish a primary source of bias-related complaints, deputies shall have a firm understanding of the warrantless searches allowed by law, particularly the use of consent. How the deputy disengages from a traffic stop may be crucial to a person's perception of fairness or discrimination.
    2. Deputies shall not use the refusal or lack of cooperation to justify a search of the person or vehicle or a prolonged detention once reasonable suspicion has been dispelled.

v. All personnel shall treat everyone with the same courtesy and respect that they would have others observe to agency personnel. To this end, personnel are reminded that the exercise of courtesy and respect engenders a future willingness to cooperate with law enforcement.
    1. Personnel shall facilitate an individual's access to other governmental services whenever possible and shall actively provide referrals to other appropriate agencies.

2. All personnel shall courteously accept, document, and forward to the Sheriff or Chief Deputy any complaints made by an individual against the office.

vi. When feasible, personnel shall offer explanations of the reasons for enforcement actions or other decisions that bear on the individual's well-being unless the explanation would undermine an investigation or jeopardize a deputy's safety.

vii. When concluding an encounter, personnel shall thank him or her for cooperating.

viii. When feasible, all personnel shall identify themselves by name. When a person requests the information, personnel shall give their agency identification number, name of the immediate supervisor, or any other reasonable information.

ix. All personnel are accountable for their actions. Personnel shall justify their actions when required.

b. Supervisory responsibilities

i. Supervisors shall be held accountable for the observance of constitutional safeguards during the performance of their duties. Supervisors shall identify and correct instances of bias in the work of their subordinates.

ii. Supervisors shall use the disciplinary mechanisms of the agency to ensure compliance with this order and the constitutional requirements of law enforcement.

iii. Supervisors shall be mindful that in accounting for the actions and performance of subordinates. Supervisors are important in maintaining community trust in law enforcement. Supervisors shall continually reinforce the ethic of impartial enforcement of the laws, and shall ensure that personnel, by their actions, maintain the community's trust in law enforcement.

iv. Supervisors are reminded that biased enforcement of the laws engenders not only mistrust of law enforcement but increases safety risks to personnel. Lack of control over bias also exposes the agency to liability consequences.

v. Supervisors shall be held accountable for repeated instances of biased enforcement of their subordinates.

vi. Supervisors shall ensure that all enforcement actions are duly documented per agency policy. Supervisors shall ensure that all reports show adequate documentation of reasonable suspicion and probable cause, if applicable.

vii. Supervisors shall facilitate the filing of any complaints about law-enforcement service.

viii. Supervisors shall conduct monthly reviews of in-car video recordings and body camera footage to ensure proper conduct of deputies.

c. Disciplinary consequences

Actions prohibited by this order shall be cause for disciplinary action, up to and including termination.

d. Training

Deputies shall complete annual training regarding bias- based profiling.

V. Complaints

a. The Williamson County Sheriff's Office shall accept, document, and forward all complaints to the Chief Deputy or Sheriff. A member of the public may file a complaint with the Sheriff's Office if they feel they have been the subject of racial/biased profiling. No person shall be discouraged, intimidated, or coerced from filing such a complaint, or be discriminated against because they filed such a complaint.
b. Complaints alleging incidents of bias-based profiling will be fully investigated.
c. Complainants will be notified of the results of the investigations when the investigation is completed.

VI. Record Keeping

a. The agency will maintain all required records on self-initiated contacts.
b. The information collected above will be reported to the county commissioner's court annually.
c. The information will also be reported to TCOLE in the required format.
d. The Office of Professional Standards will conduct an annual administrative review of data collected and the Sheriff will amend Agency policies and procedures as necessary to ensure compliance with bias-based profiling legislation and policy.



Copyright 2025 Del Carmen Consulting© All Rights Reserved.

For additional questions regarding the information presented in this report, please contact:

Del Carmen Consulting©
817.681.7840
www.texasracialprofiling.com
www.delcarmenconsulting.com

Disclaimer: The author of this report, Alejandro del Carmen/del Carmen Consulting©, is not liable for any omissions or errors committed in the acquisition, analysis, or creation of this report. Further, Dr. del Carmen/del Carmen Consulting© is not responsible for the inappropriate use and distribution of information contained in this report. Further, no liability shall be incurred as a result of any harm that may be caused to individuals and/or organizations as a result of the information contained in this report.

DEL CARMEN
Consulting, LLC.
LAW ENFORCEMENT EXPERTS

Copyright: This report may not be altered or reproduced outside the agreed terms, in any manner whatsoever without the written permission of the author.

Commissioners Court - Regular Session **8.**

Meeting Date: 02/03/2026

2025 Racial Profile Report

Submitted For: Mike Lugo **Submitted By:** Adrienne Damron, Fire Marshal Spec Ops-Hazmat

Department: Fire Marshal Spec Ops-Hazmat

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Fire Marshal's Office Racial Profile report for 2025.

Public Background

Exempt status report to TCOLE

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2025 Racial Profiling Report WCFMO

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:46 AM
Form Started By: Adrienne Damron		Started On: 01/27/2026 03:52 PM
Final Approval Date: 01/28/2026		

Williamson County Fire Marshal's Office

3189 SE Inner Loop ● Georgetown, Texas 78626
(512) 943-3831
firemarshal@wilcotx.gov | www.wilcopermits.com
Chief Mike Lugo - Fire Marshal

TO: Williamson County Commissioners Court
FROM: Chief Mike Lugo, County Fire Marshal

DATE: January 27, 2026

SUBJECT: 2025 Racial Profiling Report

Pursuant to the Texas Code of Criminal Procedure Article 2.132, please be advised the County Fire Marshal's Office is "exempt" from statistical reports for Traffic and pedestrian stops, otherwise known as Racial Profiling reports and has filed the exempt status with the Texas Commission on Law Enforcement for the 2025 reporting year.

The County Fire Marshal's Office files the Exempt status based on the "exempt" definition found on the Texas Commission on Law Enforcement website which is defined as agencies that do not routinely make motor vehicle stops.

Respectfully,

Chief Mike Lugo/Fire Marshal

Commissioners Court - Regular Session **9.**

Meeting Date: 02/03/2026

Park Donations BA Rev 12-31-25

Submitted For: Ganae Hempe **Submitted By:** Ganae Hempe, County Auditor

Department: County Auditor

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 to the General Fund for Park Donations.

Public Background

This is for donation collections from September 22, 2025, through December 31, 2025, in the amount of $548.00. Fiscal Year 2026 first quarter donations include $548.00 in general donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0000.367403	Park Donations	$548.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 04:06 PM
Form Started By: Ganae Hempe		Started On: 01/21/2026 04:30 PM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **10.**

Meeting Date: 02/03/2026

Park Donations BA Exp 12-31-25

Submitted For: Ganae Hempe **Submitted By:** Ganae Hempe, County Auditor

Department: County Auditor

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 Park Donations.

Public Background

This is for donation collections for September 22, 2025, through December 31, 2025. Fiscal year 2026 first quarter donations include $548.00 in general donations.

Fiscal Impact

From/To	Acct No.	Description	Amount
	0100.0510.003670	Use of Donations	$548.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 04:07 PM
Form Started By: Ganae Hempe		Started On: 01/21/2026 04:38 PM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **11.**

Meeting Date: 02/03/2026

2023 Park Bond Transfer

Submitted By: Karen Knightstep, County Auditor

Department: County Auditor

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving a 2023 Park Bond transfer to move $15,000 from West Expo Arena & Amenities to West Expo Fencing.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Background

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 02:01 PM
Form Started By: Karen Knightstep		Started On: 01/27/2026 08:18 AM
Final Approval Date: 01/27/2026		

This transfer is needed from P635 (West Expo Arena & Amenities) to new project number P740 to cover costs for new fencing at the West Expo Arena.

Point of contact is TW Dieckmann.

Commissioners Court - Regular Session **12.**

Meeting Date: 02/03/2026

2023 CIP Transfer

Submitted By: Karen Knightstep, County Auditor

Department: County Auditor

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving a 2023 CIP transfer in the amount of $230,000 from Justice Center Roof Replacement to Jester Annex HVAC.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 02:00 PM
Form Started By: Karen Knightstep		Started On: 01/27/2026 07:43 AM
Final Approval Date: 01/27/2026		

Commissioners Court - Regular Session **13.**

Meeting Date: 02/03/2026

Early Voting Locations for 2026 Primary Election

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

Department: Elections

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to approve the early voting polling locations, dates, and times for the 2026 Primary Election.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Early Voting Locations for 2026 Primary Election

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	01/28/2026 12:35 PM
Form Started By: Bridgette Escobedo		Started On: 01/28/2026 11:32 AM
Final Approval Date: 01/28/2026		

Primary Election - March 3, 2026

Elecciónes Primarias - 3 marzo de 2026 - Calendario de votación

Dates and Times for Early Voting Locations

Fechas y horarios para centros de votación con boleta limitada

Tuesday, February 17, 2026 - Saturday, February 21, 2026 (7:00AM - 7:00PM)
martes, 17 de febrero de 2026 - sábado, 21 de febrero de 2026

Sunday, February 22, 2026 (12:00PM - 6:00PM)
domingo, 22 de febrero de 2026

Monday, February 23, 2026 - Friday, February 27, 2026 (7:00AM - 7:00PM)
lunes, 23 de febrero de 2026 - viernes, 27 de febrero de 2026

Main Location and Limited Ballot Voting - *Ubicación principal/Local de votación limitada*
Georgetown: Georgetown Annex, 100 Wilco Way, 78626, HR Room 108

Branch Locations- *Ubicación principal/Local de votación limitada*

Austin: Anderson Mill Limited District, 11500 El Salido Pkwy, Austin, 78750, Room A
Austin: RRISD Hartfield PAC, 5800 McNeil Dr, Austin, 78729, Lobby
Austin: Spicewood Springs Library, 8637 Spicewood Springs Rd, Austin, 78759, The Reading Room
Cedar Park: Cedar Park Recreation Center, 1435 Main St, Cedar Park, 78613, San Gabriel Room
Florence: Florence City Hall, 851 FM 970, Florence, 76527, Council Chambers
Georgetown: Georgetown Fire Station #6, 6700 Williams Dr, Georgetown, 78633, Community Room
Georgetown: Georgetown City Hall, 808 Martin Luther King Jr St, Georgetown, 78626, Community Room
Georgetown: Hammerlun Center, 507 E University Ave, Georgetown, 78626, Cafeteria
Georgetown: Northstar Georgetown, 2401 Westinghouse Rd, Georgetown, 78626, Great Room
Georgetown: The Oaks Community Center - Sun City, 301 Del Webb Blvd, Georgetown, 78633, The Oaks Room
Georgetown: Georgetown ISD Technology Bldg., 603 Lakeway Dr, Georgetown, 78628, Large Conference Room
Hutto: TBD
Jarrell: Sonterra Clubhouse, 510 Sonterra Blvd, Jarrell, 76537, Clubhouse
Leander: First Baptist Church Leander, 10000 FM 2243 Leander, 78641, Gymnasium
Leander: Leander Senior Activity Center, 709 Municipal Drive, Leander, 78641, Elections Room
Liberty Hill: Liberty Hill ISD Gym Annex, 301 Forrest St, Liberty Hill, 78642, Gymnasium
Round Rock: Allen R Baca Center, 301 W Bagdad Ave, Round Rock, 78664, Meeting Room 3
Round Rock: Brushy Creek MUD Community Center, 16318 Great Oaks Dr, Round Rock, 78681, Maple Room
Round Rock: Wilco Jester Annex, 1801 E Old Settlers Blvd, Round Rock, 78664, Anderson & Harrell Rooms
Taylor: Taylor City Hall, 400 Porter St, Taylor, 76574, Auditorium

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

Commissioners Court - Regular Session **14.**

Meeting Date: 02/03/2026

Indigent/Abandoned Burial

Submitted For: Steven Snell **Submitted By:** Andrea Schiele, County Judge

Department: County Judge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to rescind the action approving Item No. 14 of the Williamson County Commissioners Court Session held on January 27, 2026; and take appropriate action supplanting the prior action with the approval of an Order for Interment by cremation of the deceased (Kenda Theresa Sailing) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

Public Background

Agenda Item No. 14 from the Williamson County Commissioners Court Session held on January 27, 2026, incorrectly stated Helping Hands Funeral & Cremation Services as the facility authorized to move forward with interment. The correct facility, which was correctly set forth in the Order attached to Item No. 14, should have been Beck Funeral Home. This item will now authorize Beck Funeral Home as the facility to move forward with the interment of the decedent.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Order for Interment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Andrea Schiele	01/28/2026 12:43 PM
Form Started By: Andrea Schiele		Started On: 01/28/2026 12:37 PM
Final Approval Date: 01/28/2026		

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

ORDER OF COMMISSIONERS COURT
OF WILLIAMSON COUNTY, TEXAS
AUTHORIZING INTERMENT
OF DECEDENT'S REMAINS
(Kenda Theresa Sailing)

Pursuant to the Laws and Rules of the State of Texas, the Texas Health & Safety Code, Chapter 711, Section 711.002(e), and the common law granting the County authority to regulate the public health and safety, the Commissioners Court of Williamson County finds that:

Kenda Theresa Sailing (SSN xxx-xx-7070) passed away on November 6, 2025, at the age of 72, at Beacon Hospice House located in Williamson County, Texas.

The Court also finds that there has been an investigation to obtain information regarding next of kin and the ability to pay for interment expense. However, all attempts to contact any known next of kin of the deceased's family have failed to identify any responsible or known next of kin with the ability to pay for necessary expenses. In the facts presented in this case, the deceased's body has either become abandoned or those with the ability to pay are unable to do so.

The Court finds that this case involves either an abandoned body or is qualified for indigent burial; therefore, the duty to cover the costs of interment

falls to Williamson County.

IT IS THEREFORE ORDERED THAT the deceased body shall be interred (*i.e.,* permanent disposition of remains by entombment, burial, or placement in a niche).

IT IS FURTHER ORDERED THAT costs of cremation of the deceased be paid by Williamson County, Texas in accordance with its policies and regulations. Beck Funeral Home is granted authority to cremate the deceased.

Signed and entered this 3rd day of February 2026.

_____
Hon. Steve Snell
Williamson County Judge

Commissioners Court - Regular Session **15.**

Meeting Date: 02/03/2026

Approval of Consulting Services Agreement #2026-132 with ETC Institute, Inc. to conduct a Countywide Survey for the Public Affairs Department

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

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approval of a Consulting Services Agreement #2026-132 between Williamson County and ETC Institute, Inc. to conduct a County-wide survey for the Public Affairs Department in the not-to-exceed amount of $40,500.00, with three quotes being obtained, and authorizing the execution of the Agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:24 PM
Form Started By: Sandra Malcolm		Started On: 12/22/2025 01:37 PM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **16.**

Meeting Date: 02/03/2026

Authorize Issuing RFP #26RFP18 for Armored Courier Services for the County Treasurer

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, 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 Armored Courier Services for the County Treasurer, under RFP #26RFP18.

Public Background

The current armored courier service contract will expire in 2026. Armored Courier Services are needed to transport cash, checks and general mail, for delivery from the County Treasurer's office and Tax office to a designated bank or the bank's vault.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:31 PM
Form Started By: Vickie Johnson		Started On: 01/16/2026 03:18 PM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **17.**

Meeting Date: 02/03/2026

Authorize Issuing RFP #26RFP20 for the Employee Assistance Program for the Benefits Department

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, 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 the Employee Assistance Program for the Benefits Department, under RFP #26RFP20.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Background Information

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:33 PM
Form Started By: Vickie Johnson		Started On: 01/16/2026 04:00 PM
Final Approval Date: 01/23/2026		

The Employee Assistance Program with Williamson County will expire in 2026. Williamson County is seeking firms for our Employee Assistance Program. Estimated Budget is $56,878.63. The funding source is 01.0885.0885.003600, the Origination ID No. is 4677 and the point of contact is Shelley Loughrey.

Commissioners Court - Regular Session **18.**

Meeting Date: 02/03/2026

Authorize Issuing RFP #26RFP19 for Food Services for Williamson County Jail for the Corrections Department

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, 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 Food Services for the Williamson County Jail for the Corrections Department, under RFP #26RFP19.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Background Information

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:32 PM
Form Started By: Vickie Johnson		Started On: 01/16/2026 03:40 PM
Final Approval Date: 01/23/2026		

The Food Services Contract for the Williamson County Jail will expire in 2026. Williamson County is seeking Food Services for the Williamson County Jail for the Corrections Department. Estimated Budget is $1,210,000.00 The funding source is 01.0100.0570.003306, the Origination ID No. is 4649 and the point of contact is Kathleen Pokluda

Commissioners Court - Regular Session **19.**

Meeting Date: 02/03/2026

Assets for Destruction

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to acknowledge the Purchasing Department's monthly report on asset dispositions through destruction, pursuant to Texas Local Government Code 263.152, from 12.22.2025, to 01.23.2026

Public Background

Please see the attached for details.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Asset for Destruction

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:43 PM
Form Started By: Cheryl Johnson		Started On: 01/22/2026 11:25 AM
Final Approval Date: 01/23/2026		

Asset Status Change for Commissioners Court

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
243	HP Color LaserJet CP4025	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	02-03-2026	2/3/2026	39078	12/23/2025 8:32 AM	Grace Frias	Monthly Report	Destruction	Yes
255	Computer and BWC charger	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	02-03-2026	2/3/2026	39078	12/26/2025 10:01 AM	Wade Fowler	Monthly Report	Destruction	Yes

Commissioners Court - Regular Session **20.**

Meeting Date: 02/03/2026

Assets for Auction

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on acknowledging the purchasing department's monthly report of asset disposition through auction, pursuant to Texas Local Government Code 263-152, for the period of 12.23.2025 through 01.23.2026

Public Background

Please see attachment

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:38 PM
Form Started By: Cheryl Johnson		Started On: 01/22/2026 10:43 AM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **21.**

Meeting Date: 02/03/2026

VSC Assets for Auction

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the disposal of various county vehicles(s) and equipment assets through auction, pursuant to Texas Local Government Code 263.152.

Public Background

Please see the attached for details.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:43 PM
Form Started By: Cheryl Johnson		Started On: 01/23/2026 09:20 AM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **22.**

Meeting Date: 02/03/2026

Diamond 24RFSQ13 WA1 SA3 On Call Land Surveying Services

Submitted For: Robert Daigh **Submitted By:** Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on Supplemental Work Authorization No. 3 to Work Authorization No. 1 under the Williamson County contract between Diamond Surveying, Inc. and Williamson County dated March 19, 2024, for On Call Land Surveying Services.

Public Background

This item is to consider approval of a supplemental work authorization under an existing on-call land surveying services contract.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 11:36 AM
Form Started By: Robert Quartarero		Started On: 01/23/2026 08:23 AM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **23.**

Meeting Date: 02/03/2026

Rifeline 25RFP30 WA4 Road and Bridge Public Involvement Services

Submitted For: Adam Boatright **Submitted By:** Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on Work Authorization No. 4 under the Public Involvement Services contract 25RFP30 between Williamson County and Rifeline, LLC.

Public Background

This item is to consider approval of a work authorization under an existing public involvement services contract.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 03:20 PM
Form Started By: Robert Quartarero		Started On: 01/23/2026 12:42 PM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **24.**

Meeting Date: 02/03/2026

Revised preliminary plat for the Hosick Ranch subdivision (revision 1) – Pct 4

Submitted For: Adam Boatright **Submitted By:** Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on ratifying and approving the revised preliminary plat for the Hosick Ranch subdivision (revision 1) – Precinct 4.

Public Background

This is the first revision to the preliminary plat of the Hosick ranch subdivision that was last approved on March 21st, 2023. Since the last approval, the developer has requested changes to the lot layout. This revision consists of a decrease in 3 lots. With this revision, the proposed Hosick Ranch subdivision consists of 21 lots and no new public roads on 72.50 acres.

Timeline

2025-08-28 – initial submittal of the revised preliminary plat
2025-09-26 – 1st review complete with comments
2025-11-26 – 2nd submittal of revised preliminary plat
2025-12-10 – 2nd review complete with comments
2026-01-06 – 3rd submittal of revised preliminary plat
2026-01-13 – 3rd review complete with comments
2026-01-16 – 4th submittal of revised preliminary plat
2026-01-16 – 4th review complete with comments clear
2026-01-21 – County Engineer approval letter sent (plat approval letter)
2026-01-27 – revised preliminary plat placed on the February 3rd, 2026, Commissioners Court agenda for consideration

---

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Preliminary Plat Hosick Ranch Revised

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:28 AM

Form Started By: Misti Schulz
Started On: 01/20/2026 09:31 AM
Final Approval Date: 01/28/2026

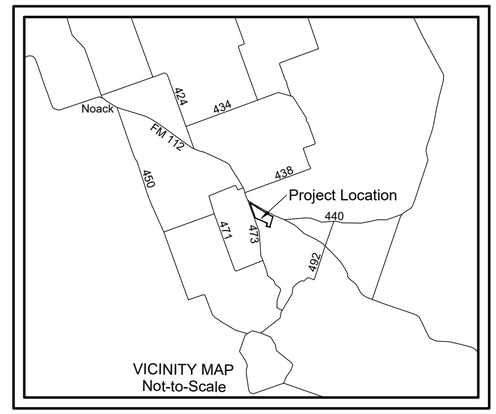
WILLIAMSON COUNTY, TEXAS

1" = 200'

PROPOSED FUTURE ARTERIAL ROAD ACCORDING TO THE L.R.T.P. OF WILLIAMSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L39	S 28°53'58" W	154.47'
L40	N 21°51'04" W	509.12'
L41	N 28°53'58" E	156.46'
L42	S 60°52'47" E	120.00'
L43	N 28°53'58" E	155.25'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	1020.00'	49°15'13"	876.83'	S 02°46'33" W	850.08'
C5	1140.00'	22°48'34"	453.83'	N 16°04'44" E	450.84'
C6	1080.00'	30°06'28"	567.52'	N 12°23'28" E	561.01'



LOTS 1, 2, AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 4, 5, AND 6 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 7 AND 8 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 9 AND 10 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 11 AND 12 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 13, 14, AND 15 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 16, 17, AND 18 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 19, 20, AND 21 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

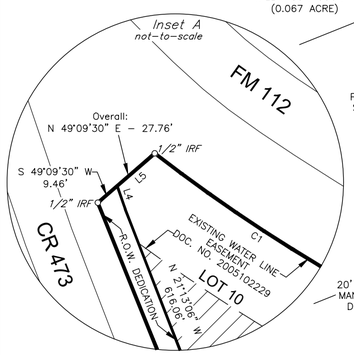
NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAYS.

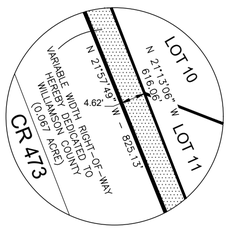
LOTS 14, 17, 18, AND 21 MAY NOT BE FURTHER SUBDIVIDED.

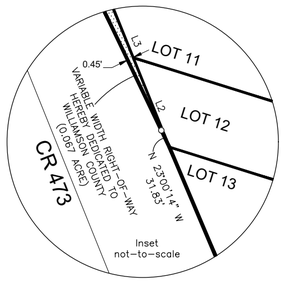
10' OSSF SETBACK FROM WATERLINE EASEMENTS

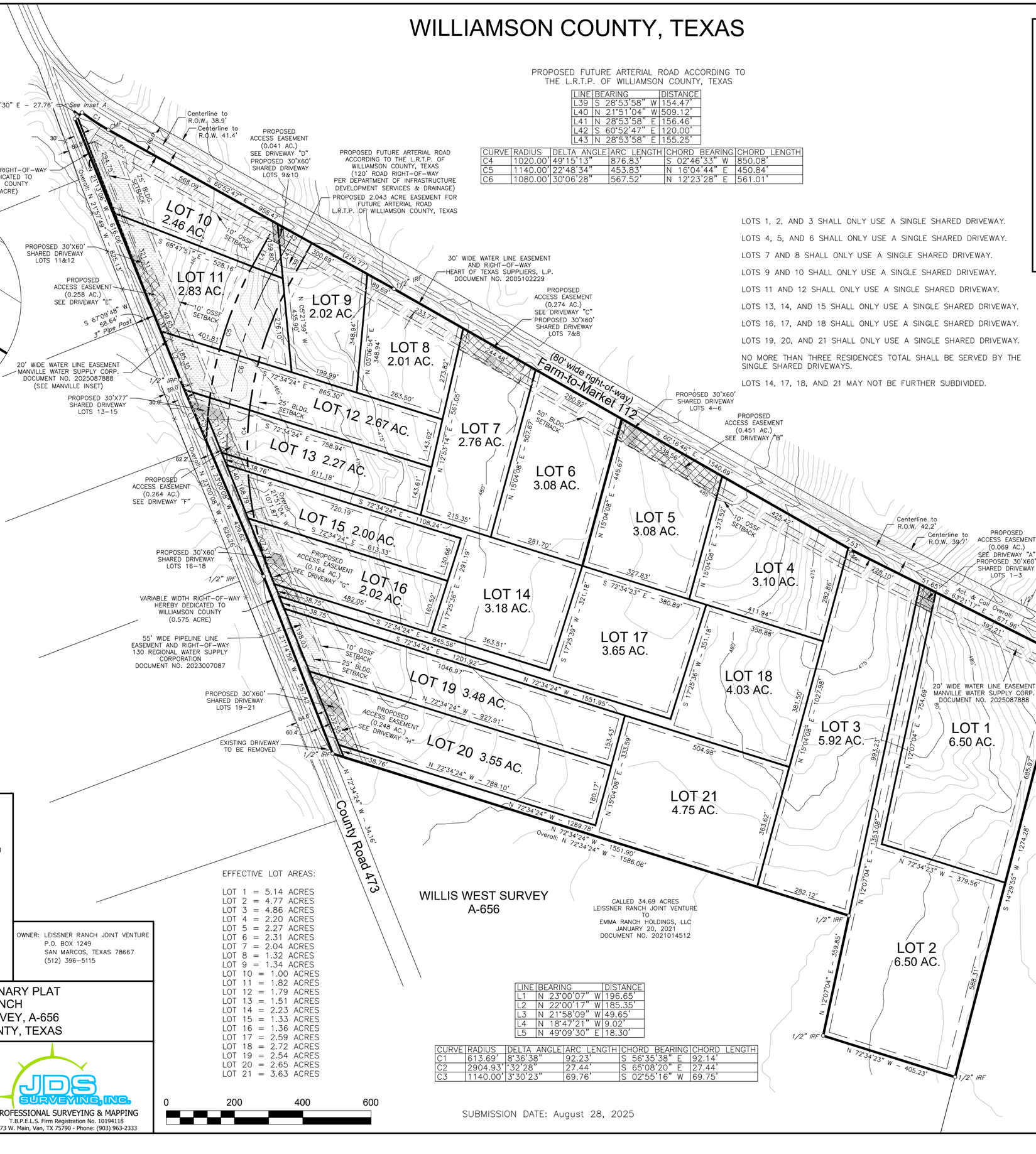
25' BUILDING SETBACK FROM L.R.T.P.

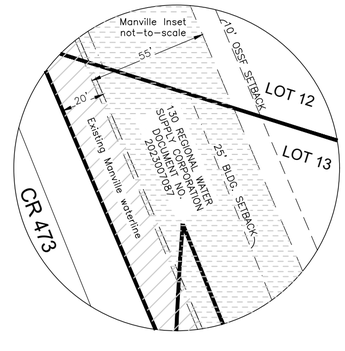
EXISTING DRIVEWAY ON LOT 20 AND LOT 21 TO BE REMOVED.











LEGEND

- Proposed Access Easement
- 20' wide Manville Easement dedicated by this plat
- Proposed Future Road Widening Williamson County L.R.T.P.
- E — Overhead Electric Line
- Lot Lines
- County Road Centerline
- Existing Easement
- Proposed Utility Easement
- Building set back (widths as stated in notes)
- IRF Iron Rod Found
- IRS Iron Rod Set
- P.U.E. Public Utility Easement

OWNER: LEISSNER RANCH JOINT VENTURE
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396–5115

EFFECTIVE LOT AREAS:

LOT 1 = 5.14 ACRES
LOT 2 = 4.77 ACRES
LOT 3 = 4.86 ACRES
LOT 4 = 2.20 ACRES
LOT 5 = 2.27 ACRES
LOT 6 = 2.31 ACRES
LOT 7 = 2.04 ACRES
LOT 8 = 1.32 ACRES
LOT 9 = 1.34 ACRES
LOT 10 = 1.00 ACRES
LOT 11 = 1.82 ACRES
LOT 12 = 1.79 ACRES
LOT 13 = 1.51 ACRES
LOT 14 = 2.23 ACRES
LOT 15 = 1.33 ACRES
LOT 16 = 1.36 ACRES
LOT 17 = 2.59 ACRES
LOT 18 = 2.72 ACRES
LOT 19 = 2.54 ACRES
LOT 20 = 2.65 ACRES
LOT 21 = 3.63 ACRES

LINE	BEARING	DISTANCE
L1	N 23°00'07" W	196.65'
L2	N 22°00'17" W	185.35'
L3	N 21°58'09" W	49.65'
L4	N 18°47'21" W	9.02'
L5	N 49°09'30" E	18.30'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	613.69'	8°36'38"	92.23'	S 56°35'38" E	92.14'
C2	2904.93'	1°32'28"	27.44'	S 65°08'20" E	27.44'
C3	1140.00'	3°30'23"	69.76'	S 02°55'16" W	69.75'

0 200 400 600

REVISED PRELIMINARY PLAT
HOSICK RANCH
WILLIS WEST SURVEY, A-656
WILLIAMSON COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 1 of 2
DATE: 07-26-2022	FILE NO: 2112-H.R.DWG
REVISED: 8-16-2024	
REVISED: 9-23-2025	REVISED: 12-18-2025
REVISED: 9-30-2025	
REVISED: 11-21-2025	

JDS SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
373 W. Main, Van, TX 75790 - Phone: (903) 963-2333

SUBMISSION DATE: August 28, 2025

WILLIAMSON COUNTY, TEXAS

OWNERS CERTIFICATE

WHEREAS, LEISSNER RANCH JOINT VENTURE IS THE OWNER OF A TRACT OF LAND IN THE WILLIS WEST SURVEY, ABSTRACT NUMBER 656, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

72.50 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED WITHIN THE WILLIS WEST SURVEY, ABSTRACT NO. 656 OF WILLIAMSON COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 175.11 ACRE TRACT AS DESCRIBED IN A CORRECTION AFFIDAVIT DEED TO LEISSNER RANCH JOINT VENTURE, DATED JANUARY 27, 2021 AND RECORDED IN DOCUMENT NO. 2021014280 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THIS 72.50 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 112 (80' WIDE RIGHT-OF-WAY), AT THE NORTHWEST OF A CALLED 131.948 ACRE TRACT AS DESCRIBED IN A DEED FROM JERRY BALUSEK, JR. AND WIFE, BARBARA BALUSEK TO JAG EL RIO, LLC, DATED DECEMBER 30, 2021 AND RECORDED IN DOCUMENT NO. 2022000414, FROM WHICH A CONCRETE MONUMENT FOUND IN SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID 131.91 ACRE TRACT, BEARS SOUTH 66 DEG. 59 MIN. 37 SEC. EAST, A DISTANCE OF 313.60 FEET;

THENCE SOUTH 14 DEG. 29 MIN. 55 SEC. WEST, WITH THE WEST LINE OF SAID 131.948 ACRE TRACT, A DISTANCE OF 1,274.28 FEET TO A 1/2" IRON ROD FOUND IN SAME AND BEING AT THE NORTHEAST CORNER OF A CALLED 34.69 ACRE TRACT AS DESCRIBED IN A DEED FROM LEISSNER RANCH JOINT VENTURE TO EMMA RANCH HOLDINGS, LLC, DATED JANUARY 20, 2021 AND RECORDED IN DOCUMENT NO. 2021014512;

THENCE WITH THE NORTH LINE OF SAID 34.69 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 72 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 405.23 FEET TO A 1/2" IRON ROD FOUND AT AN ELL CORNER;
- NORTH 12 DEG. 07 MIN. 04 SEC. EAST, A DISTANCE OF 359.85 FEET TO A 1/2" IRON ROD FOUND AT AN ELL CORNER;
- NORTH 72 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 1,586.06 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 473 AT THE NORTHWEST CORNER OF SAID 34.69 ACRE TRACT;

THENCE NORTH 21 DEG. 14 MIN. 59 SEC. WEST, WITH THE RIGHT-OF-WAY OF SAID COUNTY ROAD 473, A DISTANCE OF 557.42 FEET TO A POINT FOR CORNER;

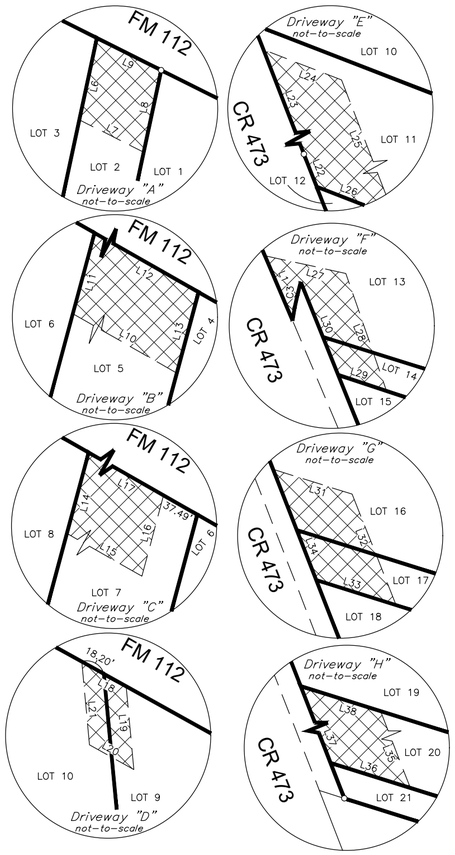
THENCE NORTH 23 DEG. 00 MIN. 08 SEC. WEST, WITH THE RIGHT-OF-WAY OF SAID COUNTY ROAD 473, A DISTANCE OF 626.26 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 21 DEG. 57 MIN. 49 SEC. WEST, WITH THE RIGHT-OF-WAY OF SAID COUNTY ROAD 473, A DISTANCE OF 825.13 FEET TO A 1/2" IRON ROD FOUND AN ELL CORNER IN THE SOUTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 112;

THENCE NORTH 49 DEG. 09 MIN. 30 SEC. EAST, WITH THE RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD 112, A DISTANCE OF 27.76 FEET TO A 1/2" IRON ROD FOUND AT AN ELL CORNER OF SAME;

THENCE WITH THE SOUTH RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD 112, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 49 DEG. 09 MIN. 30 SEC. EAST, A DISTANCE OF 18.30 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08 DEG. 35 MIN. 38 SEC., A RADIUS OF 613.69 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 56 DEG. 35 MIN. 38 SEC. EAST, 92.14 FEET;
- WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 92.23 FEET TO A CONCRETE MONUMENT FOUND;
- SOUTH 60 DEG. 52 MIN. 47 SEC. EAST, A DISTANCE OF 958.47 FEET TO A 1/2" IRON ROD FOUND;
- SOUTH 60 DEG. 16 MIN. 46 SEC. EAST, A DISTANCE OF 1,540.69 FEET TO A CONCRETE MONUMENT FOUND;
- SOUTH 63 DEG. 21 MIN. 17 SEC. EAST, A DISTANCE OF 671.96 FEET TO A CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEG. 32 MIN. 28 SEC., A RADIUS OF 2,904.93 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 65 DEG. 08 MIN. 20 SEC. EAST, 27.44 FEET;
- WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 27.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.50 ACRES OF LAND.



PROPOSED ACCESS EASEMENTS

Easement A – lots 1 2 3
Easement B – lots 4 5 6
Easement C – lots 7 & 8
Easement D – lots 9 & 10
Easement E – lots 11 & 12
Easement F – lots 13 14 15
Easement G – lots 16 17 18
Easement H – lots 19 20 21

ACCESS EASEMENTS

LINE	BEARING	DISTANCE
L6	S 12°07'04" W	60.00'
L7	S 63°21'17" E	51.65'
L8	N 12°07'04" E	60.00'
L9	N 63°21'17" W	51.65'
L10	N 60°16'46" W	338.56'
L11	N 15°04'08" E	60.00'
L12	S 60°16'46" E	338.56'
L13	S 15°04'08" W	60.00'
L14	S 12°41'29" W	60.71'
L15	S 60°16'46" E	204.59'
L16	N 15°04'08" E	60.00'
L17	N 60°16'46" W	207.20'
L18	S 60°52'47" E	36.40'
L19	S 05°21'58" E	60.00'
L20	N 60°52'47" W	36.40'
L21	N 05°21'58" W	60.00'
L22	N 21°58'13" W	49.65'
L23	N 21°13'06" W	196.82'
L24	S 68°47'51" E	60.74'
L25	S 21°50'57" E	242.98'
L26	N 72°34'24" W	60.00'
L27	S 72°34'24" E	101.16'
L28	S 21°51'04" E	190.43'
L29	N 72°34'24" W	60.00'
L30	N 21°51'04" W	148.86'
L31	S 72°34'24" E	61.54'
L32	S 21°47'08" E	150.39'
L33	N 72°34'24" W	61.31'
L34	N 21°51'04" W	150.53'
L35	S 21°51'03" E	232.55'
L36	N 72°34'24" W	60.00'
L37	N 21°51'04" W	232.55'
L38	S 72°34'25" E	60.00'

NOTES:

No lot in this subdivision is encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency flood insurance rate map, community panel no. 48491C0600F, effective date December 20, 2019 for Williamson County, Texas.

The bearings hereon were oriented to agree with grid north and were derived using g.p.s. equipment. (Texas Central Zone – NAD 83).

Iron Rods set are capped with plastic caps stamped (JDS 10194118) at all newly established lot corners.

"○" denotes 1/2" Iron Rod Set with plastic cap stamped (JDS 10194118) unless otherwise noted.

Electric service to be provided by Bluebonnet Electric Cooperative.
Sewer service for this subdivision will be provided by on-site sewage facilities.
Water service to be provided by Manville Water Supply Corp.

Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited; and, the existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels; and, Williamson County will not be responsible for any property damage, property loss, personal injury, or loss of life by flooding or flooding conditions; and Williamson County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.

Acreage: 71.86 acres in 21 Lots, 0.64 of an acre in dedication to Williamson County, Total of 72.50 acres.

All private drives will be signed in a manner that indicates its private status. Williamson County shall not be responsible for maintenance of private drives emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Williamson County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The county assures no responsibility for the accuracy of representations by other parties in this plat. floodplain data, in particular, may change. it is further understood that the owners of the tract of land conveyed by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the county.

All public roadways and easements shown on this plat are free of liens.

Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.

Any development on a lot for other than single family residential use will require compliance with Williamson county regulation B11.1 and on-site detention shall be provided as required or needed.

The public utility easement and building setback lines are defined as:

1. Fifteen foot (15') wide area on the sides of each Lot that share a common boundary line with another Lot.
2. Thirty foot (30') wide area on the sides of each Lot that do not share a common boundary line with another Lot, for the benefit of utilities.
3. Fifty foot (50') wide setback along F.M. 112 and a Twenty-five foot (25') setback along C.R. 473.
4. Twenty-five foot (25') building setback from L.R.T.P.

All sidewalks shall be maintained by each of the adjacent property owners.

This development is considered exempt from on-site stormwater detention controls based on Williamson County subdivision regulation B11.1.3, which states that a proposed development may be considered exempt from providing on-site stormwater detention if all lots are 2 acres or more and less than 20% of impervious cover per lot.

Maximum of 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by owner. if impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County floodplain administration to review the stormwater management controls proposed on lot.

LEGEND

Proposed Access Easement

Lot Lines

SURVEYOR: JDS SURVEYING, INC.
FIRM REGISTRATION NO. 10194118
373 W. MAIN
VAN, TEXAS 75790
(903) 963-2333

ENGINEER: CUATRO CONSULTANTS, LTD.
FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TX 78666
(512) 312-5040

OWNER: LEISSNER RANCH JOINT VENTURE
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

REVISED PRELIMINARY PLAT
HOSICK RANCH
WILLIS WEST SURVEY, A-656
WILLIAMSON COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 2 of 2
DATE: 07-26-2022	FILE NO: 2112-H.R.DWG
REVISED: 8-16-2024	
REVISED: 9-23-2025	REVISED: 12-18-2025
REVISED: 9-30-2025	
REVISED: 11-21-2025	

JDS SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
373 W. Main, Van, TX 75790 - Phone: (903) 963-2333

Commissioners Court - Regular Session **25.**

Meeting Date: 02/03/2026

Final Plat for the Flora Ph 2 Sec 1 subdivision – Pct 4

Submitted For: Adam Boatright **Submitted By:** Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approval of the final plat for the Flora Phase 2 Section 1 subdivision – Precinct 4.

Public Background

This is the first section of the Flora Phase 2 subdivision. It consists of 419 residential lots, 12 open space/landscape lots, 2 open space/drainage lots, 2 park lots and 19,810 linear feet of new public roads to be maintained by South Fork Ranch Municipal Utility District. Roadway and drainage construction is not yet complete, but a performance bond in the amount of $9,701,466.23 has been posted with the County to cover the cost of the remaining construction.

Timeline

2025-05-28 – initial submittal of the final plat
2025-06-20 – 1st review complete with comments
2025-07-29 – 2nd submittal of final plat
2025-08-14 – 2nd review complete with comments
2025-08-28 – 3rd submittal of final plat
2025-09-11 – 3rd review complete with comments
2025-11-13 – 4th submittal of final plat
2025-11-27 – 4th review complete with comments
2026-01-21 – receipt of final plat with signatures
2026-01-27 – final plat placed on the February 3rd, 2026 Commissioners Court agenda for consideration

---

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Final Plat Flora Ph 2 Sec 1

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:46 AM
Form Started By: Misti Schulz		Started On: 01/27/2026 12:31 PM
Final Approval Date: 01/28/2026		

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

LOT AREA TABLE								
BLOCK/LOT	SQ. FT.	TYPE	BLOCK/LOT	SQ. FT.	TYPE	BLOCK/LOT	SQ. FT.	TYPE
A/1	138162	OS/LS	D/15	4800	R	L/8	5625	R
A/2	5579	R	D/16	4800	R	L/9	5625	R
A/3	5625	R	D/17	5863	R	L/10	5678	R
A/4	5625	R	D/18	5203	R	L/11	5694	R
A/5	5625	R	D/19	5200	R	L/12	5651	R
A/6	5625	R	D/20	5200	R	L/13	5686	R
A/7	5625	R	D/21	5200	R	L/14	5716	R
A/8	5625	R	D/22	5200	R	L/15	5714	R
A/9	5625	R	D/23	5200	R	L/16	26666	OS/LS
A/10	5625	R	D/24	5200	R	M/1	6200	R
A/11	5625	R	D/25	5200	R	M/2	6385	R
A/12	5625	R	D/26	5200	R	M/3	6523	R
A/13	5240	R	D/27	5200	R	M/4	6545	R
A/14	8175	R	D/28	5198	R	M/5	6509	R
A/15	6668	R	G/1	10471	R	M/6	6487	R
A/16	6220	R	G/2	8336	R	M/7	8680	R
A/17	5592	R	G/3	9818	R	M/8	8692	R
A/18	5625	R	G/4	8659	R	M/9	6500	R
A/19	5625	R	G/5	13081	R	M/10	6512	R
A/20	5625	R	G/6	8029	R	M/11	6524	R
A/21	6699	R	G/7	15137	R	M/12	6523	R
A/22	6699	R	G/8	6298	OS/LS	M/13	6509	R
A/23	5000	R	G/9	9184	R	M/14	6510	R
A/24	5000	R	G/10	7852	R	M/15	6527	R
A/25	5000	R	G/11	7886	R	M/16	6512	R
A/26	5000	R	G/12	7760	R	M/17	6415	R
A/27	5000	R	G/13	9805	R	M/18	39858	OS/LS
A/28	5000	R	H/1	9531	R	N/1	9011	R
A/29	5000	R	H/2	8229	R	N/2	6733	R
A/30	5000	R	H/3	8218	R	N/3	6817	R
A/31	5000	R	H/4	8126	R	N/4	6811	R
A/32	5000	R	H/5	11856	R	N/5	6827	R
A/33	5000	R	H/6	11857	R	N/6	6729	R
A/34	5000	R	H/7	10864	R	N/7	6693	R
A/35	5000	R	H/8	7752	R	N/8	6719	R
A/36	4992	R	H/9	7843	R	N/9	6632	R
A/37	4813	R	H/10	8009	R	N/10	6623	R
A/38	7441	R	H/11	8369	R	N/11	6693	R
A/39	10702	R	H/12	8127	R	N/12	6650	R
A/40	6575	R	H/13	11776	R	N/14	6694	R
A/41	8635	OS/DL	H/14	11478	R	N/15	6623	R
A/42	5200	R	H/15	12215	R	N/16	6305	R
A/43	5200	R	H/16	10792	R	N/17	8302	R
A/44	5200	R	H/17	13877	R	N/18	6816	R
A/45	5200	R	H/18	12268	R	N/19	6163	R
A/46	5200	R	H/19	12984	R	N/20	6093	R
A/47	5200	R	H/20	13654	R	N/21	6251	R
A/48	5200	R	H/21	11426	R	N/22	6283	R
A/49	5200	R	I/1	10085	R	N/23	8559	R
A/50	5200	R	I/2	8752	R	N/24	8529	R
A/51	5200	R	I/3	7795	R	N/25	6454	R
A/52	5200	R	I/4	7417	R	N/26	6486	R
A/53	5200	R	I/5	7533	R	N/27	6599	R
A/54	5334	R	I/6	7523	R	N/28	6690	R
A/55	5668	R	I/7	8607	R	N/29	6529	R
A/56	5593	R	I/8	8431	R	N/30	8582	R
A/57	3880	OS/LS	I/9	7168	R	N/31	6749	R
A/58	6083	R	I/10	7475	R	N/32	6661	R
A/59	5387	R	I/11	6880	R	N/33	6665	R
A/60	5311	R	I/12	10294	R	N/34	6739	R
A/61	5200	R	I/13	16247	R	N/35	6695	R
A/62	5200	R	I/14	10642	R	N/36	6799	R
A/63	5200	R	I/15	9364	R	N/37	6804	R
A/64	5200	R	I/16	9701	R	N/38	6750	R
A/65	5200	R	I/17	7029	R	N/39	6828	R
A/66	5200	R	I/18	7597	R	N/40	6742	R
A/67	5200	R	I/19	7175	R	N/41	6741	R
A/68	5200	R	I/20	6696	R	N/42	6810	R
A/69	5200	R	I/21	6696	R	N/43	6808	R
A/70	5200	R	I/22	6696	R	N/44	8592	R
A/71	5200	R	I/23	6308	R	O/1	8334	R
A/72	5200	R	I/24	6487	R	O/2	7404	R
A/73	6589	R	I/25	17887	OS/LS	O/3	7396	R
A/74	10716	R	I/26	9774	R	O/4	7459	R
A/75	7686	R	I/27	9517	R	O/5	7560	R
A/76	4559	R	I/28	15808	R	O/6	7495	R
A/77	4993	R	I/29	11897	R	O/7	7519	R
A/78	5000	R	I/30	10087	R	O/8	7631	R
A/79	5000	R	I/31	9315	R	O/9	7579	R
A/80	5000	R	I/32	9800	R	O/10	7697	R
A/81	5000	R	I/33	8451	R	O/11	10688	R
A/82	4945	R	I/34	8344	R	O/12	8791	R
B/1	6928	OS/LS	I/35	9403	R	O/13	7809	R
B/2	5850	R	I/36	6857	R	O/14	7493	R
B/3	5850	R	I/37	6098	R	O/15	8215	R
B/4	5850	R	I/38	6932	R	O/16	8159	R
B/5	5850	R	I/39	7494	R	O/17	7659	R
B/6	5850	R	I/40	6577	R	O/18	7762	R
B/7	5850	R	I/41	7128	R	O/19	7494	R
B/8	5850	R	I/42	8489	R	O/20	8542	R
B/9	5850	R	I/43	8020	R	P/1	6578	R
B/10	5850	R	I/44	8991	R	P/2	6515	R
B/11	7124	R	J/1	13534	OS/LS	P/3	6461	R
B/12	6003	R	J/2	7490	R	P/4	6394	R
B/13	6002	R	J/3	6064	R	P/5	6470	R
B/14	6002	R	J/4	6038	R	P/6	6337	R
B/15	7114	R	J/5	6012	R	P/7	7100	R
B/16	5850	R	J/6	6156	R	P/8	8691	R
B/17	5850	R	J/7	6022	R	P/9	6376	R
B/18	5850	R	J/8	7204	R	P/10	6373	R
B/19	5850	R	J/9	9109	R	P/11	6593	R
B/20	5850	R	J/10	60643	PARK	P/12	6543	R
B/21	5850	R	J/11	5838	R	P/13	6610	R
B/22	5850	R	J/12	6514	R	P/14	6712	R
B/23	5850	R	J/13	7905	R	P/15	40691	OS/LS
B/24	5850	R	J/14	6578	R	Q/1	8262	R
C/1	3868	OS/LS	J/15	6578	R	Q/2	6182	R
C/2	5807	R	J/16	6700	R	Q/3	6209	R
C/3	5850	R	J/17	6945	R	Q/4	6177	R
C/4	5850	R	J/18	6445	R	Q/5	6153	R
C/5	5850	R	J/19	5588	R	Q/6	6419	R
C/6	5850	R	J/20	5812	R	Q/7	8784	R
C/7	5850	R	J/21	5722	R	Q/8	9576	R
C/8	5850	R	J/22	6726	R	Q/9	9022	R
C/9	5850	R	J/23	7248	R	Q/10	9118	R
C/10	5850	R	J/24	7082	R	Q/11	8843	R
C/11	6123	R	J/25	6859	R	Q/12	9244	R
C/12	5003	R	J/26	6637	R	Q/13	9387	R
C/13	5002	R	J/27	7677	R	Q/14	10500	R
C/14	5002	R	K/1	5844	R	Q/15	9351	R
C/15	5001	R	K/2	5850	R	Q/16	8458	R
C/16	6114	R	K/3	5850	R	Q/17	8651	R
C/17	5545	R	K/4	5850	R	Q/18	13785	R
C/18	5545	R	K/5	5850	R	Q/19	12192	R
C/19	5545	R	K/6	5850	R	Q/20	7120	R
C/20	5545	R	K/7	6902	R	Q/21	7897	R
C/21	5545	R	K/8	7272	R	Q/22	10363	R
C/22	5545	R	K/9	5569	R	U/29	100051	PARK
C/23	5545	R	K/10	5945	R	U/30	8121	R
C/24	5545	R	K/11	5766	R	U/31	7802	R
C/25	6696	R	K/12	7861	R	U/32	8593	R
D/1	7635	OS/LS	K/13	7686	R	U/33	8423	R
D/2	7800	R	K/14	6120	R	U/34	8518	R
D/3	5200	R	K/15	6120	R	U/35	8669	R
D/4	5200	R	K/16	6120	R	U/36	8670	R
D/5	5200	R	K/17	6120	R	U/37	8676	R
D/6	5200	R	K/18	6704	R	U/38	8436	R
D/7	5200	R	K/19	4666	OS/LS	U/39	9246	R
D/8	5200	R	L/1	5575	R	U/40	10395	R
D/9	5200	R	L/2	5625	R	U/41	10192	R
D/10	5200	R	L/3	5625	R	U/42	10229	R
D/11	5210	R	L/4	5625	R	U/43	267274	OS/DL
D/12	5869	R	L/5	5625	R	U/44	10237	R
D/13	4800	R	L/6	5625	R	U/45	11063	R
D/14	4800	R	L/7	5625	R	TOTAL	3667081	

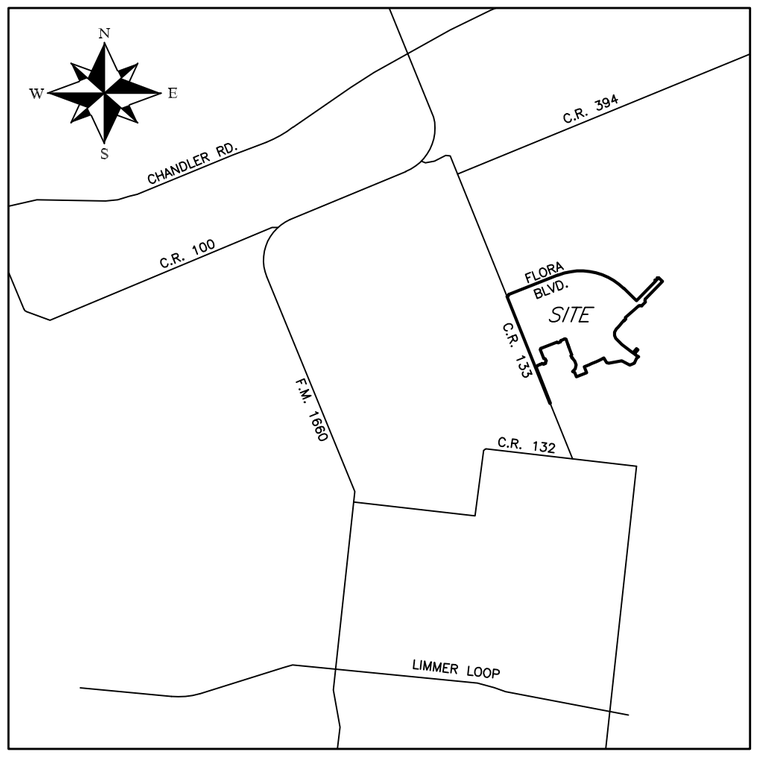
LEGEND

INSIGNIA ●	IRON ROD WITH CAP FOUND *(INSIGNIA NOTED)*
●	1/2" IRON ROD FOUND
○	IRON ROD WITH G&R CAP SET
OS/LS	OPEN SPACE/LANDSCAPE LOT
OS/DL	OPEN SPACE/DRAINAGE LOT
WW ESMT.	WASTEWATER EASEMENT
ESMT.	EASEMENT
—·—·—·—	BUILDING SETBACK LINE *(SEE SHEET 6 FOR DETAIL)*

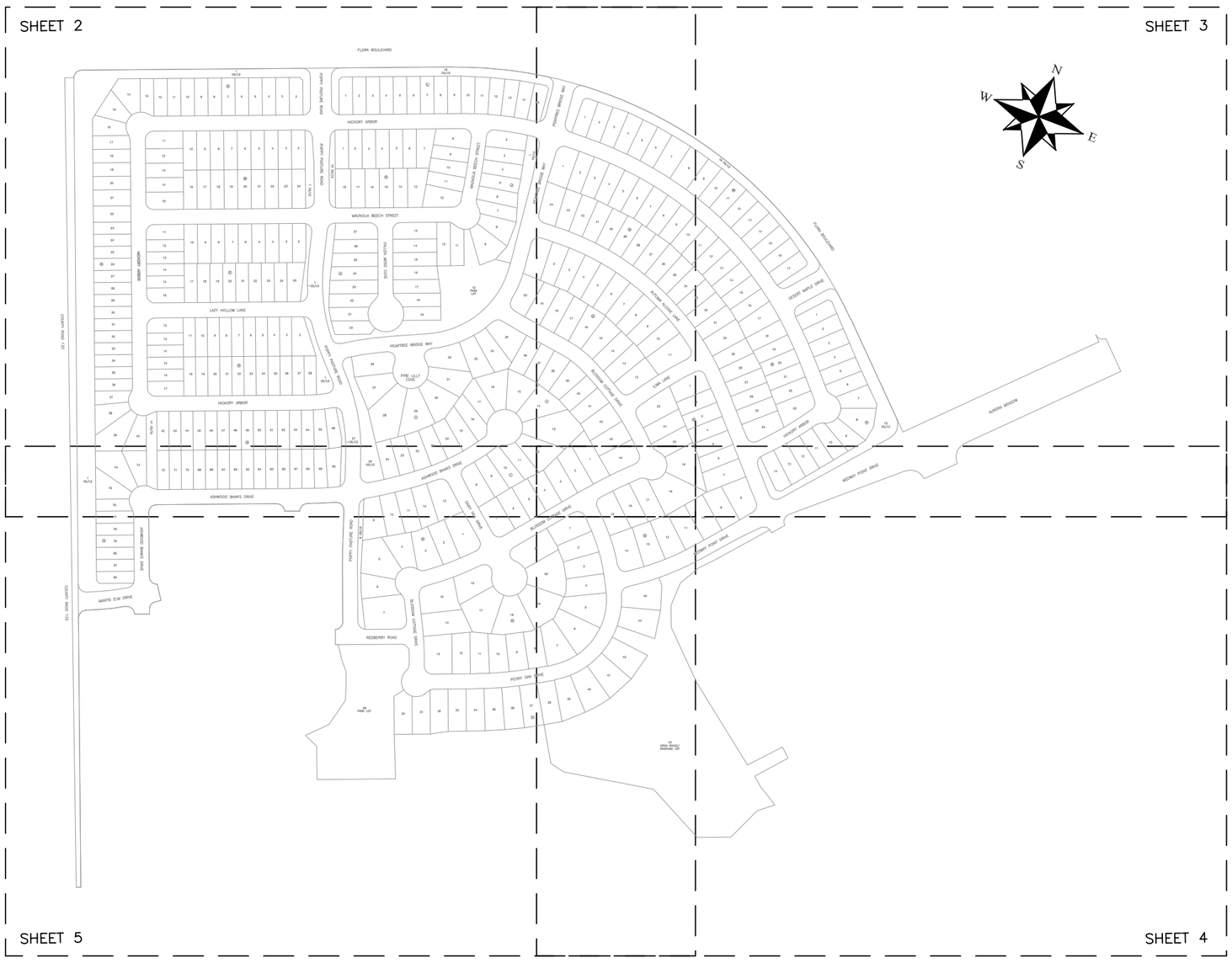
BENCHMARK: CHISELED SQUARE CUT IN NE CORNER OF CURB INLET.
GRID COORDINATES: (N)10186624.54, (E) 3181866.97
ELEVATION = 663.61
VERTICAL DATUM: NAVD 88 (GEOID 18)

BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)
DISTANCES SHOWN HEREON ARE SURFACE VALUES
COMBINED SCALE FACTOR IS 1.00012

SUBMITTAL DATE: MAY 28, 2025



LOCATION MAP
(NOT TO SCALE)



SHEET INDEX

STREET DESIGN TABLE

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH (L.F.)	DESIGN SPEED	CLASSIFICATION	OWNERSHIP
POPPY PASTURE ROAD	70'	40' F.–F. (MIN.)	180	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
	50'	33' F.–F.	1,729	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
PEARTREE BRIDGE WAY	70'	40' F.–F. (MIN.)	182	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
	60'	33' F.–F.	1,201	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
DESERT MAPLE DRIVE	70'	40' F.–F. (MIN.)	184	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
MANTIS ELM DRIVE	60'	40' F.–F. (MIN.)	270	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
MEDWAY POINT DRIVE	70'	40' F.–F. (MIN.)	575	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
	50'	33' F.–F.	572	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
PINE LILY COVE	50'	33' F.–F.	94	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
MAGNOLIA BEECH STREET	50'	33' F.–F.	1,399	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
LAZY HOLLOW LANE	50'	33' F.–F.	589	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
ILIMA LANE	50'	33' F.–F.	321	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
HICKORY ARBOR	50'	33' F.–F.	4,651	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
FALLEN MOSS COVE	50'	33' F.–F.	328	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
DAISY HILL DRIVE	50'	33' F.–F.	421	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
AUTUMN ALCOVE LANE	50'	33' F.–F.	1,374	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
ASHWOOD BANKS DRIVE	50'	33' F.–F.	1,651	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
BLOSSOM COTTAGE DRIVE	50'	33' F.–F.	1,986	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
PEONY OAK DRIVE	50'	33' F.–F.	1,155	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
REDBERRY ROAD	50'	33' F.–F.	267	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
AURORA MEADOW	120'	2–27' F.–F.	681	45	ARTERIAL (URBAN RESIDENTIAL)	PUBLIC

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	419	67.151
OPEN SPACE/LANDSCAPE	12	7.118
OPEN SPACE/DRAINAGE LOT	2	6.334
PARK LOT	2	3.689
RIGHT–OF–WAY	–	25.462
RIGHT–OF–WAY DEDICATION	–	1.406
TOTAL	435	111.160

SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267–7430
FAX: (512) 836–8385
FIRM NO. 10032000

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

ABS. NO. 610

1"=100'

0 50 100 200 400

FLORA PHASE 1A
SECTION 3
DOC. NO. 2024066494

FLORA PHASE 1A
SECTIONS 1 & 2
DOC. NO. 2024060749

FLORA BOULEVARD
(120' R.O.W.)
20' EASEMENT AND RIGHT-OF-WAY
DOC. NO. 2024027817
AND
20' PUE & ACCESS EASEMENT
DOC. NO. 2024037303

N68°30'46"E 1234.62'

SHEET 2
MATCHLINE
SHEET 3

POPPY PASTURE ROAD (70' R.O.W.)

HICKORY ARBOR (50' R.O.W.)

PEARTREE BRIDGE WAY (70' R.O.W.)

MAGNOLIA BEECH STREET (50' R.O.W.)

PEARTREE BRIDGE WAY (R.O.W. VARIES)

FALLEN MOSS COVE (50' R.O.W.)

10 PARK LOT

LAZY HOLLOW LANE (50' R.O.W.)

PEARTREE BRIDGE WAY (50' R.O.W.)

PINE LILLY COVE

AUTUMN ALCOVE LANE (50' R.O.W.)

BLOSSOM COTTAGE DRIVE (50' R.O.W.)

ILIMA LANE (50' R.O.W.)

ASHWOOD BANKS DRIVE (50' R.O.W.)

DAISY HILL DRIVE (50' R.O.W.)

263.021 AC.
GRBK EDGEWOOD LLC
AND MERITAGE HOMES
DOC. NO. 2023089401

COUNTY ROAD 133
(R.O.W. VARIES)

CITY OF HUTTO ETJ
CITY OF HUTTO CITY LIMITS

20' UTILITY & ACCESS ESMT.
DOC. NO. 2025049593

1.406 AC. R.O.W
HEREBY DEDICATED

N21°49'03"W 2687.38'

N21°30'35"W 1682.82'

SHEET 2
MATCHLINE
SHEET 5

SHEET 2 OF 8

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

JOHN THOMAS SURVEY,
ABS. NO. 610

SHEET 2
MATCHLINE
SHEET 3

FLORA PHASE 1A
SECTIONS 1 & 2
DOC. NO. 2024060749

N
W
E
S

1"=100'

0 50 100 200 400

PEARTREE BRIDGE WAY
(70' R.O.W.)

AUTUMN ALCOVE LANE
(50' R.O.W.)

BLOSSOM COTTAGE DRIVE
(50' R.O.W.)

ILIMA LANE (50' R.O.W.)

HICKORY ARBOR (50' R.O.W.)

DESERT MAPLE DRIVE
(70' R.O.W.)

FLORA BOULEVARD
(120' R.O.W.)

20' EASEMENT AND RIGHT-OF-WAY DOC. NO. AND 2024037817
20' PUE & ACCESS EASEMENT DOC. NO. 2024013305

MEDWAY POINT DRIVE
(R.O.W. VARIES)

AURORA MEADOW
(120' R.O.W.)

T.B.M. = CHISELED SQUARE CUT
IN NE CORNER OF INLET
ELEV= 663.61

S45°43'57"E 412.42'

N44°16'03"E 716.32'

S44°16'03"W 571.56'

S48°27'03"W 414.26'

S45°49'21"E
120.00'

S44°10'55"W
120.00'

SHEET 3
MATCHLINE
SHEET 4

SHEET 3
MATCHLINE
SHEET 4

MEDWAY POINT DRIVE
(R.O.W. VARIES)

S48°27'03"W 414.26'

S44°10'55"W
120.00'

N40°07'15"E 418.01'

COTTAGE DRIVE (50' R.O.W.)

MEDWAY POINT DRIVE (50' R.O.W.)

S40°01'00"W 142.19'

S45°40'05"E 201.01'

S52°42'20"E 321.40'

S79°48'50"W 303.35'

N63°11'53"W 215.76'

S68°36'24"W
112.45'

S23°30'32"W
122.09'

N30°54'24"W
129.98'

S58°46'31"W
60.92'

S47°13'43"W
82.81'

50' RAD.

25' WW ESMT.
DOC. NO. 2025088303

43
OPEN SPACE/
DRAINAGE LOT

REMAINDER OF 242.46 AC.
HUTTO 525 DEVELOPMENT PARTNERS LP
DOC. NO. 2020119607

JOHN THOMAS SURVEY,
ABS. NO. 610

DEVELOPED 100-YEAR
ATLAS-14 FLOODPLAIN PER GRAY ENGINEERING
DRAINAGE REPORT DATED: NOVEMBER, 2024

79.11 AC.
ALVIN T. MURPHY
VOL. 504, PG. 62

51.997 AC.
HUTTO CR 132 VENTURES, LLC
DOC. NO. 2022013362

FEMA FLOODPLAIN

CITY OF HUTTO CITY LIMITS
CITY OF HUTTO ETJ

SHEET 5
MATCHLINE
SHEET 4

1"=100'

0 50 100 200 400

SHEET 4 OF 8

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

20' UTILITY & ACCESS ESMT. DOC. NO. 2025049593

1.406 AC. R.O.W. HEREBY DEDICATED

SHEET 2 MATCHLINE SHEET 5

CITY OF HUTTO ETJ

CITY OF HUTTO CITY LIMITS

COUNTY RAOD 133 (R.O.W. VARIES)

N21°49'03"W 2687.38'

N21°30'35"W 110.00'

ASHWOOD BANKS DRIVE (50' R.O.W.)

S68°30'46"W 558.92'

S68°30'46"W 499.15'

S68°30'46"W 401.13'

S21°30'35"E 214.14'

MANTIS ELM DRIVE (60' R.O.W.)

POPPY PASTURE ROAD (50' R.O.W.)

N19°00'34"W 130.50'

N21°29'14"W 188.41'

DRAINAGE & WW ESMT. DOC. NO. 2025088304

REMAINDER OF 242.46 AC.
HUTTO 525 DEVELOPMENT PARTNERS LP
DOC. NO. 2020119607

REDBERRY ROAD (50' R.O.W.)

S68°38'32"W 220.18'

S68°38'32"W 210.15'

N13°16'03"E 96.84'

S21°30'35"E 894.75'

S68°30'46"W 260.75'

N21°29'14"W 110.23'

S22°38'52"E 147.73'

S68°30'46"W 120.00'

S67°57'04"W 122.34'

S68°30'46"W 147.14'

S68°30'46"W 143.33'

PEONY OAK DRIVE (50' R.O.W.)

BLOSSOM COTTAGE DRIVE (50' R.O.W.)

DAISY HILL DRIVE (50' R.O.W.)

ASHWOOD BANKS DRIVE (50' R.O.W.)

29 PARK LOT

43 OPEN SPACE/ DRAINAGE LOT

REMAINDER OF 105.75 AC.
CHARLES MERVIN WALKER
AND GRACE E. WALKER
VOL. 484, PG. 331

HUTTO DEVELOPMENT AGREEMENT

DEVELOPED 100-YEAR ATLAS-14 FLOODPLAIN PER GRAY ENGINEERING DRAINAGE REPORT DATED: NOVEMBER, 2024

JOHN THOMAS SURVEY, ABS. NO. 610

53.122 AC.
ESTATES OF HUTTO, LLC
DOC. NO. 2022057217

1"=100'

0 50 100 200 400

SHEET 5 MATCHLINE SHEET 4

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

METES AND BOUNDS

DESCRIPTION OF 111.160 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, BEING A PORTION OF THAT CERTAIN 242.46 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO HUTTO 525 DEVELOPMENT PARTNERS, LP, IN DOCUMENT NO. 2020119607, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 111.160 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with G&R Cap set in the westerly line of said 242.46 Acre Tract, at the intersection of the easterly line of County Road 133 (R.O.W. varies) and the southerly line of Flora Boulevard (120' R.O.W.), dedicated by plat of Flora Park Phase 1A Sections 1 & 2, a subdivision of record in Document No. 2024060749, Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described tract;

THENCE over and across said 242.46 Acre Tract, with the southerly line of said Flora Boulevard, the following five (5) courses:

1. N68°10'57"E, a distance of 30.01 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
2. Along said curve to the right having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord which bears N23°30'06"E, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
3. N68°30'46"E, a distance of 1234.62 feet to an iron rod with BGE Cap found at the point of curvature of a curve to the right;
4. Along said curve to the right having a radius of 1440.00 feet, an arc length of 1652.60 feet, and a chord which bears S78°36'35"E, a distance of 1563.39 feet to an iron rod with BGE Cap found at the end of said curve;
5. S45°43'57"E, a distance of 412.42 feet to a 1/2" iron rod found at the southwesterly terminus corner said Flora Boulevard, same being the southwesterly corner of said Flora Park Phase 1A Sections 1 & 2;

THENCE N44°16'03"E, continuing over and across said 242.46 Acre Tract, with the southerly line of said Flora Park Phase 1A Sections 1 & 2 a distance of 716.32 feet to an iron rod with G&R Cap set at the southwesterly corner of said Flora Park Phase 1A Sections 1 & 2;

THENCE N45°42'30"W, continuing over and across said 242.46 Acre Tract, with the easterly line of said Flora Park Phase 1A Sections 1 & 2 a distance of 25.01 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;

THENCE leaving the southerly line of said Flora Park Phase 1A Sections 1 & 2 and continuing over and across said 242.46 Acre Tract, the following seventy–four (74) courses:

1. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.32 feet, and a chord which bears N89°14'01"E, a distance of 35.39 feet to an iron rod with G&R Cap set at the end of said curve;
2. S45°49'21"E, a distance of 120.00 feet to an iron rod with G&R Cap set;
3. S44°16'03"W, a distance of 571.56 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
4. Along said curve to the left having a radius of 50.00 feet, an arc length of 78.54 feet, and a chord which bears S00°43'57"E, a distance of 70.71 feet to an iron rod with G&R Cap set at the end of said curve;
5. S44°10'55"W, a distance of 120.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
6. Along said curve to the left having a radius of 50.00 feet, an arc length of 74.31 feet, and a chord which bears N88°18'25"W, a distance of 67.65 feet to an iron rod with G&R Cap set at the end of said curve;
7. S48°27'03"W, a distance of 414.26 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
8. Along said curve to the left having a radius of 25.00 feet, an arc length of 43.71 feet, and a chord which bears S01°37'54"E, a distance of 38.35 feet to an iron rod with G&R Cap set at the end of said curve;
9. S39°42'21"W, a distance of 50.11 feet to an iron rod with G&R Cap set;
10. N50°49'52"W, a distance of 8.05 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
11. Along said curve to the left having a radius of 25.00 feet, an arc length of 4.14 feet, and a chord which bears N55°34'27"W, a distance of 4.13 feet to an iron rod with G&R Cap set at the end of said curve;
12. S39°59'54"W, a distance of 75.71 feet to an iron rod with G&R Cap set;
13. S40°13'53"W, a distance of 69.37 feet to an iron rod with G&R Cap set;
14. S40°13'53"W, a distance of 70.24 feet to an iron rod with G&R Cap set;
15. S43°15'19"W, a distance of 52.98 feet to an iron rod with G&R Cap set;
16. S29°04'58"W, a distance of 78.36 feet to an iron rod with G&R Cap set;
17. S01°48'28"W, a distance of 80.66 feet to an iron rod with G&R Cap set;
18. S21°46'13"E, a distance of 73.05 feet to an iron rod with G&R Cap set;
19. S45°40'05"E, a distance of 201.01 feet to an iron rod with G&R Cap set;
20. S52°42'20"E, a distance of 321.40 feet to an iron rod with G&R Cap set;
21. S53°28'07"E, a distance of 44.61 feet to an iron rod with G&R Cap set;
22. S49°22'19"E, a distance of 38.81 feet to an iron rod with G&R Cap set;
23. S59°12'22"E, a distance of 77.63 feet to an iron rod with G&R Cap set;
24. S50°23'38"W, a distance of 62.61 feet to an iron rod with G&R Cap set;
25. S23°30'32"W, a distance of 122.09 feet to an iron rod with G&R Cap set;
26. S68°36'24"W, a distance of 112.45 feet to an iron rod with G&R Cap set;
27. N63°11'53"W, a distance of 215.76 feet to an iron rod with G&R Cap set;
28. S79°48'50"W, a distance of 303.35 feet to an iron rod with G&R Cap set;
29. N77°18'06"W, a distance of 51.77 feet to an iron rod with G&R Cap set;
30. N30°54'24"W, a distance of 129.98 feet to an iron rod with G&R Cap set;
31. S60°35'35"W, a distance of 65.51 feet to an iron rod with G&R Cap set;
32. S63°16'01"W, a distance of 65.51 feet to an iron rod with G&R Cap set;
33. S65°56'27"W, a distance of 65.51 feet to an iron rod with G&R Cap set;
34. S67°57'04"W, a distance of 122.34 feet to an iron rod with G&R Cap set;
35. S60°33'17"W, a distance of 59.97 feet to an iron rod with G&R Cap set;
36. S68°30'46"W, a distance of 120.00 feet to an iron rod with G&R Cap set;
37. S22°38'52"E, a distance of 147.73 feet to an iron rod with G&R Cap set;
38. S68°30'46"W, a distance of 260.75 feet to an iron rod with G&R Cap set;
39. N21°29'14"W, a distance of 110.23 feet to an iron rod with G&R Cap set;
40. N67°08'59"W, a distance of 52.15 feet to an iron rod with G&R Cap set;
41. N44°11'58"E, a distance of 86.12 feet to an iron rod with G&R Cap set;
42. N13°16'03"E, a distance of 96.84 feet to an iron rod with G&R Cap set;
43. N17°39'52"W, a distance of 48.42 feet to an iron rod with G&R Cap set;
44. N21°30'21"W, a distance of 46.67 feet to an iron rod with G&R Cap set;
45. N40°38'04"W, a distance of 42.34 feet to an iron rod with G&R Cap set;
46. N33°34'27"W, a distance of 51.83 feet to an iron rod with G&R Cap set;
47. S68°38'32"W, a distance of 10.02 feet to an iron rod with G&R Cap set;
48. N21°21'28"W, a distance of 50.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
49. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.33 feet, and a chord which bears N23°34'39"E, a distance of 35.40 feet to an iron rod with G&R Cap set at the end of said curve;
50. N21°29'14"W, a distance of 188.41 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
51. Along said curve to the right having a radius of 1225.00 feet, an arc length of 52.97 feet, and a chord which bears N20°14'54"W, a distance of 52.97 feet to an iron rod with G&R Cap set at the end of said curve;
52. N19°00'34"W, a distance of 130.50 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
53. Along said curve to the left having a radius of 25.00 feet, an arc length of 42.23 feet, and a chord which bears N67°24'11"W, a distance of 37.39 feet to an iron rod with G&R Cap set at the point of reverse curvature of a curve to the right;
54. Along said curve to the right having a radius of 1225.00 feet, an arc length of 92.14 feet, and a chord which bears S66°21'29"W, a distance of 92.12 feet to an iron rod with G&R Cap set at the end of said curve;
55. S68°30'46"W, a distance of 2.88 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
56. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears S23°30'46"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
57. S68°30'46"W, a distance of 50.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
58. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears N66°29'14"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
59. S68°30'46"W, a distance of 401.13 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
60. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord which bears S23°30'06"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
61. S21°30'35"E, a distance of 214.14 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
62. Along said curve to the left having a radius of 25.00 feet, an arc length of 40.79 feet, and a chord which bears S68°15'18"E, a distance of 36.42 feet to an iron rod with G&R Cap set at the end of said curve;
63. S34°01'41"E, a distance of 54.90 feet to an iron rod with G&R Cap set;
64. S55°57'50"W, a distance of 19.30 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
65. Along said curve to the left having a radius of 25.00 feet, an arc length of 33.80 feet, and a chord which bears S17°13'37"W, a distance of 31.29 feet to an iron rod with G&R Cap set at the end of said curve;
66. S21°30'35"E, a distance of 16.28 feet to an iron rod with G&R Cap set;
67. S68°29'25"W, a distance of 50.00 feet to an iron rod with G&R Cap set;
68. N21°30'35"W, a distance of 1.30 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
69. Along said curve to the left having a radius of 25.00 feet, an arc length of 42.53 feet, and a chord which bears N70°14'24"W, a distance of 37.58 feet to an iron rod with G&R Cap set at the end of said curve;
70. S61°01'48"W, a distance of 54.14 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
71. Along said curve to the right having a radius of 500.00 feet, an arc length of 65.30 feet, and a chord which bears S64°46'17"W, a distance of 65.25 feet to an iron rod with G&R Cap set at the end of said curve;
72. S68°30'46"W, a distance of 13.86 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
73. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord which bears S23°30'06"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
74. S21°30'35"E, a distance of 894.75 feet to an iron rod with G&R Cap set in the southerly line of said 242.46 Acre Tract;

THENCE S68°45'06"W, with the southerly line of said 242.46 Acre Tract, a distance of 15.58 feet to an iron rod with G&R Cap set in the westerly line of said 242.46 Acre Tract and the easterly line of said County Road 133, for the southwesterly corner of the herein described tract;

THENCE N21°49'03"W, with the westerly line of said 242.46 Acre Tract and the easterly line of said County Road 133, a distance of 2687.38 feet to the POINT OF BEGINNING, having an area of 111.160 acres of land, more or less.

TYPICAL BUILDING SETBACKS

* TYPICAL BUILDING SETBACKS APPLY TO ALL LOTS EXCEPT AS FOLLOWS:

THE 50' BUILDING SETBACK ALONG FLORA BOULEVARD.

THE 25' BUILDING SETBACK ALONG COUNTY ROAD 133, WILL BE MEASURED FROM THE EASTERLY R.O.W. DEDICATION LINE OF THE 1.406 ACRE PARCEL.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N68°10'57"E	30.01'	L43	N88°15'34"E	70.93'
L2	S45°42'30"E	24.99'	L44	N88°15'34"E	67.64'
L3	N44°16'03"E	70.00'	L45	S86°01'51"W	33.98'
L4	N45°42'30"W	25.01'	L46	N47°21'20"W	28.66'
L5	S39°42'21"W	50.11'	L47	N62°34'14"W	51.76'
L6	N50°49'52"W	8.05'	L48	N79°15'24"W	21.76'
L7	S39°59'54"W	75.71'	L49	N86°01'51"E	29.54'
L8	S40°13'53"W	69.37'	L50	N79°15'24"W	36.22'
L9	S40°13'53"W	70.24'	L51	N62°34'14"W	51.76'
L10	S43°15'19"W	52.98'	L52	S53°42'18"W	50.39'
L11	S29°04'58"W	78.36'	L53	N43°09'40"W	36.48'
L12	S01°48'28"W	80.66'	L54	S61°01'48"W	68.55'
L13	S21°46'13"E	73.05'	L55	S68°30'46"W	13.90'
L14	S53°28'07"E	44.61'	L56	N53°42'18"E	50.39'
L15	S49°22'19"E	38.81'	L57	S47°21'20"E	22.64'
L16	S59°12'22"E	77.63'	L58	S28°39'42"E	50.59'
L17	S50°23'38"W	62.61'	L59	S58°40'10"W	50.59'
L18	N77°18'06"W	51.77'	L60	N58°40'10"E	50.59'
L19	S60°35'35"W	65.51'	L61	N56°18'37"E	6.10'
L20	S63°16'01"W	65.51'	L62	N66°30'35"W	14.14'
L21	S65°56'27"W	65.51'	L63	S66°29'14"E	14.19'
L22	S60°33'17"W	59.97'	L64	N23°30'46"E	14.14'
L23	N67°08'59"W	52.15'	L65	S56°15'18"E	12.99'
L24	N44°11'58"E	86.12'	L66	S21°34'57"W	58.10'
L25	N17°39'52"W	48.42'	L67	S48°15'33"W	55.65'
L26	N21°30'21"W	46.67'	L68	S16°24'38"W	25.00'
L27	N40°38'04"W	42.34'	L69	N36°23'35"W	46.57'
L28	N33°34'27"W	51.83'	L70	N31°40'14"W	45.72'
L29	S68°38'32"W	10.02'	L71	N43°15'34"E	14.14'
L30	N21°21'28"W	50.00'	L72	S09°56'00"E	13.97'
L31	S68°30'46"W	2.88'	L73	N88°41'18"E	13.58'
L32	S68°30'46"W	50.00'	L74	S86°12'04"W	17.31'
L33	S34°01'41"E	54.90'	L75	N46°16'03"E	48.39'
L34	S55°57'50"W	19.30'	L76	N41°38'44"E	48.39'
L35	S21°30'35"E	16.28'	L77	S87°07'55"E	55.34'
L36	S68°29'25"W	50.00'	L78	S82°08'56"E	50.00'
L37	N21°30'35"W	1.30'	L79	S19°13'05"E	42.70'
L38	S61°01'48"W	54.14'	L80	S40°20'29"E	28.01'
L39	S68°30'46"W	13.86'	L81	S35°05'08"W	38.91'
L40	S68°45'06"W	15.58'	L82	S13°44'02"E	25.23'
L41	S56°50'20"W	4.49'	L83	S36°21'50"W	47.71'
L42	S55°54'29"W	8.19'	L84	S42°23'26"W	47.44'

SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267–7430
FAX: (512) 836–8385
FIRM NO. 10032000

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	90°01'21"	25.00'	39.28'	N23°30'06"E	35.36'	25.01'	C169	78°34'10"	25.00'	34.28'	N20°16'31"E	31.66'	20.45'	C337	35°21'34"	60.00'	37.03'	N54°27'25"W	36.44'	19.12'
C2	65°45'17"	1440.00'	1652.60'	S78°36'35"E	1563.39'	930.77'	C170	5°51'18"	1225.00'	125.18'	N56°37'57"E	125.13'	62.64'	C338	35°21'34"	60.00'	37.03'	N89°48'58"W	36.44'	19.12'
C3	89°58'33"	25.00'	39.26'	N00°43'13"W	35.35'	24.99'	C171	5°37'35"	775.00'	76.10'	N50°53'31"E	76.07'	38.08'	C339	35°21'34"	60.00'	37.03'	S54°49'28"W	36.44'	19.12'
C4	90°06'44"	25.00'	39.32'	N89°14'01"E	35.39'	25.05'	C172	85°49'02"	25.00'	37.44'	S89°00'46"E	34.04'	23.24'	C340	50°00'18"	60.00'	52.37'	S12°08'32"W	50.72'	27.98'
C5	90°00'00"	50.00'	78.54'	S00°43'57"E	70.71'	50.00'	C173	4°17'30"	1025.00'	76.77'	S48°15'00"E	76.76'	38.41'	C341	17°49'48"	60.00'	18.67'	S21°46'32"E	18.60'	9.41'
C6	85°08'56"	50.00'	74.31'	N88°18'25"W	67.65'	45.94'	C174	93°01'01"	25.00'	40.59'	S03°53'14"E	36.27'	26.35'	C342	1°48'17"	725.00'	22.84'	N33°48'37"E	22.84'	11.42'
C7	100°09'53"	25.00'	43.71'	S01°37'54"E	38.35'	29.88'	C175	10°46'14"	975.00'	183.28'	S48°00'24"W	183.01'	91.91'	C343	4°37'19"	725.00'	58.48'	N37°01'25"E	58.47'	29.26'
C8	9°29'10"	25.00'	4.14'	N55°34'27"W	4.13'	2.07'	C176	49°51'15"	25.00'	21.75'	S78°19'08"W	21.07'	11.62'	C344	4°37'19"	725.00'	58.48'	N41°38'44"E	58.47'	29.26'
C9	90°07'46"	25.00'	39.33'	N23°34'39"E	35.40'	25.06'	C177	178°38'28"	50.00'	155.89'	S13°55'32"W	99.99'	4216.10'	C345	4°37'19"	725.00'	58.48'	N46°16'03"E	58.47'	29.26'
C10	2°28'39"	1225.00'	52.97'	N20°14'54"W	52.97'	26.49'	C178	48°11'23"	25.00'	21.03'	S51°18'01"E	20.41'	11.18'	C346	4°37'19"	725.00'	58.48'	N50°53'21"E	58.47'	29.26'
C11	96°47'13"	25.00'	42.23'	N67°24'11"W	37.39'	28.15'	C179	95°50'52"	25.00'	41.82'	S20°43'06"W	37.11'	27.69'	C347	0°30'17"	725.00'	6.39'	N53°27'09"E	6.39'	3.19'
C12	4°18'34"	1225.00'	92.14'	S66°21'29"W	92.12'	46.09'	C180	89°52'14"	25.00'	39.21'	N66°25'21"W	35.32'	24.94'	C348	2°21'50"	1175.00'	48.48'	N54°53'13"E	48.48'	24.24'
C13	90°00'00"	25.00'	39.27'	S23°30'46"W	35.36'	25.00'	C181	2°28'39"	1175.00'	50.81'	N20°14'54"W	50.81'	25.41'	C349	2°28'54"	1175.00'	50.89'	N57°18'35"E	50.89'	25.45'
C14	90°00'00"	25.00'	39.27'	N66°29'14"W	35.36'	25.00'	C182	81°25'33"	25.00'	35.53'	N13°30'27"E	32.61'	21.51'	C350	0°43'33"	875.00'	11.09'	S56°43'41"W	11.09'	5.54'
C15	90°01'21"	25.00'	39.28'	S23°30'06"W	35.36'	25.01'	C183	11°15'36"	1025.00'	201.44'	N48°35'26"E	201.11'	101.04'	C351	7°51'40"	875.00'	120.05'	S61°01'17"W	119.96'	60.12'
C16	93°29'25"	25.00'	40.79'	S68°15'18"E	36.42'	26.57'	C184	130°19'40"	25.00'	56.87'	S71°52'32"E	45.38'	54.02'	C352	33°47'09"	60.00'	35.38'	S10°33'41"E	34.87'	18.22'
C17	77°28'25"	25.00'	33.80'	S17°13'37"W	31.29'	20.06'	C185	266°18'49"	60.00'	278.88'	N40°07'53"E	87.54'	63.99'	C353	36°19'55"	60.00'	38.05'	S45°37'13"E	37.41'	19.69'
C18	97°27'37"	25.00'	42.53'	N70°14'24"W	37.58'	28.49'	C186	131°57'34"	25.00'	57.58'	N27°02'45"W	45.67'	56.10'	C354	36°19'55"	60.00'	38.05'	S81°57'08"E	37.41'	19.69'
C19	7°28'59"	500.00'	65.30'	S64°46'17"W	65.25'	32.70'	C187	93°42'38"	25.00'	40.89'	N85°47'21"E	36.48'	26.67'	C355	36°19'55"	60.00'	38.05'	N61°42'58"E	37.41'	19.69'
C20	90°01'21"	25.00'	39.28'	S23°30'06"W	35.36'	25.01'	C188	18°41'38"	575.00'	187.61'	S38°00'31"E	186.77'	94.64'	C356	36°19'55"	60.00'	38.05'	N25°23'03"E	37.41'	19.69'
C21	12°32'34"	1440.00'	315.24'	S74°47'03"W	314.61'	158.25'	C189	87°19'53"	222.00'	338.38'	S15°00'14"W	306.56'	211.89'	C357	41°40'22"	60.00'	43.64'	N13°37'06"W	42.68'	22.84'
C22	4°51'38"	1440.00'	122.16'	S83°29'09"W	122.12'	61.12'	C190	9°50'36"	1175.00'	201.86'	S63°35'28"W	201.61'	101.18'	C358	21°10'32"	60.00'	22.18'	N45°02'32"W	22.05'	11.22'
C23	39°32'54"	1440.00'	993.96'	N74°18'35"W	974.35'	517.70'	C191	92°12'38"	25.00'	40.23'	N65°22'55"W	36.03'	25.98'	C359	15°50'14"	350.00'	96.74'	N56°14'53"E	96.44'	48.68'
C24	4°51'51"	1440.00'	122.25'	N52°06'12"W	122.22'	61.16'	C192	7°55'43"	825.00'	114.17'	N23°14'28"W	114.07'	57.17'	C360	8°41'13"	350.00'	53.07'	N43°59'10"E	53.02'	26.58'
C25	3°56'19"	1440.00'	98.99'	N47°42'06"W	98.97'	49.51'	C193	88°32'22"	25.00'	38.63'	S67°05'17"E	34.90'	24.37'	C361	7°37'41"	350.00'	46.60'	N35°49'42"E	46.56'	23.33'
C26	89°58'29"	25.00'	39.26'	S66°29'59"E	35.35'	24.99'	C194	48°36'55"	25.00'	21.21'	S04°43'22"W	20.58'	11.29'	C362	5°17'59"	350.00'	32.37'	N29°21'52"E	32.36'	16.20'
C27	90°01'31"	25.00'	39.28'	N23°30'01"E	35.36'	25.01'	C195	188°42'27"	50.00'	164.68'	S65°19'23"E	99.71'	656.75'	C363	7°03'19"	275.00'	33.86'	N78°37'17"W	33.84'	16.95'
C28	90°01'31"	25.00'	39.28'	S23°30'01"W	35.36'	25.01'	C196	48°11'23"	25.00'	21.03'	N44°25'05"E	20.41'	11.18'	C364	12°31'23"	275.00'	60.11'	N68°49'56"W	59.99'	30.17'
C29	89°58'29"	25.00'	39.26'	N66°29'59"W	35.35'	24.99'	C197	9°50'36"	1225.00'	210.45'	N63°35'28"E	210.19'	105.49'	C365	1°02'07"	875.00'	15.81'	N62°03'11"W	15.81'	7.91'
C30	36°25'26"	25.00'	15.89'	S86°43'30"W	15.63'	8.23'	C198	83°08'04"	272.00'	394.66'	N17°06'08"E	360.94'	241.22'	C366	4°07'12"	875.00'	62.92'	N59°28'31"W	62.91'	31.47'
C31	162°52'14"	50.00'	142.13'	S23°30'06"W	98.88'	331.99'	C199	80°46'31"	25.00'	35.24'	N15°55'22"E	32.40'	21.27'	C367	4°52'11"	875.00'	74.37'	N54°58'50"W	74.35'	37.21'
C32	36°25'26"	25.00'	15.89'	S39°43'18"E	15.63'	8.23'	C200	16°17'37"	895.00'	254.52'	N48°09'49"E	253.66'	128.12'	C368	4°32'06"	875.00'	69.26'	N50°16'41"W	69.24'	34.65'
C33	90°01'21"	25.00'	39.28'	S23°30'06"W	35.36'	25.01'	C201	4°08'06"	325.00'	23.45'	N42°05'03"E	23.45'	11.73'	C369	3°31'16"	875.00'	53.77'	N46°15'00"W	53.76'	26.89'
C34	89°58'39"	25.00'	39.26'	S66°29'54"E	35.35'	24.99'	C202	85°01'02"	25.00'	37.10'	N86°39'37"E	33.79'	22.92'	C370	3°22'42"	575.00'	33.90'	N45°39'59"W	33.90'	16.96'
C35	90°01'21"	25.00'	39.28'	S23°30'06"W	35.36'	25.01'	C203	3°14'01"	775.00'	43.74'	N21°12'05"W	43.73'	21.87'	C371	7°20'04"	575.00'	73.61'	N40°18'36"W	73.55'	36.85'
C36	89°58'39"	25.00'	39.26'	S66°29'54"E	35.35'	24.99'	C204	5°23'09"	1175.00'	110.45'	N36°02'01"E	110.41'	55.27'	C372	7°20'04"	575.00'	73.61'	N32°58'33"W	73.55'	36.85'
C37	90°01'21"	25.00'	39.28'	S23°30'06"W	35.36'	25.01'	C205	4°58'21"	1175.00'	101.97'	N41°12'46"E	101.94'	51.02'	C373	0°38'48"	575.00'	6.49'	N28°59'07"W	6.49'	3.25'
C38	89°58'39"	25.00'	39.26'	S66°29'54"E	35.35'	24.99'	C206	1°27'58"	925.00'	23.67'	S69°14'45"W	23.67'	11.83'	C374	2°00'50"	222.00'	7.80'	N27°39'17"W	7.80'	3.90'
C39	36°24'22"	25.00'	15.89'	S03°18'24"E	15.62'	8.22'	C207	2°42'54"	925.00'	43.83'	S71°20'11"W	43.83'	21.92'	C375	30°51'07"	222.00'	119.54'	N11°13'19"W	118.10'	61.26'
C40	162°47'23"	50.00'	142.06'	S66°29'54"E	98.87'	330.41'	C208	2°42'41"	925.00'	43.77'	S74°02'59"W	43.77'	21.89'	C376	30°51'07"	222.00'	119.54'	N19°37'48"E	118.10'	61.26'
C41	36°24'22"	25.00'	15.89'	N50°18'35"E	15.62'	8.22'	C209	2°43'07"	925.00'	43.89'	S76°45'53"W	43.89'	21.95'	C377	23°36'49"	222.00'	91.49'	N46°51'46"E	90.85'	46.41'
C42	11°40'26"	325.00'	66.22'	N62°40'33"E	66.10'	33.22'	C210	2°42'54"	925.00'	43.83'	S79°28'53"W	43.83'	21.92'	C378	1°16'18"	1175.00'	26.08'	N59°18'19"E	26.08'	13.04'
C43	10°46'25"	275.00'	51.71'	N63°07'34"E	51.63'	25.93'	C211	1°57'03"	925.00'	31.49'	S81°48'52"W	31.49'	15.75'	C379	3°12'52"	1175.00'	65.92'	N61°32'55"E	65.91'	32.97'
C44	90°25'34"	25.00'	39.46'	S77°56'53"E	35.49'	25.19'	C212	29°41'24"	25.00'	12.95'	N67°56'42"E	12.81'	6.63'	C380	3°12'52"	1175.00'	65.92'	N64°45'47"E	65.91'	32.97'
C45	100°54'01"	25.00'	44.03'	N07°17'21"E	38.55'	30.27'	C213	59°36'50"	25.00'	26.01'	N23°17'35"E	24.85'	14.32'	C381	2°08'33"	1175.00'	43.94'	N67°26'30"E	43.94'	21.97'
C46	10°00'32"	625.00'	109.18'	N38°09'24"W	109.04'	54.73'	C214	1°33'46"	1225.00'	33.41'	S89°02'27"W	33.41'	16.71'	C382	6°54'06"	825.00'	99.38'	N22°43'39"W	99.31'	49.75'
C47	78°20'05"	25.00'	34.18'	N72°19'11"W	31.58'	20.37'	C215	2°17'29"	1225.00'	48.99'	N89°01'56"W	48.99'	24.50'	C383	1°01'38"	825.00'	14.79'	N26°41'31"W	14.79'	7.40'
C48	92°46'16"	25.00'	40.48'	S22°07'38"W	36.20'	26.24'	C216	2°17'29"	1225.00'	48.99'	N86°44'26"W	48.99'	24.50'	C384	5°37'48"	1025.00'	100.72'	N51°24'20"E	100.68'	50.40'
C49	9°42'50"	625.00'	105.96'	N19°24'05"W	105.84'	53.11'	C217	2°17'29"	1225.00'	48.99'	N84°26'57"W	48.99'	24.50'	C385	5°37'48"	1025.00'	100.72'	N45°46'32"E	100.68'	50.40'
C50	96°56'34"	25.00'	42.30'	N63°00'57"W	37.43'	28.23'	C218	2°17'29"	1225.00'	48.99'	N82°09'27"W	48.99'	24.50'	C386	39°50'00"	60.00'	41.71'	S26°37'42"E	40.88'	21.74'
C51	88°21'14"	25.00'	38.55'	N24°20'10"E	34.84'	24.29'	C219	3°04'15"	1225.00'	65.66'	N79°28'35"W	65.65'	32.84'	C387	46°02'04"	60.00'	48.21'	S69°33'44"E	46.92'	25.49'
C52	1°40'17"	875.00'	25.53'	N20°40'36"W	25.52'	12.76'	C220	3°04'15"	1225.00'	65.65'	N76°24'20"W	65.65'	32.83'	C388	44°54'03"	60.00'	47.02'	N64°58'12"E	45.83'	24.79'
C53	3°31'55"	191.50'	11.81'	N23°16'42"W	11.80'	5.90'	C221	2°17'29"	1225.00'	48.99'	N73°43'28"W	48.99'	24.50'	C389	44°54'03"	60.00'	47.02'	N20°04'09"E	45.83'	24.79'
C54	2°41'01"	208.50'	9.77'	N23°42'09"W	9.76'	4.88'	C222	2°17'29"	1225.00'	48.99'	N71°25'58"W	48.99'	24.50'	C390	50°39'32"	60.00'	53.05'	N27°42'38"W	51.34'	28.40'
C55	89°07'35"	25.00'	38.89'	N66°55'26"W	35.08'	24.62'	C223	2°17'29"	1225.00'	48.99'	N69°08'29"W	48.99'	24.50'	C391	39°59'07"	60.00'	41.87'	N73°01'58"W	41.03'	21.83'
C56	89°09'54"	25.00'	38.91'	S23°55'50"W	35.10'	24.64'	C224	2°17'29"	1225.00'	48.99'	N66°50'59"W	48.99'	24.50'	C392	3°26'38"	975.00'	58.61'	N44°20'36"E	58.60'	29.31'
C57	2°40'18"	208.50'	9.72'	S19°18'58"E	9.72'	4.86'	C225	2°17'29"	1225.00'	48.99'	N64°33'30"W	48.99'	24.50'	C393	3°31'39"	975.00'	60.03'	N47°49'45"E	60.02'	30.02'
C58	3°31'55"	191.50'	11.81'	S19°44'47"E	11.80'	5.90'	C226	2°17'29"	1225.00'	48.99'	N62°16'00"W	48.99'	24.50'	C394	3°47'56"	975.00'	64.65'	N51°29'33"E	64.64'	32.34'
C59	1°29'53"	925.00'	24.19'	S20°45'48"E	24.18'	12.09'	C227	2°17'29"	1225.00'	48.99'	N59°58'31"W	48.99'	24.50'	C395	5°21'32"	50.00'	4.68'	N79°26'01"W	4.67'	2.34'
C60	91°28'22"	25.00'	39.91'	S65°45'02"E	35.81'	25.65'	C228	2°17'29"	1225.00'	48.99'	N57°41'01"W	48.99'	24.50'	C396	61°16'14"	50.00'	53.47'	S67°15'06"W	50.96'	29.61'
C61	76°35'49"	25.00'	33.42'	N30°12'52"E	30.99'	19.74'	C229	2°17'29"	1225.00'	48.99'	N55°23'32"W	48.99'	24.50'	C397	47°09'23"	50.00'	41.15'	S13°02'18"W	40.00'	21.82'
C62	6°59'02"	1775.00'	216.36'	N11°34'34"W	216.23'	108.31'	C230	0°10'54"	1225.00'	3.88'	N48°39'03"W	3.88'	1.94'	C398	64°51'19"	50.00'	56.60'	S42°58'03"E	53.62'	31.76'
C63	96°25'09"	25.00'	42.07'	N63°16'39"W	37.28'	27.97'	C231	2°17'31"	1225.00'	49.00'	N47°24'50"W	49.00'	24.50'	C399	2°24'14"	25.00'	1.05'	N69°50'40"E	1.05'	0.52'
C64	89°42'41"	25.00'	39.14'	N29°34'51"E	35.27'	24.87'	C232	2°17'31"	1225.00'	49.00'	N45°07'19"W	49.00'	24.50'	C400	87°28'00"	25.00'	38.16'	S65°13'14"E	34.57'	23.92'
C65	8°36'31"	875.00'	131.47'	N78°44'27"E	131.35'	65.86'	C233	1°36'59"	1225.00'	34.56'	N43°10'04"W	34.56'	17.28'	C401	66°25'19"	25.00'	28.98'	S14°12'05"W	27.39'	16.37'
C66	90°40'54"	25.00'	39.57'	S51°36'50"E	35.57'	25.30'	C234	21°05'36"	50.00'	18.41'	N80°00'10"W	18.30'	9.31'	C402	12°08'52"	25.00'	5.30'	S53°29'10"W	5.29'	2.66'
C67	2°49'13"	208.50'	10.26'	S07°41'00"E	10.26'	5.13'	C235	48°21'41"	50.00'	42.20'	N45°16'31"W	40.96'	22.45'	C403	2°09'50"	1225.00'	46.27'	N58°28'41"E	46.26'	23.14'
C68	2°34'45"	191.50'	8.62'	S07°48'13"E	8.62'	4.31'	C236	38°56'33"	50.00'	33.98'	N01°37'25"W	33.33'	17.68'	C404	2°31'38"	1225.00'	54.04'	N56°07'56"E	54.03'	27.02'
C69	71°54'31"	300.00'	376.51'	S29°26'25"W	352.28'	217.60'	C237	55°36'37"	50.00'	48.53'	N45°39'10"E	46.65'	26.37'	C405	1°09'49"	1225.00'	24.88'	N54°17'12"E	24.88'	12.44'
C70	9°29'11"	925.00'	153.15'	S60°39'05"W	152.98'	76.75'	C238	7°31'49"	50.00'	6.57'	N77°13'23"E	6.57'	3.29'	C406	2°27'37"	775.00'	33.28'	N52°28'29"E	33.28'	16.64'
C71	84°21'15"	25.00'	36.81'	N81°54'53"W	33.57'	22.65'	C239	0°57'10"	1225.00'	20.37'	N34°34'09"E	20.37'	10.19'	C407	3°09'57"	775.00'	42.82'	N49°39'42"E	42.82'	21.42'
C72	25°11'36"	575.00'	252.83'	N27°08'28"W	250.80'	128.49'	C240	2°17'31"	1225.00'	49.00'	N36°11'30"E	49.00'	24.50'	C408	66°09'01"	25.00'	28.86'	N14°03'56"E	27.29'	16.28'
C73	83°03'26"	25.00'	36.24'	N26°59'03"E	33.15'	22.14'	C241	2°17'31"	1225.00'	49.00'	N38°29'01"E	49.00'	24.50'	C409	16°28'10"	25.00'	7.19'	N55°22'31"E	7.16'	3.62'
C74	90°00'00"	25.00'	39.27'	S66°29'14"E	35.36'	25.00'	C242	2°17'31"	1225.00'	49.00'	N40°46'32"E	49.00'	24.50'	C410	1°38'54"	1175.00'	33.81'	N64°26'03"E	33.80'	16.90'
C75	90°00'00"	25.00'	39.27'	N23°30'46"E	35.36'	25.00'	C243	2°05'36"	1225.00'	44.76'	N42°58'06"E	44.75'	22.38'	C411	2°09'06"	1175.00'	44.13'	N66°20'04"E	44.12'	22.07'
C76	53°58'05"	25.00'	23.55'	S05°29'49"W	22.69'	12.73'	C244	9°46'51"	25.00'	4.27'	S39°07'28"W	4.26'	2.14'	C412	1°06'10"	1175.00'	22.61'	N67°57'42"E	22.61'	11.31'
C77	53°58'05"	25.00'	23.55'	S48°28'16"E	22.69'	12.73'	C245	5°23'09"	1175.00'	110.45'	N36°02'01"E	110.41'	55.27'	C413	0°49'09"	25.00'	0.36'	N68°55'21"E	0.36'	0.18'
C78	287°56'10"	60.00'	301.53'	S68°30'46"W	70.59'	43.64'	C246	4°58'21"	1175.00'	101.97'	N41°12'46"E	101.94'	51.02'	C414	35°36'17"	25.00'	15.54'	N87°08'04"E	15.29'	8.03'
C79	48°11'23"	25.00'	21.03'	S87°23'32"E	20.41'	11.18'	C247	0°52'56"	900.00'	13.86'	N42°48'03"W	13.86'	6.93'	C415	25°51'04"	50.00'	22.56'	N87°59'19"W	22.37'	11.48'
C80	172°35'59"	50.00'	150.62'	N30°24'10"E	99.79'	773.16'	C248	3°05'51"	900.00'	48.65'	N44°47'26"W	48.65'	24.33'	C416	34°27'57"	50.00'	30.08'	S61°51'10"W	29.63'	15.51'
C81	47°19'05"	25.00'	20.65'	N32°14'17"W	20.06'	10.95'	C249	3°05'51"	900.00'	48.65'	N47°53'17"W	48.65'	24.33'	C417	30°52'21"	50.00'	26.94'	S29°11'01"W	26.62'	13.81'
C82	6°41'45"	1825.00'	213.28'	N11°55'37"W	213.16'	106.76'	C250	4°00'42"	900.00'	63.02'	N51°26'33"W	63.00'	31.52'	C418	28°42'39"	50.00'	25.05'	S00°36'29"E	24.79'	12.80'
C83	92°25'49"	25.00'	40.33'	S52°43'45"E	36.10'	26.08'	C251	3°05'47"	900.00'	48.64'	N54°59'48"W	48.63'	24.32'	C419	42°58'13"	50.00'	37.50'	S36°26'55"E	36.63'	19.68'
C84	92°25'49"	25.00'	40.33'	S39°42'04"W	36.10'	26.08'	C252	3°05'47"	900.00'	48.64'	N58°05'34"W	48.63'	24.32'	C420	12°15'52"	25.00'	5.35'	N51°48'06"W	5.34'	2.69'
C85	89°18'14"	25.00'	38.97'	S38°08'16"W	35.14'	24.70'	C253	3°05'47"	900.00'	48.64'	N61°11'21"W	48.63'	24.32'	C421	24°09'35"	25.00'	10.54'	N33°35'22"W	10.46'	5.35'
C86	85°13'36"	25.00'	37.19'	S49°07'38"E	33.85'	23.00'	C254	3°05'47"	900.00'	48.64'	N64°17'08"W	48.63'	24.32'	C422	21°51'38"	25.00'	9.54'	N10°34'46"W	9.48'	4.83'
C87	14°16'37"	925.00'	230.49'	S75°39'05"W	229.90'	115.85'	C255	3°05'47"	900.00'	48.64'	N67°22'55"W	48.63'	24.32'	C423	60°40'45"	25.00'	26.48'	N30°41'25"E	25.26'	14.63'
C88	49°22'52"	1175.00'	1012.69'	S67°03'01"E	981.63'	540.20'	C256	3°05'47"	900.00'	48.64'	N70°28'41"W	48.63'	24.32'	C424	1°58'17"	25.00'	0.86'	N69°29'55"E	0.86'	0.43'
C89	37°29'39"	1225.00'	801.64'	S72°59'37"E	787.41'	415.76'	C257	3°05'47"	900.00'	48.64'	N73°34'28"W	48.63'	24.32'	C425	34°27'10"	25.00'	15.03'	N87°42'38"E	14.81'	7.75'
C90	85°35'07"	25.00'	37.34'	S82°57'39"W	33.97'	23.14'	C258	3°05'47"	900.00'	48.64'	N76°40'15"W	48.63'	24.32'	C426	37°56'47"	50.00'	33.11'	S85°57'50"W	32.51'	17.19'
C91	88°54'35"	25.00'	38.79'	S04°17'12"E	35.02'	24.53'	C259	3°05'47"	900.00'	48.64'	N79°46'01"W	48.63'	24.32'	C427	36°37'37"	50.00'	31.96'	S48°40'38"W	31.42'	16.55'
C92	94°42'13"	25.00'	41.32'	S07°11'01"E	36.78'	27.14'	C260	3°05'47"	900.00'	48.64'	N82°51'48"W	48.63'	24.32'	C428	36°52'12"	50.00'	32.18'	S11°55'44"W	31.62'	16.67'
C93	90°09'39"	25.00'	39.34'	S85°14'55"W	35.40'	25.07'	C261	3°05'47"	900.00'	48.64'	N85°57'35"W	48.63'	24.32'	C429	48°58'01"	50.00'	42.73'	S30°59'23"E	41.44'	22.77'
C94	75°42'01"	25.00'	33.03'	S04°30'34"E	30.68'	19.43'	C262	3°05'47"	900.00'	48.64'	N89°03'22"W	48.63'	24.32'	C430	2°27'38"	50.00'	2.15'	S56°42'12"E	2.15'	1.07'
C95	10°21'31"	1175.00'	212.43'	S38°31'12"W	212.14'	106.50'	C263	3°05'47"	900.00'	48.64'	S87°50'52"W	48.63'	24.32'	C431	24°27'01"	25.00'	10.67'	N09°17'05"W	10.59'	5.42'
C96	93°56'29"	25.00'	40.99'	N89°19'49"W	36.55'	26.78'	C264	0°16'07"	900.00'	4.22'	S86°09'55"W	4.22'	2.11'	C432	11°57'21"	25.00'	5.22'	N08°55'06"E	5.21'	2.62'
C97	51°36'34"	900.00'	810.68'	N68°09'52"W	783.55'	435.17'	C265	1°33'46"	1175.00'	32.05'	S89°02'26"W	32.05'	16.03'	C433	40°53'56"	50.00'	35.69'	S05°33'11"E	34.94'	18.64'
C98	87°27'18"	25.00'	38.16'	N50°14'30"W	34.56'	23.91'	C266	2°41'22"	1175.00'	55.15'	N88°50'00"W	55.15'	27.58'	C434	30°50'53"	50.00'	26.92'	S41°25'36"E	26.60'	13.79'
C99	2°34'45"	191.50'	8.62'	N05°13'28"W	8.62'	4.31'	C267	2°41'22"	1175.00'	55.15'	N86°08'38"W	55.15'	27.58'	C435	30°50'23"	50.00'	26.91'	S72°16'14"E	26.59'	13.79'
C100	1°26'00"	208.50'	5.22'	N04°39'05"W	5.22'	2.61'	C268	2°41'22"	1175.00'	55.15'	N83°27'16"W	55.15'	27.58'	C436	34°30'23"	50.00'	30.11'	N75°03'23"E	29.66'	15.53'
C101	93°37'39"	25.00'	40.85'	N41°26'44"E	36.46'	26.64'	C269	2°41'22"	1175.00'	55.15'	N80°45'54"W	55.15'	27.58'	C437	25°41'47"	50.00'	22.42'	N44°57'18"E	22.24'	11.40'
C102	6°22'55"	1225.00'	136.45'	S45°33'02"E	136.38'	68.29'	C270	2°41'22"	1175.00'	55.15'	N78°04'31"W	55.15'	27.58'	C438	35°53'57"	25.00'	15.66'	S50°03'23"W	15.41'	8.10'
C103	48°11'23"	25.00'	21.03'	S66°27'16"E	20.41'	11.18'	C271	2°41'22"	1175.00'	55.15'	N75°23'09"W	55.15'	27.58'	C439	0°30'25"	25.00'	0.22'	S68°15'34"W	0.22'	0.11'
C104	171°32'15"	50.00'	149.69'	S04°46'50"E	99.73'	675.82'	C272	2°41'22"	1175.00'	55.15'	N72°41'47"W	55.15'	27.58'	C440	0°34'23"	325.00'	3.25'	N68°13'35"E	3.25'	1.63'
C105	46°53'43"	25.00'	20.46'	S57°32'26"W	19.90'	10.84'	C273	2°41'22"	1175.00'	55.15'	N70°00'25"W	55.15'	27.58'	C441	6°41'56"	325.00'	38.00'	N64°35'25"E	37.98'	19.02'
C106	9°55'19"	1225.00'	212.14'	S39°03'14"W	211.87'	106.33'	C274	2°41'22"	1175.00'	55.15'	N67°19'03"W	55.15'	27.58'	C442	4°24'07"	325.00'	24.97'	N59°02'23"E	24.96'	12.49'
C107	86°22'28"	25.00'	37.69'	S00°49'39"W	34.22'	23.47'	C275	2°41'22"	1175.00'	55.15'	N64°37'41"W	55.15'	27.58'	C443	20°40'49"	25.00'	9.02'	S67°10'44"W	8.97'	4.56'
C108	1°55'21"	875.00'	29.36'	S43°19'15"E	29.36'	14.68'	C276	2°41'22"	1175.00'	55.15'	N61°56'19"W	55.15'	27.58'	C444	69°44'45"	25.00'	30.43'	N67°36'29"W	28.59'	17.42'
C109	95°35'49"	25.00'	41.71'	N87°55'10"E	37.04'	27.57'	C277	2°41'22"	1175.00'	55.15'	N59°14'57"W	55.15'	27.58'	C445	7°48'27"	275.00'	37.47'	N61°38'35"E	37.44'	18.77'
C110	85°51'12"	50.00'	74.92'	N02°48'21"W	68.11'	46.51'	C278	2°41'22"	1175.00'	55.15'	N56°33'35"W	55.15'	27.58'	C446	2°57'58"	275.00'	14.24'	N67°01'47"E	14.23'	7.12'
C111	2°16'01"	925.00'	36.60'	S43°29'35"E	36.60'	18.30'	C279	2°26'20"	1175.00'	50.02'	N53°59'44"W	50.01'	25.01'	C447	11°20'56"	25.00'	4.95'	S74°11'14"W	4.94'	2.48'
C112	82°46'45"	25.00'	36.12'	S03°14'14"E	33.06'	22.03'	C280	3°28'29"	1175.00'	71.26'	N51°02'20"W	71.25'	35.64'	C448	85°35'38"	25.00'	37.35'	N57°20'29"W	33.97'	23.15'
C113	1°51'51"	325.00'	10.57'	S39°05'05"W	10.57'	5.29'	C281	2°42'41"	1175.00'	55.61'	N47°56'45"W	55.60'	27.81'	C449	2°14'59"	25.00'	0.98'	S69°38'16"W	0.98'	0.49'
C114	16°05'31"	845.00'	237.32'	S48°03'46"W	236.54'	119.45'	C282	2°29'29"	1175.00'	51.09'	N45°20'40"W	51.09'	25.55'	C450	86°52'36"	25.00'	37.91'	N65°47'57"W	34.38'	23.67'
C115	92°45'12"	25.00'	40.47'	N77°30'53"W	36.19'	26.23'	C283	1°44'21"	1175.00'	35.67'	N43°13'45"

FINAL PLAT OF
FLORA PHASE 2 SECTION 1

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS:

THAT HUTTO 525 DEVELOPMENT PARTNERS, LP, ACTING HEREIN BY AND THROUGH STEPHEN T. SELLERS, ITS AUTHORIZED SIGNATORY, BEING THE OWNER OF 111.160 ACRES OF LAND, BEING A PORTION OF THAT CERTAIN 242.46 ACRE TRACT, OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020121607, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION TO BE KNOWN AS: FLORA PHASE 2 SECTION 1

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS 7 DAY OF January , 20 26, A.D.

HUTTO 525 DEVELOPMENT PARTNERS, LP
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TEXAS 77040

BY: _____
STEPHEN T. SELLERS
AUTHORIZED SIGNATORY

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED STEPHEN T. SELLERS, AUTHORIZED SIGNATORY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____
NOTARY PUBLIC, STATE OF TEXAS

KATHY BURTON
Notary ID # 5900288
My Commission Expires
July 24, 2028

KATHY BURTON
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES 7/24/28

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0510F REVISED DECEMBER 20, 2019.

I, NATHAN KELLY, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
NATHAN KELLY, P.E. NO. 141451
GRAY ENGINEERING, INC. F-2946
8834 N. CAPITAL OF TEXAS HWY., SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371

12/2/2025
DATE

STATE OF TEXAS
NATHAN D. KELLY
141451
LICENSED
PROFESSIONAL ENGINEER

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY UNDER MY SUPERVISION, AND THAT ALL SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

_____
PHILLIP L. McLAUGHLIN, R.P.L.S. NO. 5300
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TX 78728
(512) 267-7430

12-02-2025
DATE

STATE OF TEXAS
REGISTERED
PHILLIP L McLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:

1. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.

3. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

4. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

5. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.

7. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

8. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

9. WATER SERVICE IS PROVIDED BY: JONAH WATER SPECIAL UTILITY DISTRICT.

10. WASTEWATER SERVICE IS PROVIDED BY: SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT.

11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

12. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

13. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

14. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

15. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACES IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING THEREWITHIN. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

GENERAL NOTES CONTINUED:

16. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

17. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO FLORA BOULEVARD OR CR 133, THE ADJACENT COUNTY ROADWAYS.

18. LOTS WITH LESS THAN 50' OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.

19. STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.

20. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

21. THE ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH SECTION 8345.105 OF HB 4803. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.

22. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

23. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

24. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

25. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0510f, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 20th DAY OF January, 20 26 A.D.

_____
WILLIAMSON COUNTY ADDRESS COORDINATOR

_____
JONAH WATER SPECIAL UTILITY DISTRICT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____ _____
STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE

____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK ____M. AND DULY RECORDED THIS THE

DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY, IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

Commissioners Court - Regular Session **26.**

Meeting Date: 02/03/2026

Final Plat for the Nolina Phases 2B 3A & 3B subdivision – Pct 3

Submitted For: Adam Boatright **Submitted By:** Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

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

Public Background

This is the next section in the Nolina subdivision. This subdivision consists of 177 single family lots, 6 open space/drainage lots, 2 HOA landscape lots, and 7,748 feet of new public roads. Roadway and drainage construction is not yet complete, but a performance bond in the amount of $2,387,441.16 has been posted with the County to cover the cost of the remaining construction.

Timeline

2025-10-09 – initial submittal of the final plat
2025-11-07 – 1st review complete with comments
2025-11-20 – 2nd submittal of final plat
2025-12-04 – 2nd review complete with comments cleared
2026-01-23 – receipt of final plat with signatures
2026-01-27 – final plat placed on the February 3rd, 2026 Commissioners Court agenda for consideration

---

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Final Plat Nolina Phases 2B 3A 3B

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:46 AM
Form Started By: Misti Schulz		Started On: 01/27/2026 12:40 PM
Final Approval Date: 01/28/2026		

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2B, 3A & 3B

BEING 54.33 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:
54.33 ACRES

BEING A 54.33 ACRE TRACT OF LAND SITUATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT 478, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF CALLED 523.521 ACRES TRACT OF LAND DESCRIBED TO JDS RR LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022010857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND, IN THE NORTH BOUNDARY LINE OF THE NOLINA SUBDIVISION, PHASE 2A, A LEGAL PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 2025007201, O.P.R.W.C.T, SAME BEING THE SOUTH LINE OF A CALLED 206.428 ACRES TRACT DESCRIBED TO NORTHVISTA RANCH, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2020015078, O.P.R.W.C.T.;

THENCE WITH SAID NORTH BOUNDARY LINE OF NOLINA SUBDIVISION, PHASE 2A AND SAID SOUTH LINE OF THE 206.428 ACRES TRACT , NORTH 70°30'22" EAST, A DISTANCE OF 133.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE NORTHEAST CORNER OF SAID NOLINA SUBDIVISION, PHASE 2A, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 523.521 ACRES TRACT AND THE **POINT OF BEGINNING**;

THENCE WITH THE NORTH LINE OF SAID REMAINDER OF THE 523.521 ACRE TRACT, CONTINUING WITH SAID SOUTH LINE OF THE 206.428 ACRES TRACT, NORTH 70°30'22" EAST, A DISTANCE OF 721.35 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY & PARTNERS" BEARS NORTH 70°30'22" EAST, A DISTANCE OF 592.26 FEET, FOR AN ANGLE CORNER OF THE REMAINDER OF SAID 523.521 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 206.428 ACRES TRACT;

THENCE DEPARTING SAID NORTH LINE OF THE REMAINDER OF THE 523.521 ACRES TRACT, THE FOLLOWING FORTY-TWO (42) COURSES AND DISTANCES:

1. SOUTH 19°29'38" EAST, A DISTANCE OF 15.55 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. SOUTH 19°30'13" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 70°29'47" EAST, A DISTANCE OF 5.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. SOUTH 19°30'13" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. NORTH 70°29'47" EAST, A DISTANCE OF 105.43 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. SOUTH 19°36'57" EAST, A DISTANCE OF 103.79 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. SOUTH 28°45'08" EAST, A DISTANCE OF 38.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. SOUTH 50°03'31" WEST, A DISTANCE OF 127.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A NON-TANGENT CURVE;
9. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°19'31", A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45°27'52" EAST, 54.27 FEET, AND AN ARC LENGTH OF 54.36 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. SOUTH 51°07'38" EAST, A DISTANCE OF 85.16 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
11. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 16.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 83°52'22" EAST, 23.33 FEET, AND AN ARC LENGTH OF 25.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. NORTH 38°52'22" EAST, A DISTANCE OF 7.65 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. SOUTH 51°07'38" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. SOUTH 38°52'22" WEST, A DISTANCE OF 8.64 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
15. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 85°38'59", A RADIUS OF 16.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°57'07" EAST, 22.43 FEET, AND AN ARC LENGTH OF 24.67 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A REVERSE CURVE;
16. WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°33'21", A RADIUS OF 325.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 39°59'56" EAST, 76.71 FEET, AND AN ARC LENGTH OF 76.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. NORTH 64°58'45" EAST, A DISTANCE OF 110.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
18. NORTH 70°29'08" EAST, A DISTANCE OF 45.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
19. SOUTH 19°30'13" EAST, A DISTANCE OF 182.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
20. SOUTH 70°29'47" WEST, A DISTANCE OF 13.39 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. SOUTH 19°30'13" EAST, A DISTANCE OF 129.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
22. SOUTH 70°29'47" WEST, A DISTANCE OF 135.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. SOUTH 68°32'07" WEST, A DISTANCE OF 87.43 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
24. SOUTH 56°43'44" WEST, A DISTANCE OF 88.11 FEET TO A1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
25. SOUTH 53°46'42" WEST, A DISTANCE OF 45.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
26. SOUTH 38°27'12" EAST, A DISTANCE OF 21.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
27. SOUTH 33°17'38" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A NON-TANGENT CURVE;
28. WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°51'05", A RADIUS OF 1,020.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73°37'54" EAST, 593.91 FEET, AND AN ARC LENGTH OF 602.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
29. SOUTH 03°59'50" WEST, A DISTANCE OF 190.31 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
30. SOUTH 28°01'51" WEST, A DISTANCE OF 132.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
31. SOUTH 39°01'13" WEST, A DISTANCE OF 58.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
32. SOUTH 01°47'32" WEST, A DISTANCE OF 122.49 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
33. SOUTH 75°09'22" EAST, A DISTANCE OF 50.16 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
34. SOUTH 09°41'33" WEST, A DISTANCE OF 159.68 FEET TO A1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
35. SOUTH 07°29'25" WEST, A DISTANCE OF 154.48 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
36. SOUTH 02°54'21" EAST, A DISTANCE OF 344.45 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
37. SOUTH 10°34'40" WEST, A DISTANCE OF 50.05 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
38. WITH SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°41'26", A RADIUS OF 803.56 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 15°23'26" WEST, 93.78 FEET, AND AN ARC LENGTH OF 93.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
39. SOUTH 03°58'55" WEST, A DISTANCE OF 206.45 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
40. SOUTH 85°27'49" EAST, A DISTANCE OF 356.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
41. SOUTH 89°08'54" EAST, A DISTANCE OF 44.34 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
42. SOUTH 21°03'59" EAST, A DISTANCE OF 300.25 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE NORTHEAST CORNER OF THE NOLINA SUBDIVISION, PHASE 1, SECTION 3, A LEGAL PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 2025008235, O.P.R.W.C.T.;

THENCE WITH THE NORTHERLY LINE OF SAID NOLINA SUBDIVISION, PHASE 1, SECTION 3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 68°56'01" WEST, A DISTANCE OF 660.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 62°55'53" WEST, A DISTANCE OF 407.05 FEET TO A1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 50°42'44" WEST, A DISTANCE OF 403.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 28°53'13" WEST, A DISTANCE OF 201.24 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE SOUTHEAST CORNER OF THE NOLINA SUBDIVISION, PHASE 2A, A LEGAL PLAT, ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 202500201, O.P.R.W.C.T.;

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

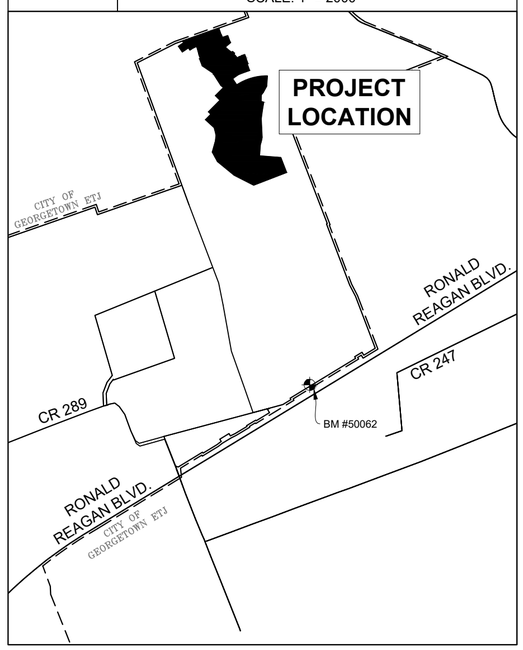
LEGAL DESCRIPTION (CONTINUED):

THENCE WITH THE EASTERLY LINE OF SAID NOLINA SUBDIVISION, PHASE 2A, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES:

1. NORTH 15°48'40" EAST, A DISTANCE OF 213.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 06°23'40" EAST, A DISTANCE OF 104.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 13°37'38" WEST, A DISTANCE OF 150.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. NORTH 47°29'50" WEST, A DISTANCE OF 218.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. NORTH 44°53'28" EAST, A DISTANCE OF 143.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. NORTH 45°06'32" WEST, A DISTANCE OF 65.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. NORTH 44°53'28" EAST, A DISTANCE OF 305.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. NORTH 45°06'32" WEST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. NORTH 44°53'28" EAST, A DISTANCE OF 212.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. NORTH 50°51'53" WEST, A DISTANCE OF 62.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. NORTH 32°40'26" WEST, A DISTANCE OF 275.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. NORTH 55°57'13" WEST, A DISTANCE OF 239.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. NORTH 20°56'07" WEST, A DISTANCE OF 143.30 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. NORTH 64°36'14" EAST, A DISTANCE OF 15.02 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
15. NORTH 22°09'23" WEST, A DISTANCE OF 56.53 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
16. NORTH 13°09'48" WEST, A DISTANCE OF 45.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. NORTH 15°55'04" WEST, A DISTANCE OF 127.74 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A NON-TANGENT CURVE;
18. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°25'00", A RADIUS OF 475.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°17'17" WEST, 119.20 FEET, AND AN ARC LENGTH OF 119.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
19. SOUTH 56°04'47" WEST, A DISTANCE OF 23.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
20. NORTH 33°55'13" WEST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. SOUTH 56°04'47" WEST, A DISTANCE OF 137.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
22. NORTH 33°55'13" WEST, A DISTANCE OF 129.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. NORTH 55°46'40" EAST, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
24. NORTH 42°00'18" WEST, A DISTANCE OF 39.51 FEET TO THE **POINT OF BEGINNIN**G AND CONTAINING 54.33 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

VICINITY MAP

SCALE: 1" = 2000'



SUBMITTAL DATE: 10/09/2025

SHEET INDEX:

1 COVER SHEET & LEGAL DESCRIPTION
2-4 PLAT LAYOUTS
5-6 PARCEL ACREAGE TABLES AND LINE & CURVE DATA
7 SIGNATURES, NOTES AND CERTIFICATIONS

BENCHMARK

VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 18.

BM #50062 MAG NAIL WITH WASHER STAMPED "JPH" SET APPROXIMATELY 3,000 FEET NORTHEAST OF THE INTERSECTION OF COUNTY ROAD 289 AND RONALD REAGAN BOULEVARD.

- ELEV.=942.405'

SUBDIVISION INFORMATION

OWNER: JDS RR LLC
ACREAGE: 54.33 ACRES
SURVEY: JAMES NORTHCROSS SURVEY, ABSTRACT 478
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: ±7,748'
NUMBER OF LOTS: 182
LAND USE: SINGLE FAMILY
DATE: 1/9/2026

LOT INFORMATION

TYPE	TOTAL	ACREAGE	ACREAGE
SINGLE-FAMILY	177	31.313	
DRAINAGE	6	12.795	
HOA LANDSCAPE	2	0.142	
TOTAL	**185**	**44.25**	**44.25**

STREET INFORMATION

NAME	CLASSIFICATION	DESIGN SPEED	DESIGNATION	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH	ACREAGE	ACREAGE
PRICKLY POPPY WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	657'	0.7782	
REDBUD LEAF LANE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	659'	0.7805	
BLUE ASTER TRAIL	MINOR COLLECTOR	35 MPH	PUBLIC	69'	2-18.5 LF LANES (LOG-LOG) W/9' MEDIAN	259'	0.4344	
	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	722'	0.8528	
CEDAR TREE WAY	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	471'	0.5647	
WILD NOLINA WAY	ARTERIAL	45 MPH	PUBLIC	120'	*24 LF (LOG-LOG)	430'	1.209	
SUMMER BLOOM WAY	MINOR COLLECTOR	35 MPH	PUBLIC	69'	2-18.5 LF LANES (LOG-LOG) W/9' MEDIAN	214'	0.3631	
	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	785'	0.9252	
TEXAS THISTLE STREET	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	970'	1.137	
FLAME ACANTHUS AVENUE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	1463'	1.703	
BUTTERFLY GARDEN COVE	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	146'	0.1917	
BIG SILVERLEAF BEND	LOCAL	25 MPH	PUBLIC	50'	30 LF (LOG-LOG)	972'	1.140	
					TOTAL:	**7,748'**	**10.08**	**10.08**
							TOTAL ACREAGE:	**54.33**

PAVEMENT WIDTH MEASURED IN LINEAR FEET (LF), FROM LIP-OF-GUTTER TO LIP-OF-GUTTER (LOG-LOG).
NOTE: MINIMUM ROW WIDTH FOR MINOR COLLECTOR IS 60'
*PAVEMENT WIDTH BASED ON ESTIMATED AVERAGE DAILY TRIPS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS OF DECEMBER 7TH, 2021. PAVEMENT WIDTH TO BE 45-FT WHEN 6,000 > ADT > 3,000 OR TYPICAL ARTERIAL SECTION (24-FT WIDTH EACH DIRECTION AND 36-FT WHERE TURN LANES NEEDED) WHEN ADT > 6,000

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TEXAS 78626
PH: (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

OWNER/DEVELOPER:
JDS RR LLC.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
PH: (512) 496-4070

Kimley»Horn

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
NO SCALE	MPD	MMII	1/9/2026	069291617	1 OF 7

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONLE-ROCKIN WILCO (COMBINED)\069291601 - NOLINA PH 2B, 3A AND 3B\DWG\V-PLAT-069291617-PH 2B 3A 3B.DWG PLOTTED BY DONOVAN, MIKE 1/9/2026 8:52 AM LAST SAVED1/9/2026 8:48 AM

CALLED 206.428 ACRES
NORTHVISTA RANCH, LLC
DOC. NO. 2020015078
O.P.R.W.C.T.

CITY OF GEORGETOWN ETJ

"BURY & PARTNERS"

JAMES NORTHCROSS SURVEY ABSTRACT 478

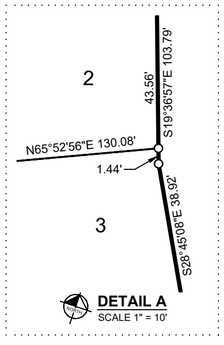
CHARLES H. DELANEY SURVEY ABSTRACT 181

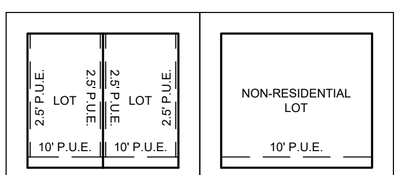
CALLED 523.521 ACRES
JDS RR LLC
DOC. NO. 2022053696
O.P.R.W.C.T.

NOLINA SUBDIVISION
PHASE 2A
DOC. NO. 2025007201
O.P.R.W.C.T.

PROPOSED 100-YR ATLAS-14 FLOODPLAIN STUDY BY KIMLEY-HORN AND ASSOCIATES DATED : 06/11/2025





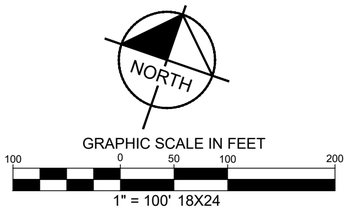


LINE TYPE LEGEND

— — —	BUILDING SETBACK LINE (B.S.L.)
— — — —	EASEMENT LINE
▪ ▪ ▪ ▪	4' SIDEWALK LINE
▪ ▪ ▪ ▪	5' SIDEWALK LINE
·····	FLOODPLAIN LINE
	SIGHT DISTANCE EASEMENTS

LEGEND

O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
E.E.	ELECTRICAL EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
▲	CALCULATED POINT
(#)	BLOCK IDENTIFIER



SEE SHEET 3

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2B, 3A & 3B

BEING 54.33 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

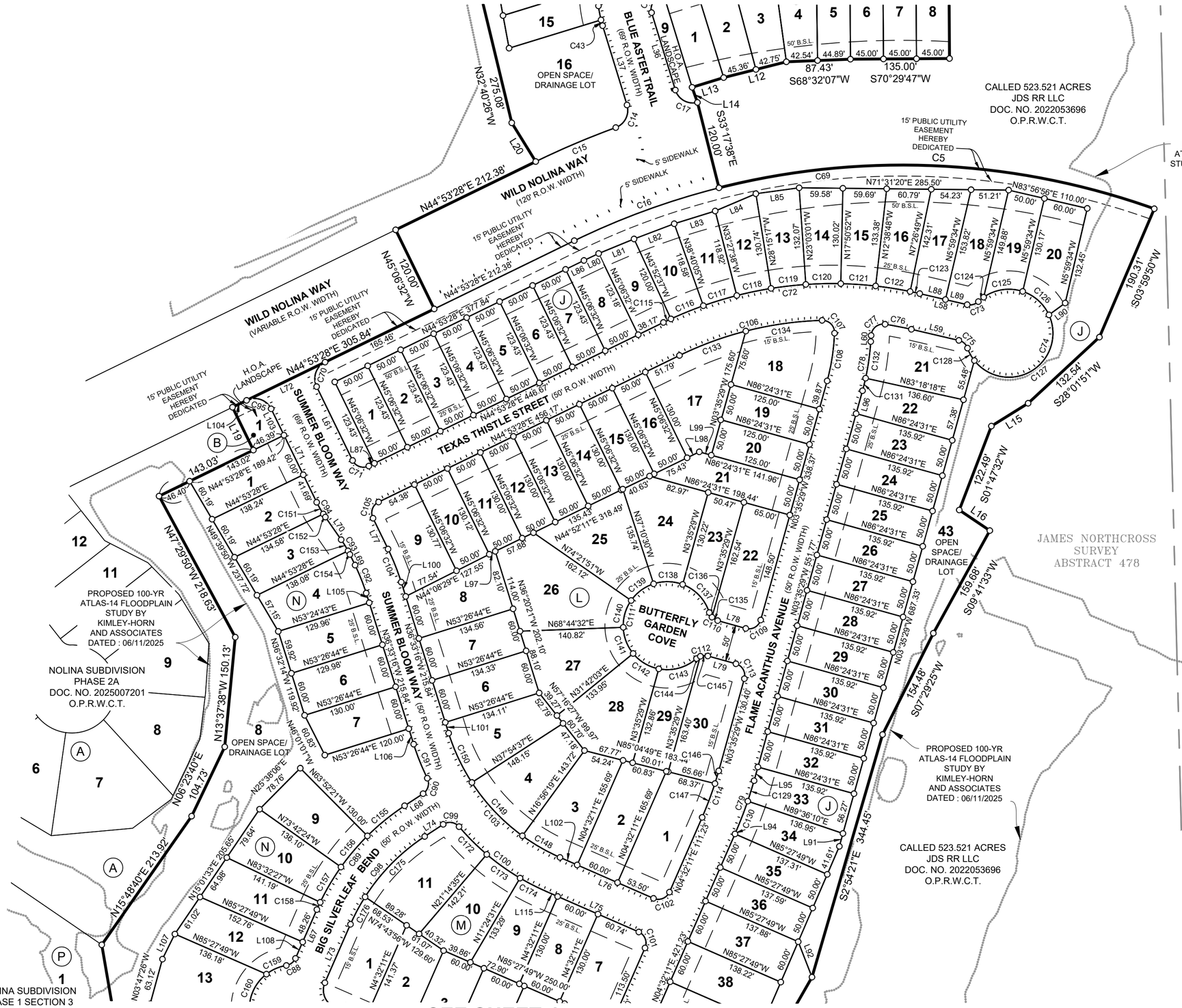
Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	MMII	1/9/2026	069291617	2 OF 7

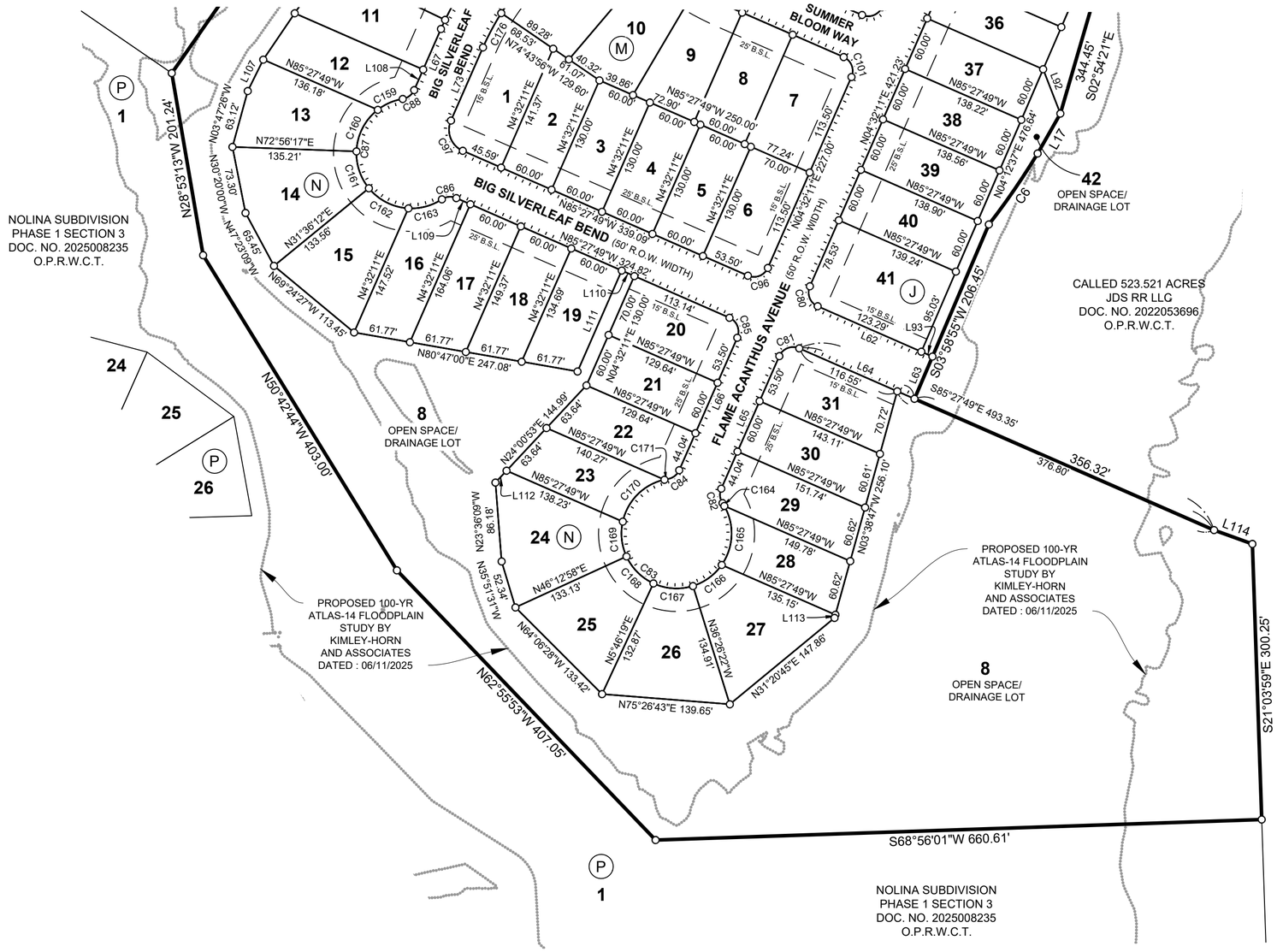
COPYRIGHT © 2026
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED

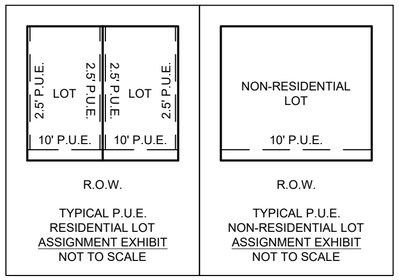
DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONILE-ROCKIN WILCO (COMBINED)\069291601 - NOLINA PH 2B, 3A AND 3B\DWG\V-PLAT-069291617-PH 2B 3A 3B.DWG PLOTTED BY DONOVAN, MIKE 1/9/2026 8:52 AM LAST SAVED1/9/2026 8:48 AM

SEE SHEET 2


BLUE ASTER TRAIL (69' R.O.W. WIDTH)
WILD NOLINA WAY (120' R.O.W. WIDTH)
WILD NOLINA WAY (VARIABLE R.O.W. WIDTH)
SUMMER BLOOM WAY (69' R.O.W. WIDTH)
TEXAS THISTLE STREET (50' R.O.W. WIDTH)
BUTTERFLY GARDEN COVE
FLAME ACANTHUS AVENUE (50' R.O.W. WIDTH)
BIG SILVERLEAF BEND (50' R.O.W. WIDTH)
16 OPEN SPACE/ DRAINAGE LOT
43 OPEN SPACE/ DRAINAGE LOT
8 OPEN SPACE/ DRAINAGE LOT
CALLED 523.521 ACRES JDS RR LLC DOC. NO. 2022053696 O.P.R.W.C.T.
PROPOSED 100-YR ATLAS-14 FLOODPLAIN STUDY BY KIMLEY-HORN AND ASSOCIATES DATED : 06/11/2025
JAMES NORTHCROSS SURVEY ABSTRACT 478
CHARLES H. DELANEY SURVEY ABSTRACT 181
NOLINA SUBDIVISION PHASE 2A DOC. NO. 2025007201 O.P.R.W.C.T.
NOLINA SUBDIVISION PHASE 1 SECTION 3 DOC. NO. 2025008235 O.P.R.W.C.T.
15' PUBLIC UTILITY EASEMENT HEREBY DEDICATED
5' SIDEWALK
H.O.A. LANDSCAPE
N44°53'28"E 212.38'
N44°53'28"E 317.84'
N44°53'28"E 305.84'
N44°53'28"E 466.17'
N32°40'26"W 275.08'
N45°06'32"W 120.00'
S33°17'38"E 120.00'
S03°59'50"W 190.31'
S28°01'51"W 132.54'
S01°47'32"W 122.49'
S09°41'33"W 159.68'
S07°29'25"W 154.48'
S22°54'21"E 344.45'
N47°29'50"W 218.63'
N13°37'38"W 150.13'
N06°23'40"E 104.73'
N15°48'40"E 213.92'
N03°47'26"W 63.12'
N71°31'20"E 285.50'
N83°56'56"E 110.00'
S68°32'07"W 87.43'
S70°29'47"W 135.00'
N68°44'32"E 140.82'
N74°21'51"W 162.12'
N44°52'11"E 318.49'
N86°24'31"E 198.44'
N86°24'31"E 141.96'
N03°35'29"W 338.37'
N03°35'29"W 687.33'
N44°32'11"E 111.23'
N44°32'11"E 165.69'
N44°32'11"E 155.69'
N44°32'11"E 421.23'
N44°32'11"E 141.37'
N44°32'11"E 130.00'
N44°32'11"E 250.00'
N44°32'11"E 135.50'
N37°10'30"W 135.74'
N37°54'37"E 148.15'
N16°56'19"E 143.72'
N85°04'49"E 183.34'
N85°27'49"W 250.00'
N85°27'49"W 152.76'
N85°27'49"W 136.18'
N85°27'49"W 137.59'
N85°27'49"W 137.88'
N85°27'49"W 138.22'
N74°43'56"W 129.60'
N74°08'29"E 77.54'
N44°08'29"E 127.55'
N36°33'16"W 215.84'
N36°32'14"W 119.92'
N25°38'06"E 78.76'
N63°52'21"W 130.00'
N73°42'24"W 136.10'
N83°32'27"W 141.19'
N15°01'33"E 205.85'
N11°24'31"E 133.29'
N21°14'35"E 142.21'
N36°20'21"W 202.10'
N57°16'27"W 99.97'
N31°42'03"E 133.95'
N03°35'29"W 132.86'
N03°35'29"W 130.40'
N03°35'29"W 130.22'
N03°35'29"W 162.54'
N03°35'29"W 145.50'
N03°35'29"W 55.77'
N00°35'29"W 338.37'
N00°35'29"W 687.33'
N86°24'31"E 125.00'
N86°24'31"E 135.92'
N83°18'18"E 136.60'
N89°36'10"E 136.95'
N86°24'31"E 135.92'
N86°24'31"E 135.92'
N86°24'31"E 135.92

SEE SHEET 3



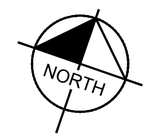


LINE TYPE LEGEND

BUILDING SETBACK LINE (B.S.L.)	
EASEMENT LINE	
4' SIDEWALK LINE	
5' SIDEWALK LINE	
FLOODPLAIN LINE	
SIGHT DISTANCE EASEMENTS	

LEGEND

O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
E.E.	ELECTRICAL EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
○	1/2-INCH IRON ROD WITH CAP "KHA" SET
●	1/2-INCH IRON ROD FOUND (CAP NOTED)
▲	CALCULATED POINT
(#)	BLOCK IDENTIFIER



GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' 18X24

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2B, 3A & 3B

BEING 54.33 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	MMII	1/9/2026	069291617	4 OF 7

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

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONLE-ROCKIN WILCO (COMBINED)\069291601 - NOLINA PH 2B, 3A AND 3B\DWG\V-PLAT-069291617-PH 2B 3A
DONOVAN, MIKE 1/9/2026 8:52 AM LAST SAVED1/9/2026 8:48 AM

LOT TABLE BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	0.125	5,435
2	0.128	5,561
3	0.132	5,738
4	0.151	6,570
5	0.166	7,219
6	0.154	6,722
7	0.154	6,695
8	0.139	6,073
9	0.134	5,850
10	0.134	5,850
11	0.159	6,939
12	0.153	6,655
13	0.134	5,850
14	0.137	5,948
15	0.136	5,922
16	0.860	37,478
17	0.100	4,373

LOT TABLE BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	0.066	2,881

LOT TABLE BLOCK C		
LOT NO.	ACRES	SQ. FT.
8	0.178	7,772
9	0.179	7,790
10	1.098	47,847

LOT TABLE BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.124	5,400
2	0.124	5,400
3	0.124	5,400
4	0.124	5,400
5	0.124	5,400
6	0.124	5,400
7	0.124	5,400
8	0.124	5,400
9	0.124	5,400

LOT TABLE BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.175	7,629
2	0.146	6,349
3	0.173	7,534

LOT TABLE BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	0.164	7,144
2	0.136	5,909
3	0.136	5,943

LOT TABLE BLOCK G		
LOT NO.	ACRES	SQ. FT.
14	0.165	7,175
15	0.139	6,056
16	0.155	6,757
17	0.164	7,150
18	0.158	6,897
19	0.159	6,943
20	0.143	6,218
21	0.141	6,147
22	0.141	6,147
23	0.176	7,668
24	0.197	8,589
25	0.190	8,280

LOT TABLE BLOCK H		
LOT NO.	ACRES	SQ. FT.
1	0.172	7,480
2	0.139	6,052
3	0.154	6,697
4	0.150	6,526
5	0.140	6,089
6	0.134	5,850
7	0.138	6,028
8	0.176	7,678
9	0.185	8,070
10	0.147	6,405
11	0.139	6,075
12	0.139	6,075
13	0.169	7,367

LOT TABLE BLOCK I		
LOT NO.	ACRES	SQ. FT.
1	0.134	5,850
2	0.144	6,263
3	0.153	6,669
4	0.152	6,600
5	0.135	5,887
6	0.133	5,811
7	0.133	5,811
8	0.133	5,811
9	0.076	3,291

LOT TABLE BLOCK M		
LOT NO.	ACRES	SQ. FT.
1	0.236	10,270
2	0.187	8,141
3	0.179	7,800
4	0.179	7,800
5	0.179	7,800
6	0.208	9,042
7	0.229	9,983
8	0.179	7,800
9	0.195	8,490
10	0.215	9,371
11	0.290	12,639

LOT TABLE BLOCK J		
LOT NO.	ACRES	SQ. FT.
1	0.142	6,171
2	0.142	6,171
3	0.142	6,171
4	0.142	6,171
5	0.142	6,171
6	0.142	6,171
7	0.142	6,171
8	0.142	6,169
9	0.142	6,170
10	0.145	6,314
11	0.144	6,281
12	0.152	6,635
13	0.161	7,024
14	0.161	7,000
15	0.162	7,037
16	0.170	7,402
17	0.174	7,578
18	0.181	7,871
19	0.155	6,771
20	0.192	8,360
21	0.246	10,716
22	0.168	7,301
23	0.156	6,796
24	0.156	6,796
25	0.156	6,796
26	0.156	6,796
27	0.156	6,796
28	0.156	6,796
29	0.156	6,796
30	0.156	6,796
31	0.156	6,796
32	0.156	6,796
33	0.164	7,140
34	0.170	7,404
35	0.158	6,873
36	0.158	6,887
37	0.190	8,283
38	0.191	8,303
39	0.191	8,324
40	0.192	8,344
41	0.303	13,199
42	0.148	6,451
43	1.950	84,937

LOT TABLE BLOCK L		
LOT NO.	ACRES	SQ. FT.
1	0.273	11,905
2	0.221	9,641
3	0.237	10,330
4	0.249	10,860
5	0.231	10,069
6	0.185	8,053
7	0.185	8,067
8	0.220	9,569
9	0.216	9,406
10	0.150	6,522
11	0.149	6,501
12	0.149	6,500
13	0.149	6,500
14	0.149	6,500
15	0.149	6,500
16	0.149	6,500
17	0.289	12,604
18	0.289	12,572
19	0.143	6,250
20	0.143	6,250
21	0.195	8,510
22	0.245	10,660
23	0.164	7,127
24	0.251	10,946
25	0.274	11,952
26	0.356	15,511
27	0.257	11,186
28	0.263	11,475
29	0.164	7,139
30	0.249	10,867

LOT TABLE BLOCK N		
LOT NO.	ACRES	SQ. FT.
1	0.194	8,438
2	0.187	8,158
3	0.188	8,203
4	0.206	8,981
5	0.179	7,793
6	0.179	7,799
7	0.172	7,500
8	8.639	376,305
9	0.203	8,852
10	0.213	9,292
11	0.208	9,050
12	0.208	9,049
13	0.230	9,998
14	0.273	11,883
15	0.249	10,831
16	0.220	9,605
17	0.216	9,403
18	0.196	8,522
19	0.175	7,641
20	0.207	9,016
21	0.179	7,778
22	0.192	8,365
23	0.182	7,947
24	0.297	12,933
25	0.248	10,811
26	0.259	11,303
27	0.269	11,699
28	0.187	8,140
29	0.214	9,313
30	0.203	8,846
31	0.221	9,607

LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°29'38"W	15.55'
L2	N70°29'47"E	5.38'
L3	S19°30'13"E	50.00'
L4	N70°29'47"E	105.43'
L5	S28°45'08"E	38.92'
L6	N38°52'22"E	7.65'
L7	S51°07'38"E	50.00'
L8	S38°52'22"W	8.64'
L9	N70°29'08"E	45.00'
L10	N35°21'12"W	15.00'
L11	S70°29'47"W	13.39'
L12	S56°43'44"W	88.11'
L13	S53°46'42"W	45.00'
L14	S38°27'12"E	21.91'
L15	S39°01'13"W	58.97'
L16	S75°09'22"E	50.16'
L17	S10°34'40"W	50.05'
L19	N45°06'32"W	65.00'
L20	N50°51'53"W	62.11'
L21	S64°36'14"W	15.02'
L22	N22°09'23"W	56.53'
L23	N33°55'13"W	50.00'
L24	N42°00'18"W	39.51'
L25	N13°09'48"W	45.28'
L26	N56°04'47"E	23.08'
L27	N70°29'47"E	8.52'
L28	S25°40'48"E	24.25'
L29	N19°30'13"W	27.83'
L30	N19°36'57"W	75.42'
L31	N19°36'57"W	75.58'
L32	N19°30'13"W	28.16'
L33	N53°46'42"E	90.47'
L34	S36°13'18"E	79.50'
L35	N53°46'42"E	80.97'
L36	N36°13'18"W	110.43'
L37	S36°13'18"E	113.09'
L38	S36°13'18"E	81.10'
L39	N42°43'22"W	85.82'
L40	S36°13'18"E	45.00'
L41	S29°38'26"E	90.60'

LINE TABLE		
NO.	BEARING	LENGTH
L42	N32°24'01"W	59.26'
L43	N28°38'07"W	66.28'
L44	S19°30'13"E	21.00'
L45	S51°07'38"E	5.73'
L46	S36°13'18"E	16.71'
L47	S36°13'18"E	19.39'
L48	S51°07'38"E	30.18'
L49	S51°07'38"E	11.42'
L50	N51°07'38"W	24.75'
L51	S51°07'38"E	11.16'
L52	S51°07'38"E	12.87'
L53	S19°30'13"E	26.93'
L54	S41°09'43"E	30.99'
L55	S51°07'38"E	28.67'
L56	N53°46'42"E	29.60'
L57	N53°46'42"E	6.37'
L58	S84°00'26"W	66.46'
L59	N84°00'26"E	66.46'
L60	N15°35'30"W	8.33'
L61	N45°06'32"W	111.93'
L62	N85°27'49"W	136.54'
L63	S03°58'55"W	50.00'
L64	N85°27'49"W	137.03'
L65	S04°32'11"W	157.54'
L66	N04°32'11"E	157.54'
L67	N04°32'11"E	72.70'
L68	N37°38'22"E	30.14'
L69	N45°06'32"W	16.16'
L70	N54°03'19"W	37.62'
L71	N45°06'32"W	141.69'
L72	N44°53'28"E	119.00'
L73	N04°32'11"E	86.96'
L74	N37°38'22"E	30.14'
L75	S85°27'49"E	138.81'
L76	N85°27'49"W	138.81'
L77	N45°06'32"W	46.74'
L78	S86°24'31"W	39.83'
L79	N86°24'31"E	39.83'
L80	N45°32'15"E	22.16'
L81	N48°32'52"E	52.15'

LINE TABLE		
NO.	BEARING	LENGTH
L82	N50°07'03"E	58.57'
L83	N53°36'01"E	58.49'
L84	N47°49'41"E	60.19'
L85	N63°04'23"E	59.62'
L86	N44°53'28"E	27.84'
L87	N44°53'28"E	8.50'
L88	N84°00'26"E	36.01'
L89	N84°00'26"E	30.45'
L90	S34°44'52"W	27.40'
L91	N03°35'29"W	18.20'
L92	S40°21'17"E	51.82'
L93	S85°27'49"E	13.25'
L94	S04°32'11"W	2.70'
L95	N03°35'29"W	19.38'
L96	N03°35'29"W	32.39'
L97	N44°08'30"E	9.12'
L98	N44°53'28"E	18.49'
L99	N86°24'31"E	16.96'
L100	S36°33'16"E	20.44'
L101	S36°33'16"E	15.40'
L102	S85°27'49"E	25.31'
L103	S45°06'32"E	40.00'
L104	S44°53'29"W	21.38'
L105	S36°33'16"E	13.81'
L106	S36°33'16"E	22.03'
L107	S07°13'03"W	38.15'
L108	S04°32'11"W	24.44'
L109	S85°27'49"E	16.68'
L110	S85°27'49"E	15.00'
L111	N04°32'11"E	120.00'
L112	N24°00'53"E	17.71'
L113	S03°38'47"E	3.53'
L114	S89°08'54"E	44.34'
L115	S85°27'49"E	18.07'
L117	N45°06'32"W	5.00'

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

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2B, 3A & 3B

BEING 54.33 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
NO SCALE	MPD	MMII	1/9/2026	069291617	5 OF 7

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONLE-ROCKIN WILCO (COMBINED)\069291601 - NOLINA PH 2B, 3A AND 3B\DWG\V-PLAT-069291617-PH 2B 3A 3B.DWG PLOTTED BY DONOVAN, MIKE 1/9/2026 8:53 AM LAST SAVED1/9/2026 8:48 AM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°19'31"	275.00'	54.36'	S45°27'52"E	54.27'
C2	90°00'00"	16.50'	25.92'	N83°52'22"E	23.33'
C3	85°38'59"	16.50'	24.67'	S03°57'07"E	22.43'
C4	13°33'21"	325.00'	76.89'	N39°59'56"W	76.71'
C5	33°51'05"	1020.00'	602.63'	N73°37'54"E	593.91'
C6	6°41'26"	803.56'	93.83'	S15°23'26"W	93.78'
C7	14°25'00"	475.00'	119.52'	S63°17'17"W	119.20'
C8	14°25'00"	525.00'	132.10'	S63°17'17"W	131.75'
C9	90°00'00"	16.50'	25.92'	N64°30'13"W	23.33'
C10	31°37'25"	325.00'	179.38'	S35°18'55"E	177.11'
C11	14°54'20"	375.00'	97.56'	N43°40'28"W	97.28'
C12	10°32'29"	150.00'	27.60'	N30°57'03"W	27.56'
C13	10°32'29"	150.00'	27.60'	S30°57'03"E	27.56'
C14	87°04'21"	25.00'	37.99'	N07°18'53"E	34.44'
C15	5°57'35"	1140.00'	118.58'	S47°52'16"W	118.53'
C16	11°48'53"	1020.00'	210.33'	S50°47'55"W	209.96'
C17	87°03'54"	25.00'	37.99'	S79°45'42"E	34.44'
C18	90°00'00"	16.50'	25.92'	S08°46'42"W	23.33'
C19	16°43'05"	475.00'	138.60'	S62°08'15"W	138.11'
C20	90°00'00"	16.50'	25.92'	S64°30'13"E	23.33'
C21	27°16'24"	325.00'	154.70'	N33°08'25"W	153.25'
C22	31°30'41"	275.00'	151.24'	S35°22'17"E	149.34'
C23	90°06'44"	16.50'	25.95'	S25°26'25"W	23.36'
C24	89°53'16"	16.50'	25.89'	N64°33'35"W	23.31'
C25	31°30'41"	325.00'	178.74'	S35°22'17"E	176.50'
C26	31°37'25"	275.00'	151.78'	N35°18'55"W	149.86'
C27	87°59'42"	16.50'	25.34'	N24°29'38"E	22.92'
C28	14°42'47"	525.00'	134.82'	S61°08'06"W	134.45'
C29	90°00'00"	16.50'	25.92'	S81°13'18"E	23.33'
C30	14°54'20"	425.00'	110.56'	N43°40'28"W	110.25'
C31	31°37'25"	275.00'	151.78'	S35°18'55"E	149.86'
C32	90°00'00"	16.50'	25.92'	S25°29'47"W	23.33'
C33	6°31'14"	325.00'	36.99'	S22°45'49"E	36.97'
C34	7°56'01"	325.00'	45.00'	S29°59'27"E	44.97'
C35	7°22'18"	325.00'	41.81'	S37°38'36"E	41.79'
C36	7°22'18"	325.00'	41.81'	S45°00'54"E	41.79'
C37	2°25'34"	325.00'	13.76'	S49°54'50"E	13.76'
C38	8°39'57"	375.00'	56.72'	N46°47'39"W	56.66'
C39	6°14'23"	375.00'	40.84'	N39°20'29"W	40.82'
C40	9°49'46"	150.00'	25.73'	N31°18'25"W	25.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	0°42'43"	150.00'	1.86'	N26°02'10"W	1.86'
C42	7°26'18"	150.00'	19.47'	S29°23'58"E	19.46'
C43	3°06'11"	150.00'	8.12'	S34°40'12"E	8.12'
C44	1°15'35"	325.00'	7.14'	S20°14'44"E	7.14'
C45	7°22'00"	325.00'	41.79'	S24°33'31"E	41.76'
C46	7°25'44"	325.00'	42.14'	S31°57'23"E	42.11'
C47	7°23'13"	325.00'	41.90'	S39°21'52"E	41.87'
C48	7°23'13"	325.00'	41.90'	S46°45'05"E	41.87'
C49	0°40'56"	325.00'	3.87'	S50°47'10"E	3.87'
C50	11°55'46"	275.00'	57.26'	N45°09'44"W	57.15'
C51	16°40'56"	275.00'	80.07'	N30°51'23"W	79.79'
C52	3°00'42"	275.00'	14.46'	N21°00'34"W	14.45'
C53	12°17'19"	525.00'	112.60'	S62°20'50"W	112.38'
C54	2°25'29"	525.00'	22.22'	S54°59'27"W	22.22'
C55	0°51'45"	425.00'	6.40'	N36°39'10"W	6.40'
C56	5°43'55"	425.00'	42.52'	N39°57'00"W	42.50'
C57	5°43'55"	425.00'	42.52'	N45°40'55"W	42.50'
C58	2°34'45"	425.00'	19.13'	N49°50'15"W	19.13'
C59	3°17'54"	275.00'	15.83'	S21°09'10"E	15.83'
C60	16°10'05"	275.00'	77.60'	S30°53'09"E	77.34'
C61	12°09'26"	275.00'	58.35'	S45°02'55"E	58.24'
C62	15°49'56"	275.00'	75.99'	S31°53'08"E	75.75'
C63	4°21'13"	275.00'	20.90'	S21°47'34"E	20.89'
C64	13°43'03"	325.00'	77.81'	N26°21'44"W	77.62'
C65	0°02'55"	475.01'	0.40'	S70°28'20"W	0.40'
C66	7°04'17"	475.00'	58.62'	S66°54'44"W	58.59'
C67	7°06'52"	475.00'	58.98'	S59°49'10"W	58.94'
C68	2°29'02"	475.00'	20.59'	S55°01'13"W	20.59'
C69	45°39'58"	1020.00'	812.96'	S67°43'27"W	791.62'
C70	90°00'00"	25.00'	39.27'	S00°06'32"E	35.36'
C71	90°00'00"	16.50'	25.92'	N89°53'28"E	23.33'
C72	39°06'58"	525.00'	358.42'	S64°26'57"W	351.50'
C73	57°08'50"	16.50'	16.46'	N55°26'01"E	15.78'
C74	294°17'39"	60.00'	308.18'	N05°59'34"W	65.10'
C75	57°08'50"	16.50'	16.46'	N67°25'09"W	15.78'
C76	4°24'21"	475.00'	36.53'	S81°48'16"W	36.52'
C77	95°11'35"	16.50'	27.41'	S32°00'17"W	24.37'
C78	12°00'01"	325.00'	68.07'	N09°35'30"W	67.94'
C79	8°07'40"	525.00'	74.48'	N00°28'21"E	74.41'
C80	90°00'00"	16.50'	25.92'	S40°27'49"E	23.33'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C81	90°00'00"	16.50'	25.92'	S49°32'11"W	23.33'
C82	57°08'50"	16.50'	16.46'	S24°02'14"E	15.78'
C83	294°17'39"	60.00'	308.18'	S85°27'49"E	65.10'
C84	57°08'50"	16.50'	16.46'	N33°06'36"E	15.78'
C85	90°00'00"	16.50'	25.92'	N40°27'49"W	23.33'
C86	57°08'50"	16.50'	16.46'	S65°57'46"W	15.78'
C87	204°17'39"	60.00'	213.94'	S40°27'49"E	117.31'
C88	57°08'50"	16.50'	16.46'	N33°06'36"E	15.78'
C89	33°06'11"	325.00'	187.77'	S21°05'17"W	185.17'
C90	83°01'12"	16.50'	23.91'	N03°52'14"W	21.87'
C91	8°49'33"	325.00'	50.06'	S40°58'03"E	50.01'
C92	8°33'15"	275.00'	41.06'	N40°49'54"W	41.02'
C93	8°56'48"	150.00'	23.42'	N49°34'56"W	23.40'
C94	8°56'48"	150.00'	23.42'	S49°34'56"E	23.40'
C95	89°59'59"	25.00'	39.27'	S89°53'29"W	35.36'
C96	90°00'00"	16.50'	25.92'	N49°32'11"E	23.33'
C97	90°00'00"	25.00'	39.27'	S40°27'49"E	35.36'
C98	33°06'11"	275.00'	158.88'	S21°05'17"W	156.68'
C99	83°01'12"	16.50'	23.91'	S79°08'58"W	21.87'
C100	26°07'23"	325.00'	148.18'	S72°24'07"E	146.90'
C101	90°00'00"	16.50'	25.92'	N40°27'49"W	23.33'
C102	90°00'00"	16.50'	25.92'	N49°32'11"E	23.33'
C103	48°54'33"	275.00'	234.75'	S61°00'33"E	227.68'
C104	8°33'15"	325.00'	48.52'	N40°49'54"W	48.48'
C105	90°00'00"	16.50'	25.92'	S00°06'32"E	23.33'
C106	24°19'26"	475.00'	201.65'	S57°03'12"W	200.14'
C107	95°11'35"	16.50'	27.41'	N63°11'18"W	24.37'
C108	12°00'01"	275.00'	57.60'	N09°35'30"W	57.49'
C109	90°00'00"	16.50'	25.92'	N41°24'31"E	23.33'
C110	57°08'50"	16.50'	16.46'	S65°01'05"E	15.78'
C111	294°17'39"	60.00'	308.18'	S03°35'29"E	65.10'
C112	57°08'50"	16.50'	16.46'	S57°50'06"W	15.78'
C113	90°00'00"	16.50'	25.92'	N48°35'29"W	23.33'
C114	8°07'40"	475.00'	67.38'	N00°28'21"E	67.33'
C115	1°13'55"	525.00'	11.29'	S45°30'26"W	11.29'
C116	5°12'32"	525.00'	47.73'	S48°43'39"W	47.71'
C117	5°12'27"	525.00'	47.72'	S53°56'09"W	47.70'
C118	5°12'21"	525.00'	47.70'	S59°08'33"W	47.68'
C119	5°12'15"	525.00'	47.69'	S64°20'51"W	47.67'
C120	5°12'09"	525.00'	47.67'	S69°33'03"W	47.66'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C121	5°12'04"	525.00'	47.66'	S74°45'10"W	47.64'
C122	5°11'59"	525.00'	47.64'	S79°57'11"W	47.63'
C123	1°27'16"	525.00'	13.33'	S83°16'48"W	13.33'
C124	8°57'47"	60.00'	9.39'	S31°20'30"W	9.38'
C125	53°14'06"	60.00'	55.75'	S62°26'27"W	53.76'
C126	47°08'10"	60.00'	49.36'	N67°22'25"W	47.98'
C127	166°21'45"	60.00'	174.21'	N39°22'33"E	119.15'
C128	18°35'51"	60.00'	19.48'	S48°08'39"E	19.39'
C129	3°11'40"	525.00'	29.27'	N01°59'40"W	29.27'
C130	4°56'01"	525.00'	45.21'	N02°04'11"E	45.19'
C131	3°06'12"	325.00'	17.60'	N05°08'36"W	17.60'
C132	8°53'48"	325.00'	50.47'	N11°08'36"W	50.41'
C133	11°38'08"	475.00'	96.46'	S50°42'32"W	96.30'
C134	12°41'18"	475.00'	105.19'	S62°52'16"W	104.98'
C135	31°42'08"	16.50'	9.13'	S77°44'26"E	9.01'
C136	25°26'42"	16.50'	7.33'	S49°10'01"E	7.27'
C137	52°14'44"	60.00'	54.71'	N62°34'01"W	52.84'
C138	38°29'07"	60.00'	40.30'	S72°04'03"W	39.55'
C139	37°02'29"	60.00'	38.79'	S34°18'16"W	38.12'
C140	37°02'29"	60.00'	38.79'	S02°44'13"E	38.12'
C141	37°02'29"	60.00'	38.79'	S39°46'42"E	38.12'
C142	39°41'55"	60.00'	41.57'	S78°08'54"E	40.75'
C143	52°44'27"	60.00'	55.23'	N55°37'55"E	53.30'
C144	21°19'53"	16.50'	6.14'	S39°55'37"W	6.11'
C145	35°48'57"	16.50'	10.31'	S68°30'02"W	10.15'
C146	2°11'00"	475.00'	18.10'	N02°29'59"W	18.10'
C147	5°56'41"	475.00'	49.28'	N01°33'51"E	49.26'
C148	12°24'07"	275.00'	59.53'	S79°15'45"E	59.41'
C149	20°58'18"	275.00'	100.66'	S62°34'32"E	100.10'
C150	15°32'07"	275.00'	74.56'	S44°19'20"E	74.34'
C151	7°00'39"	150.00'	18.35'	S48°36'51"E	18.34'
C152	1°56'09"	150.00'	5.07'	S53°05'15"E	5.07'
C153	6°50'35"	150.00'	17.91'	N50°38'02"W	17.90'
C154	2°06'13"	150.00'	5.51'	N46°09'38"W	5.51'
C155	11°30'43"	325.00'	65.30'	S31°53'01"W	65.19'
C156	9°50'03"	325.00'	55.78'	S21°12'38"W	55.71'
C157	9°50'03"	325.00'	55.78'	S11°22'34"W	55.71'
C158	1°55'22"	325.00'	10.91'	S05°29'52"W	10.91'
C159	28°34'00"	60.00'	29.91'	S47°24'01"W	29.61'
C160	50°10'44"	60.00'	52.55'	S08°01'39"W	50.88'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C161	41°20'05"	60.00'	43.29'	S37°43'46"E	42.35'
C162	47°30'06"	60.00'	49.74'	S82°08'51"E	48.33'
C163	36°42'44"	60.00'	38.45'	N55°44'44"E	37.79'
C164	3°31'25"	60.00'	3.69'	N50°50'56"W	3.69'
C165	64°51'37"	60.00'	67.92'	N16°39'25"W	64.35'
C166	37°47'15"	60.00'	39.57'	N34°40'01"E	38.86'
C167	42°12'41"	60.00'	44.20'	N74°39'59"E	43.21'
C168	40°26'39"	60.00'	42.35'	S64°00'21"E	41.48'
C169	37°05'01"	60.00'	38.83'	S25°14'31"E	38.16'
C170	64°51'37"	60.00'	67.92'	S25°43'48"W	64.35'
C171	3°31'25"	60.00'	3.69'	S59°55'18"W	3.69'
C172	9°25'00"	325.00'	53.41'	S64°02'56"E	53.35'
C173	9°50'03"	325.00'	55.78'	S73°40'27"E	55.71'
C174	6°52'20"	325.00'	38.98'	S82°01'39"E	38.96'
C175	24°16'55"	275.00'	116.54'	S25°29'55"W	115.67'
C176	8°49'17"	275.00'	42.34'	S08°56'49"W	42.30'
C179	23°34'43"	25.00'	10.29'	S33°19'11"E	10.22'
C180	66°25'22"	25.00'	28.98'	S11°40'49"W	27.39'
C181	45°36'53"	1005.00'	800.11'	S67°41'55"W	779.14'
C182	9°45'19"	990.00'	168.56'	S49°46'08"W	168.36'

FINAL PLAT

NOLINA SUBDIVISION

PHASE 2B, 3A & 3B

BEING 54.33 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
NO SCALE	MPD	MMII	1/9/2026	069291617	6 OF 7

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

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONLE-ROCKIN WILCO (COMBINED)\069291601 - NOLINA PH 2B, 3A AND 3B\DWG\V-PLAT-069291617-PH 2B 3A 3B.DWG PLOTTED BY DONOVAN, MIKE 1/9/2026 8:53 AM LAST SAVED1/9/2026 8:48 AM

FINAL PLAT
NOLINA SUBDIVISION
PHASE 2B, 3A & 3B

BEING 54.33 ACRES OUT OF THE
JAMES NORTHCROSS SURVEY, ABSTRACT 478
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: CITY OF GEORGETOWN
   WASTEWATER/SEPTIC: CITY OF GEORGETOWN
   ELECTRIC: PEDERNALES ELECTRIC COMPANY
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100 YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
4. EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR AT LEAST ONE FOOT ABOVE BFE (BASE FLOOD ELEVATION), WHICHEVER IS HIGHER.
5. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
6. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.0001528486. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
7. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY WILLIAMSON COUNTY, TEXAS. WILLIAMSON COUNTY DOES NOT ASSUME ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. WILLIAMSON COUNTY DOES NOT ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. ALL PROPERTY CORNERS WILL BE SET AT THE CONCLUSION OF CONSTRUCTION.
10. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
11. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTING ZONE PLAN (CZP) IN WRITING.
12. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
13. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
14. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
15. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
16. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
17. MAX OF 65% IMPERVIOUS COVER PER LOT, OTHERWISE STORM WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR TO REVIEW THE STORM WATER MANAGEMENT CONTROLS PROPOSED ON LOT.
18. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
19. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOT 10 BLOCK C, LOT 43, BLOCK J AND LOT 8, BLOCK N. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
20. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 10 BLOCK C, LOT 43, BLOCK J AND LOT 8, BLOCK N PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
21. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS AND MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
22. THIS SUBDIVISION IS SUBJECT TO STORM WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
23. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
24. LOTS 1 THROUGH 15 OF BLOCK A, LOTS 8 AND 9 OF BLOCK C, LOTS 1 THROUGH 9 OF BLOCK D, LOTS 1 THROUGH 3 OF BLOCK E, LOTS 1 THROUGH 3 OF BLOCK F, LOTS 14 THROUGH 25 OF BLOCK G, LOTS 1 THROUGH 13 OF BLOCK H, LOTS 1 THROUGH 8 OF BLOCK I, LOTS 1 THROUGH 41 OF BLOCK J, LOTS 1 THROUGH 30 OF BLOCK L, LOTS 1 THROUGH 11 OF BLOCK M, LOTS 1 THROUGH 7 AND LOTS 9 THROUGH 31 OF BLOCK N MAY NOT BE FURTHER SUBDIVIDED.DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO WILD NOLINA WAY OR THE ADJACENT COUNTY ROADS.
25. DRIVEWAY ACCESS TO LOTS WITHIN THE SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
26. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
27. A MINIMUM LOWEST FINISHED FLOOR ELEVATION (FFE) FOR BUILDINGS SHALL BE ESTABLISHED FOR EACH LOT ADJACENT TO THE FLOODPLAIN. TO MINIMIZE FLOODING OF THE BUILDING, THIS MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE ADJACENT FINISHED GRADE AND ONE FOOT ABOVE BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) WHERE THE ACCESS IS DESIGNED BY A PROFESSIONAL ENGINEER. RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT ONE FOOT ABOVE THE BFE. FOR LARGER LOTS WHERE THE BFE VARIES, A MINIMUM FFE SHALL BE ESTABLISHED AT THE UPSTREAM AND DOWNSTREAM LOT LINE AND EXPLAINED IN A PLAT NOTE. THE PLAT SHALL INCLUDE A STATEMENT INDICATING HOW THE MINIMUM FFE WAS ESTABLISHED (SEE APPENDIX C10). ALL LOTS ON A PLAT SHOULD BE DEVELOPED TO PROMOTE POSITIVE DRAINAGE BY GRADING AWAY FROM STRUCTURES IN ORDER TO REDUCE THE RISK OF FLOODING.
28. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES ON 6/11/2025.
29. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OF CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGH FARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
30. MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED ON THIS PLAT ARE FOR REFERENCE ONLY. THE FINAL MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR AT THE TIME OF PERMITTING.
31. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
32. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

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

OWNER CERTIFICATION:

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

THAT JDS RR LLC., ACTING HEREBY AND THROUGH MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER, OWNER OF THE CERTAIN 523.521 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022053696 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS NOLINA SUBDIVISION PHASE 2B, 3A & 3B.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15 DAY OF January, 2026.

JDS RR LLC., A TEXAS LIMITED LIABILITY COMPANY

BY:MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, ITS MANAGER

BY: _____

NAME: L. MICHAEL COX

TITLE: PRESIDENT

ADDRESS: 5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056

STATE OF TEXAS §
COUNTY OF §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED L. Michael Cox, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF January, 2026.

Diana Elaine Pine
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: October 9, 2029

DIANA ELAINE PINE
Notary ID #129276629
My Commission Expires
October 9, 2029

THE STATE OF AZ §
COUNTY OF Maricopa §
KNOW ALL MEN BY THESE PRESENTS:
§FIND

CONSENT OF LIENHOLDER:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREET, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE COUNTY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST AND SECURITY AGREEMENT,

DATED JUNE 3, 2023, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT

DOCUMENT NO. 2023049839.

LIENHOLDER NAME:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: _____

NAME: STEVEN D. STREHLOW

TITLE: VICE PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS

THE 20 DAY OF January, 2026, PERSONALLY APPEARED, STEVEN. D STREHLOW AS VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION , A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF January, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF AZ

PRINTED NAME: Kalyb Davis

MY COMMISSION EXPIRES ON: 10/26/27

KALYB MAR DAVIS
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
Commission # 658815
Expires October 26, 2027

ENGINEER'S CERTIFICATION:

I, ALEJANDRO E. GRANADOS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR WILLIAMSON COUNTY AND INCORPORATED AREAS, TEXAS COMMUNITY PANEL NO. 4810790275, MAP NO. 48491C0275E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND TEXAS COMMUNITY PANEL NO. 4810790100, MAP NO. 48491C0100E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS,

THIS 12 DAY OF January, 2026.

_____
ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 782-0602
ALEX.GRANADOS@KIMLEY-HORN.COM

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS, THIS 09 DAY OF January, 2026.

_____
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

STATE OF TEXAS
REGISTERED
MICHAEL A. MONTGOMERY II
6890
PROFESSIONAL
LAND SURVEYOR

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22 DAY OF January, 2026 A.D.

Trevor Burrington on behalf of Tiffany Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY JUDGE CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
STEVEN SNELL, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE _____DAY OF _____, 2026, A.D., AT _____O'CLOCK,___M., AND DULY RECORDED THIS

THE _____DAY OF _____, 2026, A.D., AT _____O'CLOCK, ___M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. _____OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY:_____, DEPUTY

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
NO SCALE	MPD	MMII	1/9/2026	069291617	7 OF 7

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\NOLINA-KONLE-ROCKIN WILCO (COMBINED)\069291601 - NOLINA PH 2B, 3A AND 3B\DWG\V-PLAT-069291617-PH 2B 3A 3B.DWG PLOTTED BY DONOVAN, MIKE 1/9/2026 8:53 AM LAST SAVED 1/9/2026 8:48 AM

Commissioners Court - Regular Session **27.**

Meeting Date: 02/03/2026

Award of IFB #26IFB4 – CR 417 Cross Culvert Replacement to S&D Constructors Inc. 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 awarding IFB #26IFB4 – CR 417 Cross Culvert Replacement to the lowest and best bidder, S&D Constructors Inc, for a one-time purchase in the not-to-exceed amount of $154,711.42 and authorize execution of the ensuing agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:37 PM
Form Started By: Fernando Ramirez		Started On: 01/21/2026 09:18 AM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **28.**

Meeting Date: 02/03/2026

Corridor D (Ronald Reagan Ext) – SAM – SWA#1 to WA#3

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 1 to Work Authorization No. 3 to the On-Call Land Surveying Services (Corridor D) contract executed on March 19, 2024, between Williamson County and Surveying and Mapping, LLC relating to the LTP/Corridor Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:29 AM
Form Started By: Ragan Riggs		Started On: 01/26/2026 12:48 PM
Final Approval Date: 01/28/2026		

Commissioners Court - Regular Session **29.**

Meeting Date: 02/03/2026

Freedom River Parkway – HDR – SWA#2 to WA#1

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. 1 to the Freedom River Parkway West (Liberty Hill Bypass) contract executed on March 19, 2024, between Williamson County and HDR Engineering, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:45 AM
Form Started By: Ragan Riggs		Started On: 01/26/2026 12:51 PM
Final Approval Date: 01/28/2026		

Commissioners Court - Regular Session **30.**

Meeting Date: 02/03/2026

Transformative Justice Program of Williamson County

Submitted For: August Alvarado **Submitted By:** August Alvarado, All District Courts

Department: All District Courts

Agenda Category: Regular Agenda Items

Information

Agenda Item

Receive an update on the Transformative Justice Program of Williamson County.

Public Background

The development, operations, success, impacts, and importance of this one-of-a-kind community-based felony diversion program for emerging adults. Recently completed research on this program shows a 35% reduction in arrest rates for this overrpresented population within a Criminal Justice system which is transitionally ill-equipped to handle the underlying factors that drive this age group's involvement in the criminal justice system.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 01:44 PM
Form Started By: August Alvarado		Started On: 01/23/2026 05:22 PM
Final Approval Date: 01/27/2026		

Commissioners Court - Regular Session **31.**

Meeting Date: 02/03/2026

Transformative Justice Program Grant

Submitted For: August Alvarado **Submitted By:** August Alvarado, All District Courts

Department: All District Courts

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to authorize the Williamson County District Courts to apply for grant funding provided through the Office of the Governor for FY2027 and consider approval of the Transformative Justice Program grant resolution.

Public Background

The development, operations, success, impacts, and importance of this one-of-a-kind community-based felony diversion program for emerging adults. Recently completed research on this program will be summarized showing a 35% reduction in arrest rates for this overrepresented population within a Criminal Justice system which is transitionally ill-equipped to handle the underlying factors that drive this age group's involvement in the criminal justice system.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

TJ Program

Grant Management Request

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 01:46 PM
Form Started By: August Alvarado		Started On: 01/23/2026 05:53 PM
Final Approval Date: 01/27/2026		

THE TRANSFORMATIVE JUSTICE PROGRAM

STATE OF TEXAS
COUNTY OF WILLIAMSON

On this the 3rd day of February 2026, a duly called and lawfully convened meeting of the Williamson County Commissioners Court was held in the City of Georgetown, pursuant to the Texas Open Meetings Act. A quorum of the members were present, to wit:

(Insert names of Commissioners Court Members Present)

Steven Snell	Valerie Covey
Cynthia Long	Terry Cook
Russ Boles	

Where, among other matters, came up for consideration and adoption the following Resolution:

Whereas, the Williamson County Commissioners Court finds it is in the best interest of the citizens of Williamson County, that Williamson County Juvenile Services accept funding for the Criminal Justice Grants Program, The Transformative Justice Program, Grant Number 5745101, for fiscal year 2027; and

Whereas, the Williamson County Commissioners Court has considered the proposed application for State and Federal Assistance for said project, in the amount of $164,000.00, and agrees to provide applicable matching funds for the said project as required by the Criminal Justice Grants Program grant application; and

Whereas, the Williamson County Commissioners Court agrees in the event of loss or misuse of the Office of the Governor, the Williamson County Commissioners Court assures that the funds will be returned to the Office of the Governor in full; and

Whereas, the Williamson County Commissioners Court has agreed that a designation of the title of an authorized official who is given the power to apply for, accept, reject, alter, or terminate a grant is hereby identified as the Williamson County Judge.

Therefore, Be It Resolved that the Williamson County Commissioners Court approves submission of the grant application for the Criminal Justice Grants Program, The Transformative Justice Program, Grant Number 5745101, to the Office of the Governor, Criminal Justice Division.

The foregoing Resolution was lawfully moved by _____, duly seconded by _____, and duly adopted by the Williamson County Commissioners Court on a vote of _____ members for the motion and _____ opposed.

Steven Snell
Printed Name of Williamson County Judge

_____
Signature of Williamson County Judge

February 3, 2026
Date Signed

Grant Number: 5745101

Grant Title/Project Name:	Transformative Justice Program
Department:	277th
Requestor:	Scott Matthew
Contact Email:	scott.matthew@wilcotx.gov
Contact Phone Number:	512-943-3206
Start Date:	9/1/2026
End Date:	8/31/2027
Please select request category:	Service, 164,000
Describe the purpose of the grant in detail to include all requirements.	In this proposal, Williamson County, Texas, seeks to enhance and expand an innovative diversion program and fully embed it within the county's day-to-day infrastructure. Called Wilco Transformative Justice, the program's goal is to divert nonviolent offenders between the ages of 17 and 24 —"emerging adults"—who have entered the criminal justice system. Piloted in 2019, this unique initiative provides an 18-month plan of individualized care and an intensive system of case management. As participants accomplish their personal development plan goals and successfully complete the program, their criminal records are completely expunged. These young people would otherwise face a pathway toward recidivism, trenchant poverty, and violence; by transforming these lives, the community is more resilient, and the county is made safer.
Select the type of grant your department is applying for:	State
What is the amount of the grant?	$164,000.00
Please provide a breakdown of the total cost above.	DIMS Software - $4,000 Case Manager - $60,000 Project Director - $100,000
Is there a match requirement?	No
What is the source of the match?	
Does the grant cover the cost of the request 100%?	Yes
If not, how much is left unpaid?	
What is the plan to obtain grants/funds for the remaining amount?	
List other similar assets in the County and/or region and if they are available for use?	
How is this asset request different from any similar assets currently in the County and/or region?	
What types of events/purpose would this asset be used for that cannot be accomplished with a current County asset?	
How often do these events occur?	
Identify the number of personnel required to operate this asset and/or be available for the function where it is to be used? How much time is required of those personnel? What is the cost of the personnel?	

Where will the asset be stored?	
What is the useful life of the asset?	
Will a replacement be requested from general funds when useful life has been exhausted?	
Will other agencies be billed for the use of this asset (e.g. vendors paid, employee worked hours and paid, inventory costs etc.)?	
Does this asset require insurance coverage?	
If yes, what is the estimate of asset insurance coverage?	
Will this asset require on-going maintenance? Please describe the maintenance required along with an estimate for these costs.	
How will this asset be funded when the grant ends?	
What is the impact if the grant is not received?	
New Personnel position is:	
Where will this position office?	
Who will this position report to?	
What tasks will this position perform? Include the five primary functions and the percentage of time spent to be spent on each function.	
Will this position take over tasks from current County employee?	
If yes, please explain the impact to current employee.	
How will this position be funded when the grant ends?	
Does this position or a similar position currently exist within the department?	
If yes, how many of these similar positions exist?	
Describe any alternatives considered to achieve desired outcome in lieu of a position (i.e. equipment, software, technology or change in business practice).	
Describe how workload will be accomplished/re-allocated should grant not be approved.	
List other similar items in the County and/or region and if they are available for use?	N/A
How is this item request different from any similar assets currently in the County and/or region?	N/A
What types of events/purpose would this item be used for that cannot be accomplished with a current County asset?	N/A
Identify the number of personnel required to operate this item and/or be available for the function where it is to be used?	N/A

Please explain how this item will create the need for more or less personnel (or mark n/a for no change)?	N/A
Where will the item be stored?	N/A
What is the useful life of the item?	N/A
Will other agencies be billed for the use of this item (e.g. vendors paid, employee worked hours and paid, inventory costs etc.)?	
Does this item require insurance coverage?	No
Will this item require any form of licensing?	No
Will this item require on-going maintenance? Please describe the maintenance required along with an estimate for these costs?	N/A
How will this item be funded when the grant ends?	N/A
What is the overall budgetary impact? (i.e. revenue generation, expense reduction, etc.)	Positive budgetary impact for this project because the number of incarcerated population will be less (and therefore the costs to the county will be reduced).
Please identify any additional equipment needed/required (now or in the future) should the grant/asset is awarded.	N/A
What is the cost and frequency to maintain/update the additional equipment?	N/A
What is the impact of this grant application on other internal/county departments?	N/A
If yes, what is the estimate of that license fee?	
If yes, what is the estimate of insurance coverage?	
Will a replacement be requested from general funds when useful life has been exhausted? (OR)	No
If yes, how much is the match amount?	
Please identify any known decrease in funding at this time.	N/A
Is this a new program to your department/office?	No
Please provide data points to be collected to show program success	
Please show historical data points or performance measures, statistics, services provided, etc. or any/all updates for re-application	
ID	16
Version	2.0
Attachments	False
Created	1/23/2026 3:05 PM
Created By	August Alvarado
Modified	1/23/2026 3:05 PM

Modified By	SharePoint App

Commissioners Court - Regular Session **32.**

Meeting Date: 02/03/2026

Williamson County Burn Ban

Submitted For: Mike Lugo **Submitted By:** Adrienne Damron, Fire Marshal Spec Ops-Hazmat

Department: Fire Marshal Spec Ops-Hazmat

Agenda Category: Regular Agenda Items

Information

Agenda Item

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

Public Background

Williamson County has seen increased drought conditions throughout the past few weeks. There is minimal rain in the forecast. I recommend that our county goes into a Burn Ban until our area receives an adequate amount of rain to add fuel moisture to the vegetation, and humidity levels increase.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

January 2026 burn ban doc

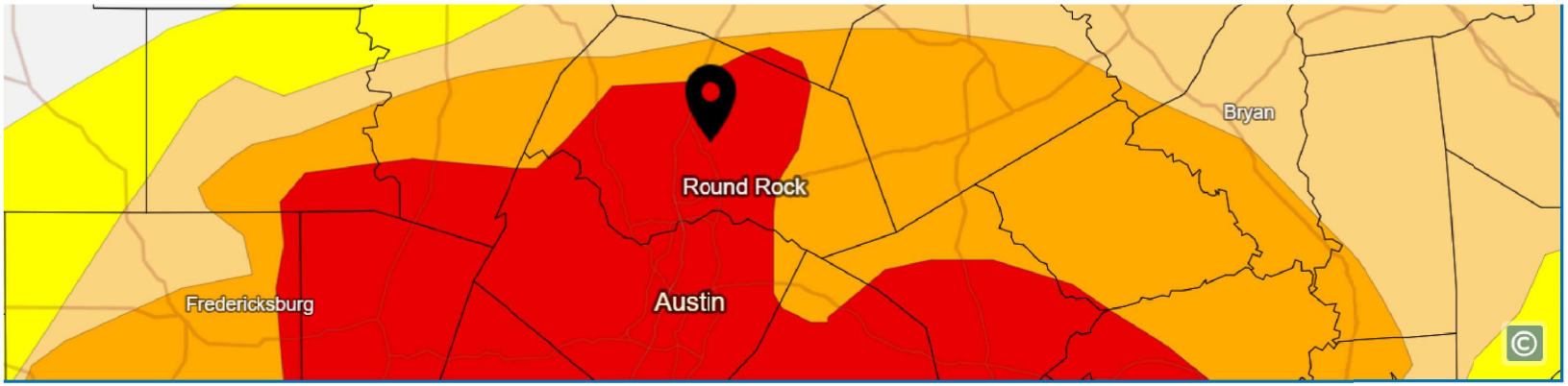
January 2026 burn ban matrix

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:28 AM
Form Started By: Adrienne Damron		Started On: 01/13/2026 01:22 PM
Final Approval Date: 01/28/2026		

2026 BURN BAN SUPPORTING DOCUMENTS

FIRE MARSHAL'S OFFICE



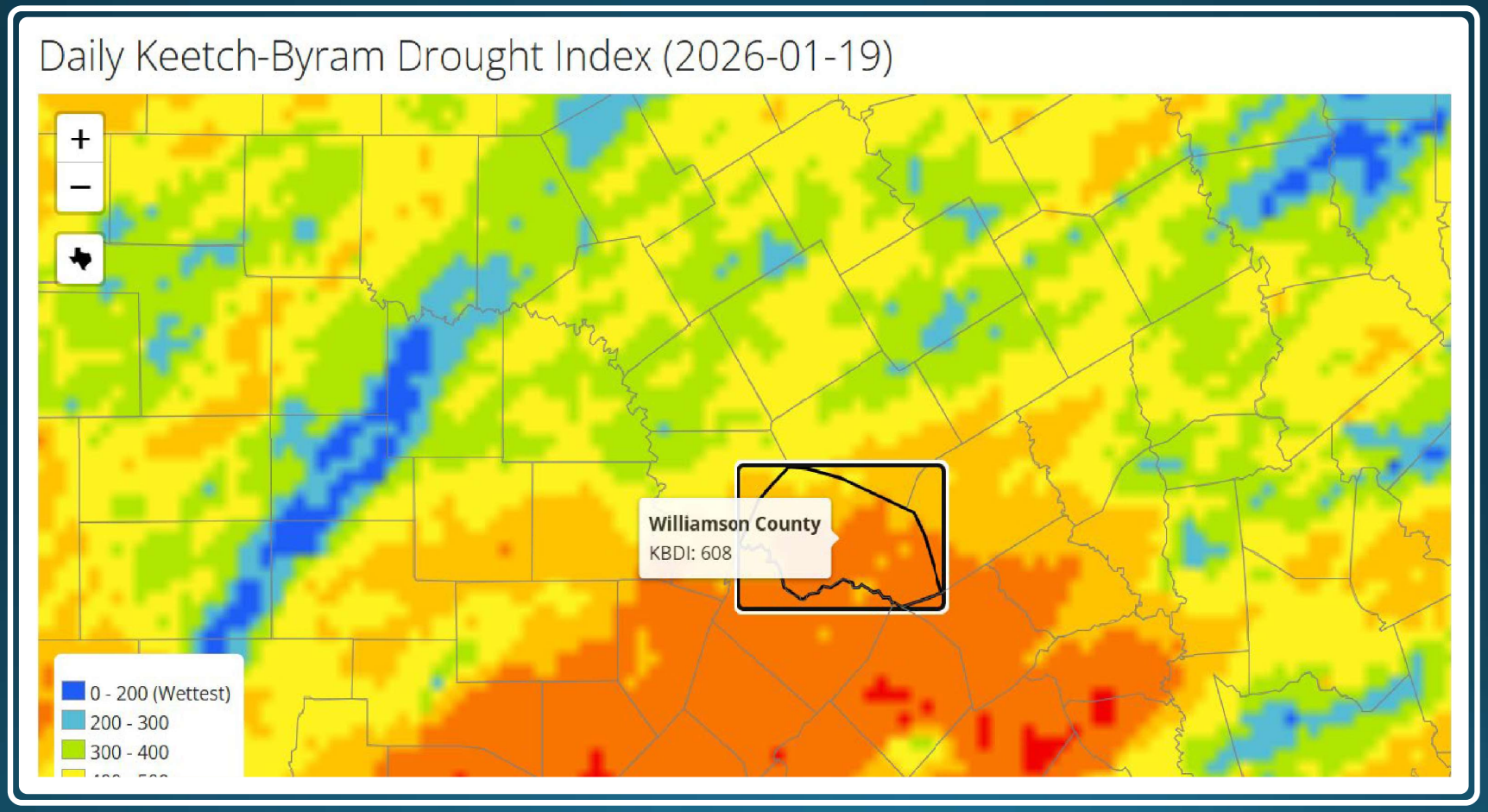
ght Monitor depicts the location and intensity of drought
ıntry using 5 classifications: Abnormally Dry (D0), showing
y be going into or are coming out of drought, and four levels of
D4).

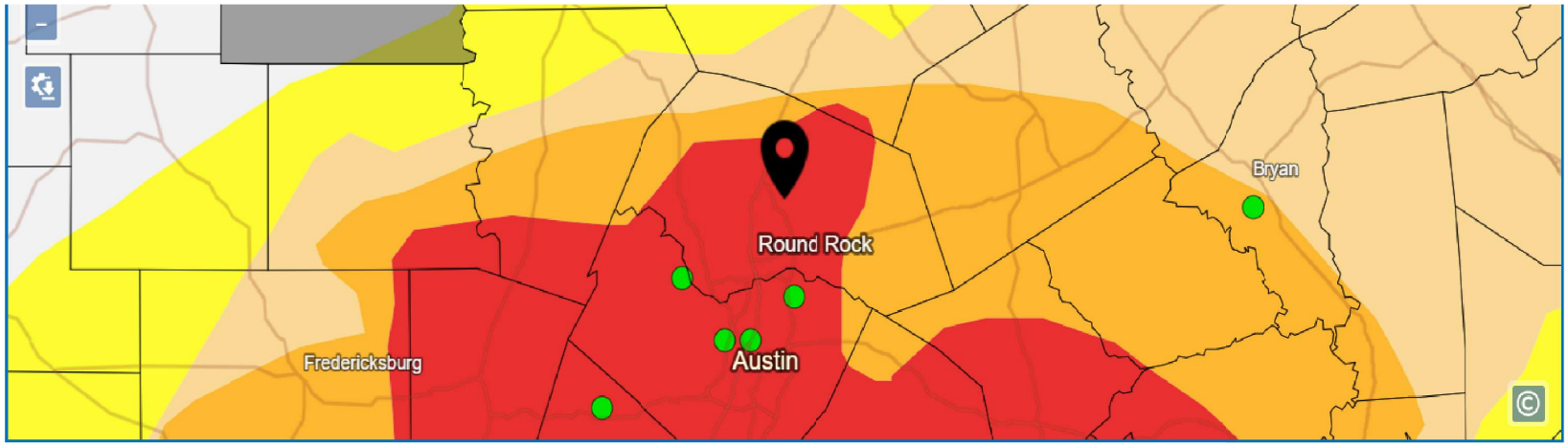
ght Monitor is a joint effort of the National Drought Mitigation
epartment of Agriculture, and National Oceanic and
Administration.

MC, NOAA, USDA

Legend

Drought & Dryness Categories	% of Williamson County
D0 - Abnormally Dry	0%
D1 – Moderate Drought	5.43%
D2 – Severe Drought	38.77%
D3 – Extreme Drought	55.80%
D4 – Exceptional Drought	0%
Total Area in Drought (D1–D4)	100.00%


Daily Keetch-Byram Drought Index (2026-01-19)
Williamson County
KBDI: 608
0 - 200 (Wettest)
200 - 300
300 - 400



The U.S. Air Quality Index (AQI) is designed to communicate whether air quality is healthy or unhealthy. This map displays the AQI at sensors across the U.S. alongside the current U.S. Drought Monitor, as of 10 a.m. Eastern.

Source(s): AirNow

Legend

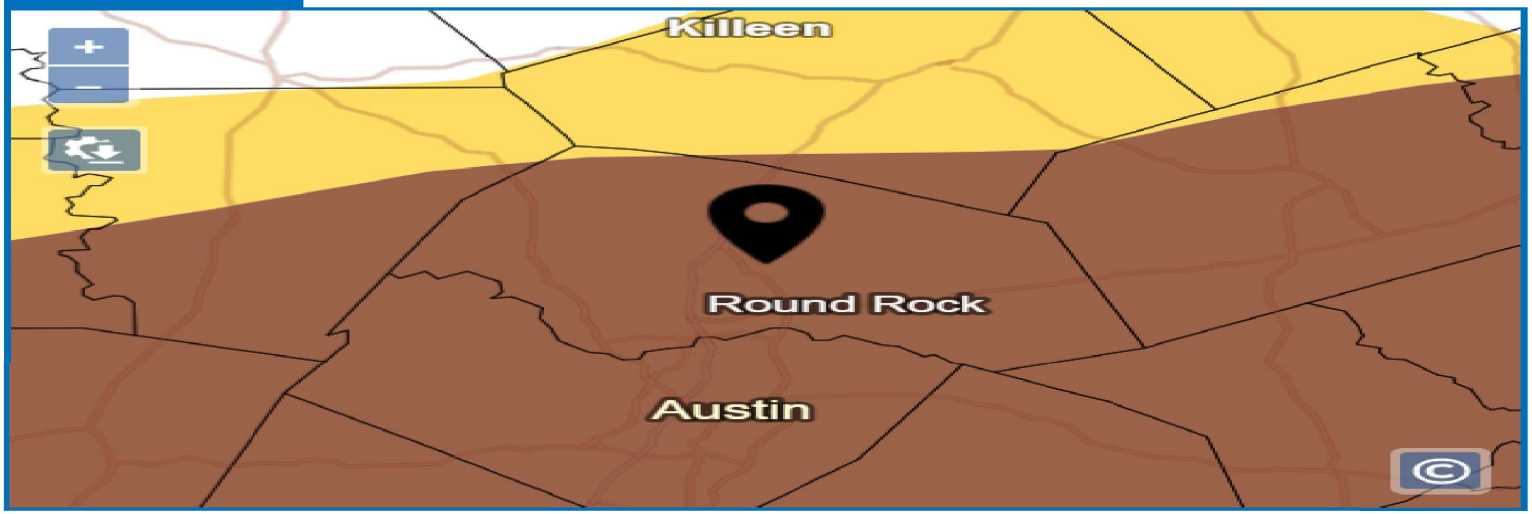
Air Quality

Good | Moderate | Unhealthy for Sensitive Groups

Unhealthy | Very Unhealthy | Hazardous

U.S. Drought Outlooks

Monthly | Seasonal



Legend

Drought Is Predicted To...

Persist | Improve | End | Develop | No

108,423
acres of corn in drought (D1-D4) in Williamson County (estimated)

31,102
acres of hay in drought (D1-D4) in Williamson County (estimated)

27,204
acres of cotton in drought (D1-D4) in Williamson County (estimated)

34,109
number of cattle in drought (D1-D4) in Williamson County (estimated)

6,929
number of sheep in drought (D1-D4) in Williamson County (estimated)

422,679
people in Williamson County are affected by drought

↑ 1% since last week
↑ 62.2% since last month

100%
of people in Williamson County are affected by drought

↑ 1% since last week
↑ 38% since last month

6th
driest December on record, over the past 131 years

↓ 2.37
inches from normal

63rd
wettest year to date over the past 131 years (January-December 2025)

↓ 0.14
inches from normal

Williamson County Fire Marshal's Office

3189 SE Inner Loop ● Georgetown, Texas 78626
(512) 943-3831
firemarshal@wilcotx.gov | www.wilcopermits.com
Chief Mike Lugo - Fire Marshal

Burn Ban Evaluation Matrix January 27, 2026

Evaluation Factor	***Source(s)***	***Comment***	***Supports Burn Ban***
Relative Humidity Values - NWS	Short Term Forecast	Midday values have been dropping into the Lower Teens stripping moisture with sunny days and Cold fronts.	YES
KBDI Texas A&M	Current Condition	Williamson Counties' average KBDI value is 608 with portions of the county experiencing a higher value.	YES
KBDI (Change) Texas A&M	Current Condition	+1 daily changes observed for past 7 days	YES
Forecast 10 Hour Fuel Moisture (Percentile) Nelson Model	Current Condition	< 3% Fine dry grass will readily ignite. Conditions would support extensive fire spread	YES
Average Temperature (Fahrenheit) NWS	Current Condition	The week of January 19, 2026 starts with daytime temperatures in the upper 60's and drops to the lower 20's.	YES
U.S. Drought Monitor	Drought.gov	"Drought Level 2 94.57%" "Severe Drought 3" status. 55.80%	YES

ML

Recommendation: BURN BAN

January 19, 2026 – January 26, 2026, Discussion

Soil Moisture

94.57% of Williamson County is classified by the U.S. Drought Monitor as D2 Severe Drought and 55.80% of Williamson County classified by the U.S. Drought Monitor as a D3 Severe Drought. There are rain, snow, and sleet forecast for Williamson County this week. The colder weather will keep our vegetation in dormant, and it will continue to dry out. If we do get Ice and Snow that will further kill any above ground vegetation and cause significant fire to spread if fires were to get into these areas.

Relative Humidity levels have been dropping into the Teens during the afternoon hours. Humidity levels are supposed to increase; however, the fuels will remain dry, and there is a substantial amount of built-up dry vegetation that will make fire control and spreading increasingly difficult.

Summary

Williamson County has been seeing elevated fire weather conditions throughout the past weeks. Our county fire departments have also been responding to multiple wildfires calls due to control burns that have gotten out of hand, workers welding, and due to fireworks. These conditions are expected to worsen. There is minimal rain in the forecast. I recommend that our county goes into a Burn Ban until our area receives an adequate amount of rain to add fuel moisture to the vegetation, humidity levels increase, and our vegetation begins to green. Our area fire departments have been doing an outstanding job controlling the wildfires that do start.

Recommendation: BURN BAN

Chief Mike Lugo
Williamson County Fire Marshal



January 2026_Burn Ban Matrix

Final Audit Report 2026-01-21

Created:	2026-01-21
By:	Mike Lugo (mike.lugo@wilcotx.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAu3y_MiFVLh34W-TBdVIbEGRHTq20j9WJ

"January 2026_Burn Ban Matrix" History

Document created by Mike Lugo (mike.lugo@wilcotx.gov)
2026-01-21 - 6:43:05 PM GMT- IP address: 172.56.88.26

Document emailed to Mike Lugo (mike.lugo@wilcotx.gov) for signature
2026-01-21 - 6:44:06 PM GMT

Email viewed by Mike Lugo (mike.lugo@wilcotx.gov)
2026-01-21 - 6:44:12 PM GMT- IP address: 51.54.38.123

Document e-signed by Mike Lugo (mike.lugo@wilcotx.gov)
Signature Date: 2026-01-21 - 6:44:54 PM GMT - Time Source: server- IP address: 172.56.88.26

Agreement completed.
2026-01-21 - 6:44:54 PM GMT

Powered by
Adobe
Acrobat Sign

Commissioners Court - Regular Session **33.**

Meeting Date: 02/03/2026

Approval of the amendment of the Master Service Agreement MSA Contract #2026-71 between Williamson County and Lexipol, LLC, for the Hazardous Materials Response Team

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 to approve an amendment to the Master Service Agreement, MSA # 2026-71 between Lexipol, LLC and Williamson County, originally approved by the Commissioners Court on December 16, 2025, under Agenda Item #26, to amend the first year of the contract to reflect the originally intended twelve-month term, with a contract period beginning February 1, 2026, and ending January 31, 2027.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:29 AM
Form Started By: Cheryl Johnson		Started On: 01/22/2026 09:02 AM
Final Approval Date: 01/28/2026		

Commissioners Court - Regular Session **34.**

Meeting Date: 02/03/2026

Approval of Consent to Contract Assignment for Agreement #2023212 from Bizaan to Austin Counseling & Trauma Specialists for Sheriff's Office

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 Consent to Contract Assignment for Agreement #2023212 between Williamson County, Texas (the “County”) and Bizaan Holdings, LLC d/b/a Bizaan Behavioral Health (the “Assignor”), for the assignment and transfer of all interests, rights, and obligations under the agreement to Austin Counseling & Trauma Specialists (the “Assignee”), as previously approved by Commissioners Court on June 6, 2023, Agenda Item # 35.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form 1295

Background

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:29 AM
Form Started By: Cheryl Johnson		Started On: 01/23/2026 02:11 PM
Final Approval Date: 01/28/2026		

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:
2026-1408132

Date Filed:
01/13/2026

Date Acknowledged:
01/15/2026

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

Austin Counseling and Trauma Specialists, PLLC
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 Sheriff's Office

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.

2023212
Mental Health Services, crisis response, training/education

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

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:
2026-1408132

Date Filed:
01/13/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Austin Counseling and Trauma Specialists, PLLC
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 Sheriff's Office

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.
2023212
Mental Health Services, crisis response, training/education

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Kauitzsch, Russell	Cedar Park, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Russell Kautizsch, and my date of birth is 01/12/1976.

My address is 3000 Polar Lane, Ste 501, Cedar Park (city), TX (state), 78613 (zip code), USA (country).

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

Executed in Williamson County, State of Texas, on the 14 day of January (month), 20 26 (year).

Signature of authorized agent of contracting business entity
(Declarant)

Background:

Approval of the Consent to Contract Assignment for Agreement No. 2023212, allowing Bizaan Holdings, LLC d/b/a Bizaan Behavioral Health to assign and transfer all interests, rights, and obligations under the agreement to Austin Counseling & Trauma Specialists, consistent with the action approved by Commissioners Court on June 6, 2023, Agenda Item No. 35. Funding Source: 01.0100.0560.004100, Department Point of Contact: Viginia Johnson.

Commissioners Court - Regular Session **35.**

Meeting Date: 02/03/2026

CAHFC Northside Village

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Conduct a public hearing in accordance with Section 394.9025(a) of the Texas Local Government Code, regarding a proposal by the Capital Area Housing Finance Corporation to issue one or more series of tax-exempt obligations in an amount of not more than $77,000,000, for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, in connection with the acquisition, construction, and equipping of a multifamily rental housing development to be located at 350 Highway 195, Georgetown, Williamson County, Texas, 78633, to be known as Northside Village.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

CAHFC Northside Village Project Documents

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 02:06 PM
Form Started By: Hal Hawes		Started On: 01/27/2026 11:42 AM
Final Approval Date: 01/27/2026		

CAHFC
CAPITAL AREA
HOUSING FINANCE CORPORATION

December 18, 2025

Hal Hawes
Williamson County, General Counsel
Office of Williamson County Judge
710 S. Main Street, Suite 101
Georgetown, Texas 78626

Re: Capital Area Housing Finance Corporation
Tax-Exempt Obligations
(Northside Village)

Dear Mr. Hawes:

The Capital Area Housing Finance Corporation (the *"Corporation"*) will issue its tax-exempt obligations in an aggregate principal amount not to exceed $77,000,000 (the *"Bonds"*) in order to provide funds to finance the cost of a residential development that will provide decent, safe and sanitary housing at affordable prices for residents within the Corporation's jurisdiction. The development is located in the City of Georgetown, Williamson County (the *"Development"*). The Bonds will be special limited obligations of the Corporation payable solely from the collateral pledged to secure the Bonds. The sponsoring local political subdivisions of the Corporation are not in any way liable for the payment of the Bonds.

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

The General Certificate is required by 1 TX A.D.C. §53.229 (or 15 Tex. Reg. 6289) and must be submitted to the Attorney General of the State of Texas, who will approve all documentation relating to the Bonds prior to the issuance of the Bonds. Paragraph 9 of the General Certificate specifically gives the Attorney General the right to date the General Certificate on the date of closing. **Please do not date this General Certificate**.

The Approval is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the *"Code"*). Because the Development will be constructed in Williamson County, Texas, the Code requires that you, as the chief elected executive officer of Williamson County, Texas and "applicable elected representative" thereof, approve the issuance of the Bonds after a public hearing following reasonable public notice. The Corporation conducted a public hearing on December 3, 2025, which was held telephonically by dialing into a toll-free number (the *"Public Hearing"*). A notice for the Public Hearing was published in the *Austin American-Statesman* on November 21, 2025 and in the *Williamson County Sun/Sunday Sun* on November 19, 2025. The minutes of the Public Hearing are enclosed.

Please review the General Certificate and the Approval and call me at (512) 623-1992 with any questions or comments you may have. Otherwise, if all is in order, please execute the signature pages for the General Certificate and the Approval and return them to Chapman and Cutler LLP, Bond Counsel to the Corporation, using the enclosed prepaid Federal Express envelope for delivery no later than Monday, February 2, 2026.

CAPITAL AREA HOUSING FINANCE CORPORATION

By Andrea Shields

Andrea Shields
Executive Director

Enclosures

CERTIFICATE OF APPROVAL
FOR ISSUANCE OF TAX-EXEMPT OBLIGATIONS

I, the chief elected executive officer of Williamson County, Texas, elected at-large by the voters of Williamson County, Texas, make this certificate solely to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance by the Capital Area Housing Finance Corporation (the *"Corporation"*) of one or more series of its tax-exempt obligations in an aggregate principal amount of not more than $77,000,000 (the *"Bonds"*). The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, or an affiliate thereof (the *"Borrower"*), in connection with the acquisition, construction and equipping of an approximately 250-unit multifamily development to be located at 350 Highway 195, Georgetown, Williamson County, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) (the *"Development"*). The Borrower will own the Development and will own or lease the land on which the Development will be located.

A public hearing was held on behalf of Williamson County, Texas, by Andrea Shields, the designated hearing officer, as described in the attached Certificate of Hearing Officer. As the "applicable elected representative" of Williamson County, Texas, I approve the issuance of the Bonds in the amount and for the purpose described above.

This approval is not: (1) a warranty by Williamson County, Texas, the County Judge of the County of Williamson, Texas, or of any agency, political subdivision, or instrumentality of the State of Texas that the Bonds will be paid or that any of the obligations assumed in connection with issuance of the Bonds will in fact be performed; (2) a pledge of the faith and credit of the State of Texas or of any agency, political subdivision, or instrumentality the State of Texas; or (3) a warranty of the validity of the corporate existence of the Corporation or of the Bonds themselves.

IN WITNESS WHEREOF, I have officially signed my name in Williamson County, Texas, on the date set forth below.

_____
Judge Steven Snell
Williamson County, Texas

Dated: _____, 202___

CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the *"Hearing Officer"*), do hereby make and execute this certificate for the benefit of all persons interested in the proposed issuance by the Capital Area Housing Finance Corporation of its tax-exempt obligations for the Northside Village project in one or more series in an aggregate principal amount not to exceed $77,000,000 (the *"Bonds"*) for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, or an affiliate thereof, in connection with the acquisition, construction and equipping of an approximately 250-unit multifamily development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) (the *"Development"*).

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on December 3, 2025, at 12:30 p.m. Central time telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than seven days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of Williamson County, Texas, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

3. That all interested persons who attended the public hearing telephonically were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and comment, the public hearing was declared closed.

5. That copies of the affidavits of publication of notice of public hearing are set forth in *Exhibit B* attached hereto.

[Remainder of Page Intentionally Left Blank]

WITNESS MY HAND this 3rd day of December, 2025.

Andrea Shields, Hearing Officer

EXHIBIT A

MINUTES OF PUBLIC HEARING

A public hearing was held by the Capital Area Housing Finance Corporation (the *"Issuer"*) telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), on December 3, 2025, beginning at 12:30 p.m. Central time.

The hearing was held with respect to the proposed issuance by the Issuer of not to exceed $77,000,000 of its tax-exempt obligations to be issued in one or more series (the *"Bonds"*) in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the excludability of the interest on the Bonds from gross income for federal income tax purposes.

The notice of public hearing published in the *Williamson County Sun/Sunday Sun* on November 19, 2025 and in the *Austin American-Statesman* on November 21, 2025 indicated that the proceeds of the Bonds will be used to finance the acquisition, construction and equipping of Northside Village (the *"Development"*), located within the geographic limits of Williamson County, Texas, by Georgetown Leased Housing Associates I, Limited Partnership, or an affiliate thereof (the *"Borrower"*).

Present at the hearing were Andrea Shields, the hearing officer for the Issuer (the *"Hearing Officer"*), James E. Shaw, Deputy Director of the Issuer, Nora O'Brien, Luke Ervin and Michelle Krofel of Chapman and Cutler LLP, bond counsel to the Issuer, and Halle Birckelbaw of Dominium Inc., an affiliate of the Borrower.

The Hearing Officer called the meeting to order and asked if there were any interested persons present who wished to express their views with respect to the issuance of the Bonds, or the Development being financed.

No one expressed an interest to speak.

Whereupon the Hearing Officer closed the public hearing at 12:48 p.m.

EXHIBIT B

AFFIDAVITS OF PUBLICATION OF NOTICE OF PUBLIC HEARING

Austin American-Statesman
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for Hearst Austin Media, LLC – dba: Austin American-Statesman, a newspaper published in Travis County, Texas and generally circulated in the Counties of: Bastrop, Bell, Blanco, Burnet, Caldwell, Comal, Coryell, Fayette, Gillespie, Guadalupe, Hays, Kerr, Lampass, Lee, Llano, Milam, Travis & Williamson and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

Customer ID	Customer	Campaign ID	Publication	Pub Date
21056869	MILLER ADVERTISING - LEGAL	11081731	Austin American-Statesman	11/21/2025

Monica Mendoza
Newspaper Representative (signature)

Monica Mendoza
Newspaper Representative (printed)

Sworn and subscribed to before me, this 24 day of November A.D. 2025.

Notary Public in and for the State of Texas

TAMIKA PERRY
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 134344618

CAPITAL AREA HOUSING FINANCE CORPORATION

NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the Capital Area Housing Finance Corporation (the "Corporation") will hold a public hearing telephonically at 12:30 p.m. Central Time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-4669-2463 followed by a pound key (#) promptly at 12:30 p.m. Central Time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the "Sponsoring Political Subdivisions").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(d) of the Code (the "Bonds") in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the "Borrower") in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the "Development"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions or any other city, county or other municipal or political corporation or subdivision of the State of Texas or of the State of Texas or a loan of credit of any of them within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by calling into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central Time on Tuesday, December 2, 2025 at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746. Attention: Andrea Shields at (512) 347-9953.

TO ADVERTISE: (866) 228-2468 | CLASSIFIEDS@STATESMAN.COM

CLASSIFIEDS

TO ADVERTISE: (866) 228-2468 | LEGALS@STATESMAN.COM

LEGALS

ETC.
Lost & Found | Pets
Merchandise | Agribusiness
Estate & Garage Sales | Misc.

Pets

BOUVIER DES FLANDRES
Female puppies 6mos. old Parents health tested champions 830-456-5468

Old-Fashioned Bluetick Hound puppies. Should meet Gascon standards. Born 9/22/2025. Available around 1st week in December. Call 512.228.6073.



CAVALIER KING CHARLES SPANIELS **AKC-PUPPIES! M/F, Blenheim & Tri-Color, s/w/vet ch'd, micro-chip, HEALTH GUARANTEE! Ready after 11/16/25, $2500-$3000 325-829-8612**



MALTESE & YORKIE PUPPIES
Registered, vaccinated and health guaranteed. Non-shedding and hypo-allergenic. Located just northwest of Austin between Cedar Park and Lago Vista. Call or text for more details or for an appointment to see them. www.prettiestpuppies.com
512-694-1137

Merchandise



Charlie Minto's Pyramid Scheme

a novel by Les Carroll

After his sister is murdered at the Mexico/US border by a cartel-connected gang, Marine Corps sniper and UT Law grad Charlie Minto assembles a team of like-minded warriors and avenges her death.

Wanted

We Pay Cash For Golf Balls
Call, text or email us at
512-470-7252 or
GolfBallHouse@Gmail.com

Announcements

Want Atheism & Satanism to Rule Austin? Kindly join Austin FFRF https://www.austinffrf.org austinffrf@austinffrf.org 978-577-5916

Austin American-Statesman



From Local Gems to Essential Services
Find It Here First.

Whether you're fixing fences or finding treasure, your ad belongs where neighbors turn for solutions.

Connect with your community today—list your service where locals look first.

Call (866) 228-2468

Legals/Public Notices

CITY OF AUSTIN
PUBLIC MEETING FOR SUBSTANDARD AND DANGEROUS PROPERTIES

TO THE UNKNOWN OWNER(S) OF THE FOLLOWING PROPERTIES:

Anyone having an interest therein: heir(s), unknown heir(s) and legal representatives of each of the named or mentioned persons who may be deceased; corporate officers, trustees, receivers and stockholders or any of the named or mentioned parties which may be corporations, defunct officers, trustees, receivers and stockholders; and any and all persons, including adverse claimants, owning or having or claiming any legal or equitable interest in these properties:

1601 Royal Crest Drive, aka Mia Riverside Apartments; Legally described as LOT 8BLK A SEC 3 & LOT 1 BLK A SEC 4 & LOT 9 & PT OF LOT 10 BLK A COLORADO HILLS ESTATES SEC 5 1B & 2B OF BURTON TERRACE SEC 1; Last known owner is Mia Riverside LP.

1115 Bastrop Highway Svrd; Legally described as ABS 24 DELVALLE S ACR 3.836; Last known owner is Bound 2 Holdings LLC.

1215 E. 52nd Street; Legally described as LOT 1 MALONE & FUNDERBURGH SUBD; Last known owner is Yellow 52 Investments LLC.

2606 Wheless Lane, Office and Buildings 1-9; Legally described as LOT 2A * RESUB OF LOT 2 HICKMAN B M SUBD; Last known owner is Velo Flats LLC.

201 W Powell Lane; Legally described as LOT A POMEGRANATE PLACE; Last known owners are Alex Bahrami & Kammy Ovisi; Appellant is Frank Mayer Seliger.

8307 Copano Drive, aka Super 8 by Wyndham Austin University/ Downtown Area; Legally described as LOT 24 BLK Z MAPLE RUN SEC 6; Last known owners/ appellants are Kyle Rooke & Sarah Rooke.

You are hereby notified that a public meeting will be held by the Building and Standards Commission on **December 9, 2025**. The meeting will be held at the City of Austin Permitting and Development Center (PDC), located at 6310 Wilhelmina Delco Drive, Austin, Texas 78752, in Room 1-405, and online, viewable via live broadcast at http://www.austintexas.gov/page/watch-atxn-live beginning at **6:30 p.m.**

The BSC hears and determines cases concerning alleged violations of the Austin City Code and other City ordinances, which may include the issuance of binding orders to property owner(s) to vacate, close, repair or demolish structure(s) on the subject property; to relocate occupants; and to hear and render decisions on appeals.

Public comment will be allowed in person or by telephone. **All speakers (property owners, representatives and/or interested parties) seeking to participate by telephone must register upon receipt of this notice, no later than December 8, 2025 by Noon.** To register, you must contact the board liaison at DSDCREDBSC@austintexas.gov or 512-974-2679. Participants will be required to provide their name, agenda item(s) they wish to speak on, a telephone number or email address. Once a request to speak has been received, participants will be contacted with further instructions.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice by Sunday, December 7, 2025. Please call the Development Service Department, at 512-974-2679 or DSDCREDBSC@austintexas.gov for additional information; TTY users route through Relay Texas at 711. For more information on the Building and Standards Commission, please contact Melanie Alley at 512-974-2679 or DSDCREDBSC@austintexas.gov.

Melanie Alley
Coordinator, Building and Standards Commission
Austin Development Services – Code Compliance (CRED)
6310 Wilhelmina Delco Drive
Austin, Texas 78752
November 21 2025
IPLAAS0112631

NOTICE OF PUBLIC HEARING
City of Lakeway Board of Adjustment

Notice is hereby given that a public hearing will be held by the **Board of Adjustment on December 11, 2025 at 9:00 AM** in the City Hall located at 1102 Lohmans Crossing Road, City of Lakeway, Texas, at which time all persons wishing to do so will be allowed to speak for or against the following:

A request from Lilya Tessler, the owner of the property located at 201 Serene Hilltop Circle (LAKEWAY HIGHLANDS PHS 1 SEC 5), for a variance of the Lakeway Code of Ordinances pertaining to the construction of a fence that encroaches into the street-side setback.
November 21 2025
IPLAAS0112656

NOTICE OF PUBLIC HEARING
City of Lakeway Board of Adjustment

Notice is hereby given that a public hearing will be held by the **Board of Adjustment on December 11, 2025 at 9:00 AM** in the City Hall located at 1102 Lohmans Crossing Road, City of Lakeway, Texas, at which time all persons wishing to do so will be allowed to speak for or against the following:

A request from Luis Avila, the owner of the property located at 303 Lakeway Drive (LOT 119, LAKEWAY SEC 2), for a variance of the Lakeway Code of Ordinances pertaining to the construction of a street-facing garage.
November 21 2025
IPLAAS0112652

Public Notice

The City of Pflugerville Development Services Center, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Pflugerville's intent to revise the flood hazard information, generally located Upstream of Weiss Lane. Specifically, the flood hazard information shall be revised along Wilbarger Creek from a point directly upstream of Weiss Lane to a point approximately 2,120 feet upstream of Weiss Lane. Additionally, the flood hazard information for Wilbarger Creek Tributary A shall be revised from the confluence with Wilbarger Creek to approximately 2,440 feet downstream of Balaton Boulevard.

As a result of the revision, there are no changes to the floodway, the 1% annual chance water-surface elevations shall both increase and decrease, and the 1% annual chance floodplain shall both widen and narrow within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Floodplain Management office at City Hall, 100 W Main Street, Pflugerville, TX 78691. Interested persons may call Gordon Haws at 512-990-6300 for additional information Monday through Friday from 8:00am to 5:00pm.
November 21 2025
IPLAAS0112833

OFFER YOUR SERVICES SELL YOUR GOODS
CALL (866) 228-2468

Notice to Creditors

Notice to Creditors

Notice is hereby given that on November 14, 2025 Randall Carle and Olivia Lucille Noah aka Lucy Noah were duly granted original Letters Testamentary of the Estate of Eva Celeste Reese, Deceased, in Cause No. C-1-PB-25-001862, pending in Probate Court No. 1 of Travis County Texas by said court, and that they qualified as Independent Co-Executors without bond of said estate on November 14, 2025 as the law requires, and that said appointment is still in full force and effect. All persons having claims against this estate which is currently being administered are required to present them within the time and in the manner prescribed by law. All persons having claims should address them in care of the representatives= attorney, D. Michael Dodd at Dodd & Batte, P.C., 1094 Circle Drive, Austin, Texas 78736.

November 21 2025
IPLAAS0112657

ATTRACT THE RIGHT CANDIDATES WITH ADS
(866) 228-2468

ATTRACT TOP TALENT WITH SMART ADVERTISING
(866) 228-2468

Legals/Public Notices

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE TEN MONTHS ENDED JUNE 30, 2025

EXHIBIT C-2

Data Control Codes		General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
	Revenues					
5700	Local, intermediate, and out-of-state	$ 209,086,558	$ 83,814,000	$ 14,183,487	$ 7,529,587	$ 314,712,610
5800	State program revenues	68,146,639	5,940,165	77,472	3,219,722	78,383,998
5900	Federal program revenues	577,440	-	-	21,338,726	21,916,166
5020	**Total Revenues**	278,808,635	89,814,165	14,260,959	32,088,048	415,012,786
	Expenditures					
	Current:					
0011	Instruction	157,885,419	-	5,438,774	6,634,413	169,958,606
0012	Instructional resources and media services	3,980,482	-	131,834	210,725	4,323,041
0013	Curriculum and instructional staff development	3,621,826	-	97,908	2,919,446	6,639,200
0021	Instructional leadership	4,667,171	-	-	292,441	4,959,612
0023	School leadership	14,048,350	-	-	341,169	14,387,519
0031	Guidance, counseling, and evaluation services	11,334,118	-	-	477,452	11,811,570
0032	Social work services	1,027,588	-	-	158,451	1,186,039
0033	Health services	2,806,607	-	-	2,876	2,809,483
0034	Student transportation	10,859,650	-	1,102,068	53,787	12,029,485
0035	Food services	-	-	-	16,535,098	16,535,098
0036	Extracurricular activities	6,186,564	-	120,800	2,168,441	8,487,805
0041	General administration	8,022,810	-	99,910	181,643	8,314,363
0051	Facilities maintenance and operations	20,213,184	-	25,329,455	1,119,280	46,661,931
0052	Security and monitoring services	4,508,890	-	1,252,538	2,553,620	8,315,048
0053	Data processing services	2,927,728	-	5,260,021	32,260	8,220,009
0061	Community services	90,128	-	54,645	578,840	723,613
	Debt Service:					
0071	Principal on long-term debt	386,828	38,580,000	420,000	-	39,386,828
0072	Interest on long-term debt	60,684	16,859,473	201,500	-	17,121,657
0073	Bond issuance costs and fees	-	13,202,535	4,999	-	13,207,534
	Capital Outlay:					
0081	Facilities acquisition and construction	-	-	14,547,167	-	14,547,167
	Intergovernmental:					
0091	Contracted instructional services	8,621,218	-	-	-	8,621,218
0099	Payments to appraisal district	1,864,020	-	-	-	1,864,020
6030	**Total Expenditures**	261,812,865	68,642,008	54,964,401	34,207,844	419,626,118
1100	Excess (deficiency) of revenues over (under) expenditures	16,995,770	21,172,157	(39,703,442)	(2,119,796)	(3,454,911)
	Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	420,000	-	420,000
7915	Transfers in	1,000,000	-	621,500	-	1,621,500
8911	Transfers out	(621,500)	-	-	-	(621,500)
7080	**Total Other Financing Sources (Uses)**	378,500	-	1,041,500	-	1,420,000
	Special Item					
1200	Net change in fund balances	17,374,270	21,172,157	(38,661,942)	(2,119,796)	(2,034,911)
0100	**Fund Balances - Beginning**	73,383,640	17,028,300	365,411,641	8,421,220	464,467,001
3000	**Fund Balances - Ending**	$ 91,169,490	$ 38,223,457	$ 326,649,699	$ 6,401,324	$ 462,434,151

Legal Bids & Proposals

NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26CSP026-Mechanical, Electrical, Roofing Improvements at Patton Elementary School, closing Friday, December 12, 2025, at 2:00pm
Submission and opening will incorporate electronic and virtual protocols.For bid requirements and instructions, visit our website at:www.austinisd.org/cp/bids.
November 14, 21 2025
IPLAAS0111429

NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26RFP032 - Request for Proposals (RFP) - AISD Food Services - Custom Serving Line Upgrades at Akins and Bowie High School Kitchens, closing December 9, 2025 at 2:00 pm.

26RFP033 - Request for Proposals (RFP) - AISD Food Services - Custom Walk-In Refrigeration Units (Coolers and Freezers) at Multiple Locations, closing December 9, 2025 at 2:00 pm.

Submission and opening will incorporate electronic and virtual protocols.
For bid requirements and instructions, visit our website at: www.austinisd.org/cp/bids.
November 21, 28 2025
IPLAAS0112588

NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26IFB031 Districtwide Pizza Delivery & Pick-up Services, closing December 2, 2025 at 2:00 pm.
Submission and opening will incorporate electronic and virtual protocols.
For bid requirements and instructions, visit our website at: www.austinisd.org/cp/bids.
November 14, 21 2025
IPLAAS0111474

Cash Construction Company, Inc. is soliciting Minority and Women-Owned Business Enterprise participation for the following City of Austin project:

Cameron Road Wastewater Improvements
C.I.P. PROJECT NUMBER: 6943.075
IFB NUMBER: CLMC1144

BID DATE AND TIME: 12/11/25 @ 3:00PM
QUOTES ARE DUE NO LATER THAN 10:00AM on 12/09/25.
Contact Cristina Martinka at 512-251-7872 or Cristina.Martinka@cashconstruction.com for detailed information on available scopes of work, how to review plans and specifications, bonding and insurance requirements, required qualifications, and the relevant terms and conditions of the contract.
November 21, 23 2025
IPLAAS0112251

STRENGTHEN YOUR LEGAL PRESENCE
(866) 228-2468

CAPITAL AREA HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the Capital Area Housing Finance Corporation (the "Corporation") will hold a public hearing telephonically at 12:30 p.m. Central Time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#) promptly at 12:30 p.m. Central Time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the "*Sponsoring Political Subdivisions*").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the "Bonds") in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the "*Borrower*"), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the "*Development*"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central time on Tuesday, December 2, 2025 at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746, Attention: Andrea Shields at (512) 347-9953.

Legal Bids & Proposals

CITY OF WEIMAR PUBLIC NOTICE – REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES

The City of Weimar Texas recently applied for a Texas Parks & Wildlife grant for the construction of the Weimar Sports Complex Facilities. Accordingly, the city is seeking a qualified Design Build CMAR firm to prepare all preliminary and final design plans and specifications and to conduct all necessary interim and final inspections.
Interested firms can obtain a Request for Qualifications package from the office of the City Manager, 106 East Main Street, Weimar, Texas 78962 (Telephone 979-725-8554 or Email dixsont@weimartx.gov). Please submit your proposal of services and a statement of qualifications regarding those proposed services to the address below.
City of Weimar, 106 East Main Street, Weimar, Texas 78962
Attention: Donald Dixson, City Manager
Proposals must be received by the city not later than 2:00 p.m. on December 1st, 2025, to be considered. The City reserves the right to negotiate with any and all Design Build CMAR firms that submit proposals as per the Texas Professional Services Procurement Act. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap or national origin.
November 21 2025
IPLAAS0112023

Legal Bids & Proposals

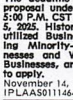
NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26IFB017 Physicals, Alcohol and Drug Testing, closing December 9, 2025 at 2:00 pm.
Submission and opening will incorporate electronic and virtual protocols.
For bid requirements and instructions, visit our website at: www.austinisd.org/cp/bids.
November 21, 28 2025
IPLAAS0112048

Integral Care is currently soliciting proposals to provide Inpatient Competency Restoration Program Services. The Request for Proposals (RFP) may be accessed at integralcare.org/business-opportunities. The deadline to submit a proposal under the RFP is 5:00 P.M. CST on December 5, 2025. Historically Underutilized Businesses, including Minority-Owned Businesses and Women-Owned Businesses, are encouraged to apply.
November 14, 16, 21, 23 2025
IPLAAS0111464

Austin American-Statesman



SHOWCASE YOUR LEGAL EXPERTISE
CALL (866) 228-2468

Austin American-Statesman



HIRE SMART. ADVERTISE SMARTER.
STAND OUT TO TOP-TIER LOCAL TALENT.
Our recruitment team is where career conversations begin.
Place your opportunity where ambition begins.
Call (866) 228-2468

Affidavit of Publication

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
IN THE MATTER OF

Miller Advertising Agency, Inc.

Notice of Public Hearing

The Williamson County Sun / Sunday Sun, newspapers of general circulation have continuously and regularly published for a period of not less than one year in the County of WILLIAMSON, preceding the date of the above referenced notice. Said notice was published in said newspapers as follows:

November 19, 2025

Newspaper Representative

Subscribed and sworn to before me this date: November 19 2025

Jessica Ann Ohle, Notary Public
My Commission Expires July 15, 2028

JESSICA ANN OHLE NOTARY PUBLIC STATE OF TEXAS ID 134993113 EXP. 07-15-2028

4174 Gus Egloff <gegloff@milleraa.com>

CAPITAL AREA HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the *"Code"*), notice is hereby given that the Capital Area Housing Finance Corporation (the *"Corporation"*) will hold a public hearing telephonically at 12:30 p.m. Central time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#) promptly at 12:30 p.m. Central time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the *"Sponsoring Political Subdivisions"*).

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the *"Bonds"*) in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the *"Borrower"*), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the *"Development"*). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions (or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central time on Tuesday, December 2, 2025, at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746, Attention: Andrea Shields at (512) 347-9953.

Thanksgiving planning

Sometimes, what's on the side is just as important



COOK'S CORNER

Laurie Locke

Today, it's side dishes on the menu, ready for their supporting roles for the big meal in which turkey is the star! I have new recipes gathered from friends and family, along with a few of my all-time favorites.

We'll start off with my daughter-in-law's recipe for cornbread dressing that she has tweaked and perfected to deliciousness over the years! You start by making Ina Garten's corn muffins and go from there...

Gillian's Cornbread Dressing (or Stuffing)

6 large cornmeal muffins, cubed (recipe follows)
2 T. butter
2 onions, chopped
1 large egg
Handful fresh sage leaves, chopped
1/2 cup heavy cream
1 cup chicken stock (preferably homemade)
Salt and freshly ground black pepper

Heat oven to 375 degrees. Melt butter in a medium skillet over medium heat. Add chopped onions and cook, stirring, until they are browned and caramelized, at least 20 minutes over low heat. Add sage to the onions and scrape all into a large mixing bowl. Add cornbread pieces (only as much as you need to fill the baking dish you're using), season well with salt and pepper and give it a good toss to combine. In a separate bowl, whisk together the egg, cream and stock, and pour that over the cornbread mixture. Stir well and spoon into a buttered baking dish (about a 9x12). Bake until hot and crusty on top, about 30 minutes. Serves 6-8. *Tyler Florence via Gillian Locke.*

Ina's Corn Muffins

3 cups flour
1 cup sugar
1 cup cornmeal
2 T. baking powder
1 1/2 t. salt
1 1/2 cups whole milk
1/2 lb. unsalted butter, melted and cooled
2 extra-large eggs

In a large bowl, or in a bowl of stand mixer with paddle attachment, mix flour, sugar, cornmeal, baking powder and salt. In a separate bowl, combine the milk, melted butter and eggs. With the mixer on lowest speed, pour wet ingredients into dry ones and stir until they are just blended. Spoon batter into greased and floured muffin tins, filling to the top. Bake for 30 minutes until the tops are crisp and a toothpick comes out clean. Makes 12 medium muffins. *Ina Garten via Gillian Locke.*

***

On to cranberry sauces! I have run my baked cranberries recipes several times (12 oz. fresh cranberries to 1 1/2 cups sugar in a shallow baking dish. Cover tightly with foil and bake at 350 degrees for an hour. Stir well. Let cool in a pan and then refrigerate in an airtight container. Will serve four.)

Today, I have a new twist on cranberry sauce and a salsa as well. Over dinner at Salt Trader's last week with Rebecca Payne, Jerry Hobbs and Charlotte Barbini, I was lucky to snag this family favorite!

Rebecca's Grand Marnier Cranberry Sauce

1 1/2 lbs. fresh cranberries (that's 2 12-oz. bags)
3/4 cup orange juice
1/4 cup Grand Marnier orange liqueur
Grated zest of 1 orange
Grated zest of 1/2 a lemon
2 cups brown sugar

Wash cranberries in a colander. In a large pot, combine cranberries, orange juice, Grand Marnier, orange and lemon zests. Simmer slowly until cranberries begin to pop, about 15 minutes. Mash gently with potato masher for uniform texture. Add brown sugar and cook for five minutes longer. Cool. Will keep up to one week in the refrigerator, covered. *Rebecca Payne.*

***

If you're in the mood for something with cranberries for the holidays, but want it as an appetizer, here's Karen Pfiester's tried-and-true salsa to serve with chips.

Karen's Cranberry Salsa

1 (12 oz.) bag fresh cranberries
1 bunch cilantro (most of stems cut off)
1 bunch green onions, cut into large pieces
1 fresh jalapeño, stem removed and halved (seeded if you like it less hot)
1 T. fresh lime juice
1 T. olive oil
1/2-3/4 cup sugar, to taste



A basket of corn muffins, a Thanksgiving favorite.

Put all ingredients in the bowl of a food processor and pulse until chunky. Refrigerate overnight. Serve with corn chips. *Karen Pfiester.*

***

Next are four great recipes for vegetable dishes that I just love. This first one is quick to do and has the great flavor of Boursin cheese in it!

Janet's Absolutely Unreal Creamed Spinach with Boursin

1/4 cup chopped celery
1/4 cup chopped onion
1 shallot, finely diced
16 oz. fresh spinach
1 T. unsalted butter
5.2 oz. Boursin Garlic & Fine Herbs cheese
1/3 cup heavy cream
1/3 cup grated Parmesan, optional
Kosher salt and black pepper, to taste

Place half of the spinach in a large, microwave-safe bowl. Cover the bowl with a damp paper towel and zap until softened and vibrantly green, about 1 to 2 minutes. Transfer wilted greens to a cutting board, and repeat with remaining fresh spinach. Roughly chop wilted greens and set aside.

In a large oven-proof skillet, saute shallot, celery and onion in butter, stirring often, until veggies are softened and fragrant, 3-4 minutes. Season with salt to taste. Reduce heat to low and add Boursin cheese to the skillet, breaking it up into large crumbles. As soon as the cheese begins to melt, add cream and cook, stirring often to combine, 1-2 minutes more. Add spinach to the skillet and stir to combine well. Using two forks to break up the wilted spinach helps get it all coated. Increase heat to bring mixture to a bubble and then remove from heat. Salt and pepper to taste.

Sprinkle top with Parmesan cheese and place skillet in the oven directly under the broiler and set the oven to broil. Broil for about three minutes until spinach is golden brown. Watch carefully to be sure it doesn't burn. Serve immediately. *Janet Woods.*

***

I've made this recipe for over 30 years off and on and it is a winner every time. It is light like a souffle but without the worry. It is pretty salty, though, so I'd halve the salt and taste before adding any more. Fancy enough for the holidays!

Broccoli Souffle

24 oz. frozen chopped broccoli
2 cups grated cheeses (Swiss, Cheddar, Mozzarella or mixture), about 8-10 oz.
2 cans Cream of Celery soup
4 large eggs, beaten
2 T. chopped onion
2 T. fresh lemon juice
4 t. salt (start with 1 t. and taste)
2 cups mayonnaise
1 1/2 cups Progresso Italian breadcrumbs

Thaw broccoli and squeeze out all the moisture in a dish towel. In a large bowl, beat together the eggs, mayonnaise, soup, onion, lemon juice and salt. Stir in broccoli and cheese. Pour into a greased casserole dish, like a 9x12-inch. Top with breadcrumbs, using just enough to cover the top fully. Bake at 350 degrees for 30 minutes. Let it set for a few minutes before cutting and serving. Serves 10.

***

I'm not a huge fan of sweet potatoes, or yams, but do enjoy them more when prepared in a savory fashion than with the brown sugar, marshmallows, etc. Here's Ina Garten's version that also has a little heat to it. I'd top with some toasted chopped pecans just for looks!

Chipotle Smashed Sweet Potatoes

4 lbs. sweet potatoes (6 potatoes)
1 cup whole milk
1 cup heavy cream
1 T. minced chipotle chiles in adobo sauce, with seeds (in a little can)
1 T. adobo sauce, from the can of chiles
1/4 cup pure Grade A maple syrup
4 T. unsalted butter, diced
Kosher salt and black pepper

Heat oven to 350 degrees. Line a sheet pan with foil. Place the scrubbed potatoes on the foil and pierce each potato four times with a small knife. Bake for one to 1-1/4 hours until very tender inside when tested with a knife. Set aside until cool enough to handle. (Leave the oven on.)

Peel the potatoes (the skins come right off), discard skins and place potatoes in a bowl of stand mixer with paddle attachment, or in any large bowl. Meanwhile, put milk, cream, minced chili and adobo sauce in a small saucepan. Bring to a boil, lower the heat, and simmer for five minutes. It might look curdled. With the mixer on low speed, add milk mixture to the potatoes. Add maple syrup, butter and 1 T. salt and beat until potatoes are coarsely pureed.

Pour into a greased 9x12-inch oven-to-table baking dish and bake for 30 minutes until heated through. Sprinkle it with salt and pepper (and toasted pecans if you like) and serve hot. Serves eight. *Ina Garten via Cyndie Williams.*

***

Finally, here's an old-fashioned vegetable casserole that's so easy to put together and pop into the oven.

Karen's Vegetable Casserole

1 (16 oz.) can French-cut green beans, drained
1 can Cream of Celery soup
1 (16 oz.) can shoepeg corn, drained
1 cup grated Cheddar cheese
1 small onion, chopped
1/2 cup sour cream
Mix all ingredients and pour into a greased baking dish. Top with the following, that have been mixed together:
1 stick butter, melted
35 Ritz crackers, crushed
1/2 cup sliced almonds, optional

Bake at 350 degrees for 45 minutes. *Karen Pfiester.*

***

I hope your Thanksgiving Day is one full of good company, good food, and an abundance of gratitude. Thanks to Gillian, Rebecca, Janet, Karen and Cyndie for sharing with us today...enjoy!

Citizen alerts

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Jimmie Wayne Moore, Deceased, were issued on November 14, 2025, in Cause No. 25-1248-CP4, pending in the County Court at Law Number Four of Williamson County, Texas, to: Sharon Diane Kubicek.
All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.
Sharon Diane Kubicek
c/o: Michelle Lehmkuhl 200 Josie Lane Rockdale, Texas 76567
DATED November 17, 2025.
Michelle Lehmkuhl
State Bar No.: 24036964
200 Josie Lane Rockdale, Texas 76567
Telephone: (512) 446-9529 Facsmile: (512) 446-9528
E-mail: michelle@milamcountylaw.com
Attorney for Sharon Diane Kubicek
4179

Meetings & Hearings

NOTICE OF PUBLIC HEARING ZONING BOARD OF ADJUSTMENT

November 19, 2025
The Zoning Board of Adjustments will a hold public hearing at 6:00 p.m. on December 2, 2025. The purpose of the public hearing is to consider an ordinance requesting a variance request on the following:
Section 3.7: SF-MH, Manufactured Home Existing District- Grant a variance allowing a reduction from the 1,200 square feet unit size to 765 square feet building, and allowing the front door to face a direction other than the street, pursuant to Section 3.7 of the Florence Zoning Ordinance. This property is located within the City of Florence, TX, more commonly known as 121 Sullivan Street.
All interested parties and citizens will be given an opportunity to be heard at this meeting. For further information, please contact the City Secretary's office located at the Florence Municipal Complex, 851 FM 970, Florence, Texas 76527, 254-793-2490; option 7.
Texas Local Government Code Sect. 212.015(c) states "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
4177

CAPITAL AREA HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*"), notice is hereby given that the Capital Area Housing Finance Corporation (the "*Corporation*") will hold a public hearing telephonically at 12:30 p.m. Central time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#) promptly at 12:30 p.m. Central time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the "*Sponsoring Political Subdivisions*").
The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the "*Bonds*") in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the "*Borrower*"), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the "*Development*"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.
The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.
All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central time on Tuesday, December 2, 2025 at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746, Attention: Andrea Shields at (512) 347-9953.

Bids & Proposals

PUBLIC NOTICE

The Round Rock ISD will be accepting sealed bids for:
COMMENCEMENT PHOTOGRAPHY SERVICES - Bid # 26-055 - Opens 2:00 pm January 13, 2026.
Solicitation will be opened at and documents may be obtained from the RRISD Purchasing Dept: 16255 Great Oaks Dr Ste 200, Round Rock, TX 78681 or (512)-464-6950. Vendors are encouraged to register in the District's eROC Electronic Procurement Application at https://purchasing.roundrock-isd.org/vendors/vendor-registration/
4130

INVITATION TO BID

Sealed bids will be received by Owen Holdings, Inc./PR South, Inc. Or Assignee on behalf of Northwest Williamson County Municipal Utility District No. 2 at the offices of Sieger Buzzell, 1978 South Austin Avenue, Georgetown, TX 78626, on Tuesday, December 9, 2025 at 2:00 PM and immediately thereafter publicly opened and read, for constructing the following project:
Parmer Ranch Phase 1B and The Estates at Parmer Ranch
City of Georgetown Williamson County, Texas
A Non-mandatory Pre-Bid video/teleconference will be held at 2:00 p.m. local time (CST) on Tuesday, November 25, 2025 hosted by Sieger Buzzell. To obtain information on the pre-bid conference, bid, and to register for the bid list, email bids@siegerbuzzell.com or visit https://siegerbuzzell.com/bidding/
4140

INVITATION FOR BIDS
CIVIL CONSTRUCTION PLANS, PAVING, GRADING & UTILITIES RIVINA PHASE 1

Sealed bids addressed to RIVINA MUNICIPAL UTILITY DISTRICT OF WILLIAMSON COUNTY ("Owner") will be received at the office of Kimley-Horn and Associates, Inc. (501 S. Austin Ave, Suite 1310, Georgetown, Texas 78626) for the work necessary for CIVIL CONSTRUCTION PLANS, PAVING, GRADING & UTILITIES FOR RIVINA PHASE 1 in Georgetown, Williamson County, Texas until December 11, 2025 at 3 PM at which time they will be publicly opened and read aloud.
Certified/Cashier's check or acceptable bidder's bonds, payment without recourse to Owner in an amount of not less than five percent (5%) of total bid submitted must accompany bid.
The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except the time for submitting a Bid. The successful bidder, if any, will be the responsible bidder, which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.
A MANDATORY pre-bid conference will be conducted in-person at Kimley-Horn and Associates, Inc. (501 S. Austin Ave, Suite 1310, Georgetown, Texas 78626) on November 24, 2025 at 3PM. Contract documents, plans, specifications, and pre-bid and bid opening conference numbers are available on CivCast at www.civcastusa.com.
The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Bid and the bidder agrees that the Contract Documents can be terminated if the bidder knowingly or intentionally fails to comply with a requirement of that subchapter.
4144

PUBLIC NOTICE

The Round Rock ISD will be accepting sealed bids for:
GLASS INSTALLATION & REPAIR C CONTRACT - Bid # 26-027 - Opens 2:00 pm November 30, 2023.
Solicitation will be opened at and documents may be obtained from the RRISD Purchasing Dept: 16255 Great Oaks Dr Ste 200, Round Rock, TX 78681 or (512)-464-6950. Vendors are encouraged to register in the District's eROC Electronic Procurement Application at https://purchasing.roundrock-isd.org/vendors/vendor-registration/
4172

Booze News

Application has been made with the Texas Alcoholic Beverage Commission for a Wine Only Package Store (Q) permit by LAKEPARK INC dba PRIME FOOD MARKET, to be located at 120 S Lakeline Blvd Bldg 1-100, Cedar Park, Williamson County, Texas 78613. Officers of said corporation are ZULFIKARALI PRASLA - Secretary/Director ZIYAN PRASLA - Director ASIF LIRA - President/ Director ANIF KAROVALIYA - Director MUMTAZ KAROVALIYA - Director AMIR KAROVALIYA - Director
4161

Application has been made with the Texas Alcoholic Beverage Commission by FNB Social Club Inc. dba Coupland Dancehall for a Private Club Registration Permit and Late Hours Certificate located at 101 Hoxie St, Coupland, Williamson County, TX 78615. Erik Engh, President. Chad Hendricks, Secretary.
4170

Application has been made with the Texas Alcoholic Beverage Commission for a distiller's & rectifier's permit by Mayahuel Tequila Company dba FAFO Margaritas located at 1000 S West Drive, Leander, Williamson County, Texas 78641. Angela Wood – Pres/Sec/Dir.
4176

Miscellanous

LEGAL NOTICE:

NEW BUSINESS, CATEGORY: Certificate of Ownership. ASSUMED NAME: COLLEEN PEARL JENKS, ORIGINAL FILE NUMBER 136808740002B, DATE FILED: 01/19/2023 BUSINESS ADDRESS: 509 CEDAR DRIVE GEORGETOWN TEXAS 78628. NAME & ADDRESS OF OWNER Name: Colleen-Pearl Jenks. Address: c/o 509 Cedar Drive, Georgetown, Texas [78628]. CERTIFICATION I certify that I am signing this document as the person whose signature is required, I further certify that I have completed all required fields and that the information in the DNA is true and correct and in compliance with the applicable chapter of Minnesota Statutes.
SIGNED BY: Colleen-Pearl Jenks, Attorney in Fact.
EMAIL FOR OFFICIAL NOTICES: DragonMagicApothecary@gmail.com
4165

GENERAL AND NO LITIGATION CERTIFICATE OF WILLIAMSON COUNTY

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

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the *"Attorney General"*) and all persons interested in the validity of the proceedings of the Capital Area Housing Finance Corporation (the *"Corporation"*) related to the issuance by the Corporation of its tax-exempt obligations for the Northside Village project, to be issued in one or more series in an aggregate principal amount not to exceed $77,000,000 (the *"Bonds"*).

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

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

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

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

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

7. The Governing Body has conducted a public hearing with respect to the Bonds and satisfied the requirements of Section 394.9025(a) of the Act, as amended by H.B. 21.

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

9. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

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

[Remainder of Page Intentionally Left Blank]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

WILLIAMSON COUNTY, TEXAS

By _____
Judge Steven Snell

ATTEST

By_____
[Deputy] County Clerk

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

Commissioners Court - Regular Session **36.**

Meeting Date: 02/03/2026

CAHFC Northside Village

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action authorizing the County Judge to execute the General and No Litigation Certificates of Williamson County and Certificate of Approval For Issuance of Tax-Exempt Obligations to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance by the Capital Area Housing Finance Corporation of one or more series of its tax exempt obligations in an aggregate principal amount of not more than $77,000,000, for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, in connection with the acquisition, construction, and equipping of a multifamily rental housing development to be located at 350 Highway 195, Georgetown, Williamson County, Texas, 78633, to be known as Northside Village.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

CAHFC Northside Village Project Documents

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/27/2026 02:08 PM
Form Started By: Hal Hawes		Started On: 01/27/2026 11:44 AM
Final Approval Date: 01/27/2026		

CAHFC
CAPITAL AREA
HOUSING FINANCE CORPORATION

December 18, 2025

Hal Hawes
Williamson County, General Counsel
Office of Williamson County Judge
710 S. Main Street, Suite 101
Georgetown, Texas 78626

Re: Capital Area Housing Finance Corporation
Tax-Exempt Obligations
(Northside Village)

Dear Mr. Hawes:

The Capital Area Housing Finance Corporation (the *"Corporation"*) will issue its tax-exempt obligations in an aggregate principal amount not to exceed $77,000,000 (the *"Bonds"*) in order to provide funds to finance the cost of a residential development that will provide decent, safe and sanitary housing at affordable prices for residents within the Corporation's jurisdiction. The development is located in the City of Georgetown, Williamson County (the *"Development"*). The Bonds will be special limited obligations of the Corporation payable solely from the collateral pledged to secure the Bonds. The sponsoring local political subdivisions of the Corporation are not in any way liable for the payment of the Bonds.

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

The General Certificate is required by 1 TX A.D.C. §53.229 (or 15 Tex. Reg. 6289) and must be submitted to the Attorney General of the State of Texas, who will approve all documentation relating to the Bonds prior to the issuance of the Bonds. Paragraph 9 of the General Certificate specifically gives the Attorney General the right to date the General Certificate on the date of closing. **Please do not date this General Certificate**.

The Approval is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the *"Code"*). Because the Development will be constructed in Williamson County, Texas, the Code requires that you, as the chief elected executive officer of Williamson County, Texas and "applicable elected representative" thereof, approve the issuance of the Bonds after a public hearing following reasonable public notice. The Corporation conducted a public hearing on December 3, 2025, which was held telephonically by dialing into a toll-free number (the *"Public Hearing"*). A notice for the Public Hearing was published in the *Austin American-Statesman* on November 21, 2025 and in the *Williamson County Sun/Sunday Sun* on November 19, 2025. The minutes of the Public Hearing are enclosed.

Please review the General Certificate and the Approval and call me at (512) 623-1992 with any questions or comments you may have. Otherwise, if all is in order, please execute the signature pages for the General Certificate and the Approval and return them to Chapman and Cutler LLP, Bond Counsel to the Corporation, using the enclosed prepaid Federal Express envelope for delivery no later than Monday, February 2, 2026.

CAPITAL AREA HOUSING FINANCE CORPORATION

By Andrea Shields

Andrea Shields
Executive Director

Enclosures

CERTIFICATE OF APPROVAL
FOR ISSUANCE OF TAX-EXEMPT OBLIGATIONS

I, the chief elected executive officer of Williamson County, Texas, elected at-large by the voters of Williamson County, Texas, make this certificate solely to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance by the Capital Area Housing Finance Corporation (the *"Corporation"*) of one or more series of its tax-exempt obligations in an aggregate principal amount of not more than $77,000,000 (the *"Bonds"*). The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, or an affiliate thereof (the *"Borrower"*), in connection with the acquisition, construction and equipping of an approximately 250-unit multifamily development to be located at 350 Highway 195, Georgetown, Williamson County, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) (the *"Development"*). The Borrower will own the Development and will own or lease the land on which the Development will be located.

A public hearing was held on behalf of Williamson County, Texas, by Andrea Shields, the designated hearing officer, as described in the attached Certificate of Hearing Officer. As the "applicable elected representative" of Williamson County, Texas, I approve the issuance of the Bonds in the amount and for the purpose described above.

This approval is not: (1) a warranty by Williamson County, Texas, the County Judge of the County of Williamson, Texas, or of any agency, political subdivision, or instrumentality of the State of Texas that the Bonds will be paid or that any of the obligations assumed in connection with issuance of the Bonds will in fact be performed; (2) a pledge of the faith and credit of the State of Texas or of any agency, political subdivision, or instrumentality the State of Texas; or (3) a warranty of the validity of the corporate existence of the Corporation or of the Bonds themselves.

IN WITNESS WHEREOF, I have officially signed my name in Williamson County, Texas, on the date set forth below.

_____
Judge Steven Snell
Williamson County, Texas

Dated: _____, 202___

CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the *"Hearing Officer"*), do hereby make and execute this certificate for the benefit of all persons interested in the proposed issuance by the Capital Area Housing Finance Corporation of its tax-exempt obligations for the Northside Village project in one or more series in an aggregate principal amount not to exceed $77,000,000 (the *"Bonds"*) for the benefit of Georgetown Leased Housing Associates I, Limited Partnership, or an affiliate thereof, in connection with the acquisition, construction and equipping of an approximately 250-unit multifamily development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) (the *"Development"*).

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on December 3, 2025, at 12:30 p.m. Central time telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than seven days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of Williamson County, Texas, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

3. That all interested persons who attended the public hearing telephonically were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and comment, the public hearing was declared closed.

5. That copies of the affidavits of publication of notice of public hearing are set forth in *Exhibit B* attached hereto.

[Remainder of Page Intentionally Left Blank]

WITNESS MY HAND this 3rd day of December, 2025.

Andrea Shields, Hearing Officer

EXHIBIT A

MINUTES OF PUBLIC HEARING

A public hearing was held by the Capital Area Housing Finance Corporation (the *"Issuer"*) telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), on December 3, 2025, beginning at 12:30 p.m. Central time.

The hearing was held with respect to the proposed issuance by the Issuer of not to exceed $77,000,000 of its tax-exempt obligations to be issued in one or more series (the *"Bonds"*) in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the excludability of the interest on the Bonds from gross income for federal income tax purposes.

The notice of public hearing published in the *Williamson County Sun/Sunday Sun* on November 19, 2025 and in the *Austin American-Statesman* on November 21, 2025 indicated that the proceeds of the Bonds will be used to finance the acquisition, construction and equipping of Northside Village (the *"Development"*), located within the geographic limits of Williamson County, Texas, by Georgetown Leased Housing Associates I, Limited Partnership, or an affiliate thereof (the *"Borrower"*).

Present at the hearing were Andrea Shields, the hearing officer for the Issuer (the *"Hearing Officer"*), James E. Shaw, Deputy Director of the Issuer, Nora O'Brien, Luke Ervin and Michelle Krofel of Chapman and Cutler LLP, bond counsel to the Issuer, and Halle Birckelbaw of Dominium Inc., an affiliate of the Borrower.

The Hearing Officer called the meeting to order and asked if there were any interested persons present who wished to express their views with respect to the issuance of the Bonds, or the Development being financed.

No one expressed an interest to speak.

Whereupon the Hearing Officer closed the public hearing at 12:48 p.m.

EXHIBIT B

AFFIDAVITS OF PUBLICATION OF NOTICE OF PUBLIC HEARING

Austin American-Statesman
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for Hearst Austin Media, LLC – dba: Austin American-Statesman, a newspaper published in Travis County, Texas and generally circulated in the Counties of: Bastrop, Bell, Blanco, Burnet, Caldwell, Comal, Coryell, Fayette, Gillespie, Guadalupe, Hays, Kerr, Lampass, Lee, Llano, Milam, Travis & Williamson and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

Customer ID	Customer	Campaign ID	Publication	Pub Date
21056869	MILLER ADVERTISING - LEGAL	11081731	Austin American-Statesman	11/21/2025

Monica Mendoza
Newspaper Representative (signature)

Monica Mendoza
Newspaper Representative (printed)

Sworn and subscribed to before me, this 24 day of November A.D. 2025.

Notary Public in and for the State of Texas

TAMIKA PERRY
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 134344618

CAPITAL AREA HOUSING FINANCE CORPORATION

NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the Capital Area Housing Finance Corporation (the "Corporation") will hold a public hearing telephonically at 12:30 p.m. Central Time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-4669-2463 followed by a pound key (#) promptly at 12:30 p.m. Central Time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the "Sponsoring Political Subdivisions").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(d) of the Code (the "Bonds") in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the "Borrower") in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the "Development"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions or any other city, county or other municipal or political corporation or subdivision of the State of Texas or of the State of Texas or a loan of credit of any of them within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by calling into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central Time on Tuesday, December 2, 2025 at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746. Attention: Andrea Shields at (512) 347-9953.

TO ADVERTISE: (866) 228-2468 | CLASSIFIEDS@STATESMAN.COM

CLASSIFIEDS

TO ADVERTISE: (866) 228-2468 | LEGALS@STATESMAN.COM

LEGALS

ETC.
Lost & Found | Pets
Merchandise | Agribusiness
Estate & Garage Sales | Misc.

Pets

BOUVIER DES FLANDRES
Female puppies 6mos. old Parents health tested champions 830-456-5468

Old-Fashioned Bluetick Hound puppies. Should meet Gascon standards. Born 9/22/2025. Available around 1st week in December. Call 512.228.6073.



CAVALIER KING CHARLES SPANIELS **AKC-PUPPIES! M/F, Blenheim & Tri-Color, s/w/vet ch'd, micro-chip, HEALTH GUARANTEE! Ready after 11/16/25, $2500-$3000 325-829-8612**



MALTESE & YORKIE PUPPIES
Registered, vaccinated and health guaranteed. Non-shedding and hypo-allergenic. Located just northwest of Austin between Cedar Park and Lago Vista. Call or text for more details or for an appointment to see them. www.prettiestpuppies.com
512-694-1137

Merchandise



Charlie Minto's Pyramid Scheme

a novel by Les Carroll

After his sister is murdered at the Mexico/US border by a cartel-connected gang, Marine Corps sniper and UT Law grad Charlie Minto assembles a team of like-minded warriors and avenges her death.

Wanted

We Pay Cash For Golf Balls
Call, text or email us at
512-470-7252 or
GolfBallHouse@Gmail.com

Announcements

Want Atheism & Satanism to Rule Austin? Kindly join Austin FFRF https://www.austinffrf.org austinffrf@austinffrf.org 978-577-5916

Austin American-Statesman



From Local Gems to Essential Services
Find It Here First.

Whether you're fixing fences or finding treasure, your ad belongs where neighbors turn for solutions.

Connect with your community today—list your service where locals look first.

Call (866) 228-2468

Legals/Public Notices

CITY OF AUSTIN
PUBLIC MEETING FOR SUBSTANDARD AND DANGEROUS PROPERTIES

TO THE UNKNOWN OWNER(S) OF THE FOLLOWING PROPERTIES:

Anyone having an interest therein: heir(s), unknown heir(s) and legal representatives of each of the named or mentioned persons who may be deceased; corporate officers, trustees, receivers and stockholders or any of the named or mentioned parties which may be corporations, defunct officers, trustees, receivers and stockholders; and any and all persons, including adverse claimants, owning or having or claiming any legal or equitable interest in these properties:

1601 Royal Crest Drive, aka Mia Riverside Apartments; Legally described as LOT 8BLK A SEC 3 & LOT 1 BLK A SEC 4 & LOT 9 & PT OF LOT 10 BLK A COLORADO HILLS ESTATES SEC 5 1B & 2B OF BURTON TERRACE SEC 1; Last known owner is Mia Riverside LP.

1115 Bastrop Highway Svrd; Legally described as ABS 24 DELVALLE S ACR 3.836; Last known owner is Bound 2 Holdings LLC.

1215 E. 52nd Street; Legally described as LOT 1 MALONE & FUNDERBURGH SUBD; Last known owner is Yellow 52 Investments LLC.

2606 Wheless Lane, Office and Buildings 1-9; Legally described as LOT 2A * RESUB OF LOT 2 HICKMAN B M SUBD; Last known owner is Velo Flats LLC.

201 W Powell Lane; Legally described as LOT A POMEGRANATE PLACE; Last known owners are Alex Bahrami & Kammy Ovisi; Appellant is Frank Mayer Seliger.

8307 Copano Drive, aka Super 8 by Wyndham Austin University/ Downtown Area; Legally described as LOT 24 BLK Z MAPLE RUN SEC 6; Last known owners/ appellants are Kyle Rooke & Sarah Rooke.

You are hereby notified that a public meeting will be held by the Building and Standards Commission on **December 9, 2025**. The meeting will be held at the City of Austin Permitting and Development Center (PDC), located at 6310 Wilhelmina Delco Drive, Austin, Texas 78752, in Room 1-405, and online, viewable via live broadcast at http://www.austintexas.gov/page/watch-atxn-live beginning at **6:30 p.m.**

The BSC hears and determines cases concerning alleged violations of the Austin City Code and other City ordinances, which may include the issuance of binding orders to property owner(s) to vacate, close, repair or demolish structure(s) on the subject property; to relocate occupants; and to hear and render decisions on appeals.

Public comment will be allowed in person or by telephone. **All speakers (property owners, representatives and/or interested parties) seeking to participate by telephone must register upon receipt of this notice, no later than December 8, 2025 by Noon.** To register, you must contact the board liaison at DSDCREDBSC@austintexas.gov or 512-974-2679. Participants will be required to provide their name, agenda item(s) they wish to speak on, a telephone number or email address. Once a request to speak has been received, participants will be contacted with further instructions.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice by Sunday, December 7, 2025. Please call the Development Service Department, at 512-974-2679 or DSDCREDBSC@austintexas.gov for additional information; TTY users route through Relay Texas at 711. For more information on the Building and Standards Commission, please contact Melanie Alley at 512-974-2679 or DSDCREDBSC@austintexas.gov.

Melanie Alley
Coordinator, Building and Standards Commission
Austin Development Services – Code Compliance (CRED)
6310 Wilhelmina Delco Drive
Austin, Texas 78752
November 21 2025
IPLAAS0112631

NOTICE OF PUBLIC HEARING
City of Lakeway Board of Adjustment

Notice is hereby given that a public hearing will be held by the **Board of Adjustment on December 11, 2025 at 9:00 AM** in the City Hall located at 1102 Lohmans Crossing Road, City of Lakeway, Texas, at which time all persons wishing to do so will be allowed to speak for or against the following:

A request from Lilya Tessler, the owner of the property located at 201 Serene Hilltop Circle (LAKEWAY HIGHLANDS PHS 1 SEC 5), for a variance of the Lakeway Code of Ordinances pertaining to the construction of a fence that encroaches into the street-side setback.
November 21 2025
IPLAAS0112656

NOTICE OF PUBLIC HEARING
City of Lakeway Board of Adjustment

Notice is hereby given that a public hearing will be held by the **Board of Adjustment on December 11, 2025 at 9:00 AM** in the City Hall located at 1102 Lohmans Crossing Road, City of Lakeway, Texas, at which time all persons wishing to do so will be allowed to speak for or against the following:

A request from Luis Avila, the owner of the property located at 303 Lakeway Drive (LOT 119, LAKEWAY SEC 2), for a variance of the Lakeway Code of Ordinances pertaining to the construction of a street-facing garage.
November 21 2025
IPLAAS0112652

Public Notice

The City of Pflugerville Development Services Center, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Pflugerville's intent to revise the flood hazard information, generally located Upstream of Weiss Lane. Specifically, the flood hazard information shall be revised along Wilbarger Creek from a point directly upstream of Weiss Lane to a point approximately 2,120 feet upstream of Weiss Lane. Additionally, the flood hazard information for Wilbarger Creek Tributary A shall be revised from the confluence with Wilbarger Creek to approximately 2,440 feet downstream of Balaton Boulevard.

As a result of the revision, there are no changes to the floodway, the 1% annual chance water-surface elevations shall both increase and decrease, and the 1% annual chance floodplain shall both widen and narrow within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Floodplain Management office at City Hall, 100 W Main Street, Pflugerville, TX 78691. Interested persons may call Gordon Haws at 512-990-6300 for additional information Monday through Friday from 8:00am to 5:00pm.
November 21 2025
IPLAAS0112833

OFFER YOUR SERVICES SELL YOUR GOODS
CALL (866) 228-2468

Notice to Creditors

Notice to Creditors

Notice is hereby given that on November 14, 2025 Randall Carle and Olivia Lucille Noah aka Lucy Noah were duly granted original Letters Testamentary of the Estate of Eva Celeste Reese, Deceased, in Cause No. C-1-PB-25-001862, pending in Probate Court No. 1 of Travis County Texas by said court, and that they qualified as Independent Co-Executors without bond of said estate on November 14, 2025 as the law requires, and that said appointment is still in full force and effect. All persons having claims against this estate which is currently being administered are required to present them within the time and in the manner prescribed by law. All persons having claims should address them in care of the representatives= attorney, D. Michael Dodd at Dodd & Batte, P.C., 1094 Circle Drive, Austin, Texas 78736.

November 21 2025
IPLAAS0112657

ATTRACT THE RIGHT CANDIDATES WITH ADS
(866) 228-2468

ATTRACT TOP TALENT WITH SMART ADVERTISING
(866) 228-2468

Legals/Public Notices

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE TEN MONTHS ENDED JUNE 30, 2025

EXHIBIT C-2

Data Control Codes		General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
	Revenues					
5700	Local, intermediate, and out-of-state	$ 209,086,558	$ 83,814,000	$ 14,183,487	$ 7,529,587	$ 314,712,610
5800	State program revenues	68,146,639	5,940,165	77,472	3,219,722	78,383,998
5900	Federal program revenues	577,440	-	-	21,338,726	21,916,166
5020	**Total Revenues**	278,808,635	89,814,165	14,260,959	32,088,048	415,012,786
	Expenditures					
	Current:					
0011	Instruction	157,885,419	-	5,438,774	6,634,413	169,958,606
0012	Instructional resources and media services	3,980,482	-	131,834	210,725	4,323,041
0013	Curriculum and instructional staff development	3,621,826	-	97,908	2,919,446	6,639,200
0021	Instructional leadership	4,667,171	-	-	292,441	4,959,612
0023	School leadership	14,048,350	-	-	341,169	14,387,519
0031	Guidance, counseling, and evaluation services	11,334,118	-	-	477,452	11,811,570
0032	Social work services	1,027,588	-	-	158,451	1,186,039
0033	Health services	2,806,607	-	-	2,876	2,809,483
0034	Student transportation	10,859,650	-	1,102,068	53,787	12,029,485
0035	Food services	-	-	-	16,535,098	16,535,098
0036	Extracurricular activities	6,186,564	-	120,800	2,168,441	8,487,805
0041	General administration	8,022,810	-	99,910	181,643	8,314,363
0051	Facilities maintenance and operations	20,213,184	-	25,329,455	1,119,280	46,661,931
0052	Security and monitoring services	4,508,890	-	1,252,538	2,553,620	8,315,048
0053	Data processing services	2,927,728	-	5,260,021	32,260	8,220,009
0061	Community services	90,128	-	54,645	578,840	723,613
	Debt Service:					
0071	Principal on long-term debt	386,828	38,580,000	420,000	-	39,386,828
0072	Interest on long-term debt	60,684	16,859,473	201,500	-	17,121,657
0073	Bond issuance costs and fees	-	13,202,535	4,999	-	13,207,534
	Capital Outlay:					
0081	Facilities acquisition and construction	-	-	14,547,167	-	14,547,167
	Intergovernmental:					
0091	Contracted instructional services	8,621,218	-	-	-	8,621,218
0099	Payments to appraisal district	1,864,020	-	-	-	1,864,020
6030	**Total Expenditures**	261,812,865	68,642,008	54,964,401	34,207,844	419,626,118
1100	Excess (deficiency) of revenues over (under) expenditures	16,995,770	21,172,157	(39,703,442)	(2,119,796)	(3,454,911)
	Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	420,000	-	420,000
7915	Transfers in	1,000,000	-	621,500	-	1,621,500
8911	Transfers out	(621,500)	-	-	-	(621,500)
7080	**Total Other Financing Sources (Uses)**	378,500	-	1,041,500	-	1,420,000
	Special Item					
1200	Net change in fund balances	17,374,270	21,172,157	(38,661,942)	(2,119,796)	(2,034,911)
0100	**Fund Balances - Beginning**	73,383,640	17,028,300	365,411,641	8,421,220	464,467,001
3000	**Fund Balances - Ending**	$ 91,169,490	$ 38,223,457	$ 326,649,699	$ 6,401,324	$ 462,434,151

Legal Bids & Proposals

NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26CSP026-Mechanical, Electrical, Roofing Improvements at Patton Elementary School, closing Friday, December 12, 2025, at 2:00pm
Submission and opening will incorporate electronic and virtual protocols.For bid requirements and instructions, visit our website at:www.austinisd.org/cp/bids.
November 14, 21 2025
IPLAAS0111429

NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26RFP032 - Request for Proposals (RFP) - AISD Food Services - Custom Serving Line Upgrades at Akins and Bowie High School Kitchens, closing December 9, 2025 at 2:00 pm.

26RFP033 - Request for Proposals (RFP) - AISD Food Services - Custom Walk-In Refrigeration Units (Coolers and Freezers) at Multiple Locations, closing December 9, 2025 at 2:00 pm.

Submission and opening will incorporate electronic and virtual protocols.
For bid requirements and instructions, visit our website at: www.austinisd.org/cp/bids.
November 21, 28 2025
IPLAAS0112588

NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26IFB031 Districtwide Pizza Delivery & Pick-up Services, closing December 2, 2025 at 2:00 pm.
Submission and opening will incorporate electronic and virtual protocols.
For bid requirements and instructions, visit our website at: www.austinisd.org/cp/bids.
November 14, 21 2025
IPLAAS0111474

Cash Construction Company, Inc. is soliciting Minority and Women-Owned Business Enterprise participation for the following City of Austin project:

Cameron Road Wastewater Improvements
C.I.P. PROJECT NUMBER: 6943.075
IFB NUMBER: CLMC1144

BID DATE AND TIME: 12/11/25 @ 3:00PM
QUOTES ARE DUE NO LATER THAN 10:00AM on 12/09/25.
Contact Cristina Martinka at 512-251-7872 or Cristina.Martinka@cashconstruction.com for detailed information on available scopes of work, how to review plans and specifications, bonding and insurance requirements, required qualifications, and the relevant terms and conditions of the contract.
November 21, 23 2025
IPLAAS0112251

STRENGTHEN YOUR LEGAL PRESENCE
(866) 228-2468

CAPITAL AREA HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the Capital Area Housing Finance Corporation (the "Corporation") will hold a public hearing telephonically at 12:30 p.m. Central Time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#) promptly at 12:30 p.m. Central Time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the "*Sponsoring Political Subdivisions*").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the "Bonds") in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the "*Borrower*"), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the "*Development*"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central time on Tuesday, December 2, 2025 at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746, Attention: Andrea Shields at (512) 347-9953.

Legal Bids & Proposals

CITY OF WEIMAR PUBLIC NOTICE – REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES

The City of Weimar Texas recently applied for a Texas Parks & Wildlife grant for the construction of the Weimar Sports Complex Facilities. Accordingly, the city is seeking a qualified Design Build CMAR firm to prepare all preliminary and final design plans and specifications and to conduct all necessary interim and final inspections.
Interested firms can obtain a Request for Qualifications package from the office of the City Manager, 106 East Main Street, Weimar, Texas 78962 (Telephone 979-725-8554 or Email dixsont@weimartx.gov). Please submit your proposal of services and a statement of qualifications regarding those proposed services to the address below.
City of Weimar, 106 East Main Street, Weimar, Texas 78962
Attention: Donald Dixson, City Manager
Proposals must be received by the city not later than 2:00 p.m. on December 1st, 2025, to be considered. The City reserves the right to negotiate with any and all Design Build CMAR firms that submit proposals as per the Texas Professional Services Procurement Act. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap or national origin.
November 21 2025
IPLAAS0112023

Legal Bids & Proposals

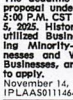
NOTICE TO BIDDERS

The Board of Trustees, Austin Independent School District will accept a sealed bid/proposal for the following item(s):

26IFB017 Physicals, Alcohol and Drug Testing, closing December 9, 2025 at 2:00 pm.
Submission and opening will incorporate electronic and virtual protocols.
For bid requirements and instructions, visit our website at: www.austinisd.org/cp/bids.
November 21, 28 2025
IPLAAS0112048

Integral Care is currently soliciting proposals to provide Inpatient Competency Restoration Program Services. The Request for Proposals (RFP) may be accessed at integralcare.org/business-opportunities. The deadline to submit a proposal under the RFP is 5:00 P.M. CST on December 5, 2025. Historically Underutilized Businesses, including Minority-Owned Businesses and Women-Owned Businesses, are encouraged to apply.
November 14, 16, 21, 23 2025
IPLAAS0111464

Austin American-Statesman



SHOWCASE YOUR LEGAL EXPERTISE
CALL (866) 228-2468

Austin American-Statesman



HIRE SMART. ADVERTISE SMARTER.
STAND OUT TO TOP-TIER LOCAL TALENT.
Our recruitment team is where career conversations begin.
Place your opportunity where ambition begins.
Call (866) 228-2468

Affidavit of Publication

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
IN THE MATTER OF

Miller Advertising Agency, Inc.

Notice of Public Hearing

The Williamson County Sun / Sunday Sun, newspapers of general circulation have continuously and regularly published for a period of not less than one year in the County of WILLIAMSON, preceding the date of the above referenced notice. Said notice was published in said newspapers as follows:

November 19, 2025

Newspaper Representative

Subscribed and sworn to before me this date: November 19 2025

Jessica Ann Ohle, Notary Public
My Commission Expires July 15, 2028

JESSICA ANN OHLE NOTARY PUBLIC STATE OF TEXAS ID 134993113 EXP. 07-15-2028

4174 Gus Egloff <gegloff@milleraa.com>

CAPITAL AREA HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the *"Code"*), notice is hereby given that the Capital Area Housing Finance Corporation (the *"Corporation"*) will hold a public hearing telephonically at 12:30 p.m. Central time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#) promptly at 12:30 p.m. Central time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the *"Sponsoring Political Subdivisions"*).

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the *"Bonds"*) in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the *"Borrower"*), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the *"Development"*). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions (or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central time on Tuesday, December 2, 2025, at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746, Attention: Andrea Shields at (512) 347-9953.

Thanksgiving planning

Sometimes, what's on the side is just as important



COOK'S CORNER

Laurie Locke

Today, it's side dishes on the menu, ready for their supporting roles for the big meal in which turkey is the star! I have new recipes gathered from friends and family, along with a few of my all-time favorites.

We'll start off with my daughter-in-law's recipe for cornbread dressing that she has tweaked and perfected to deliciousness over the years! You start by making Ina Garten's corn muffins and go from there...

Gillian's Cornbread Dressing (or Stuffing)

6 large cornmeal muffins, cubed (recipe follows)
2 T. butter
2 onions, chopped
1 large egg
Handful fresh sage leaves, chopped
1/2 cup heavy cream
1 cup chicken stock (preferably homemade)
Salt and freshly ground black pepper

Heat oven to 375 degrees. Melt butter in a medium skillet over medium heat. Add chopped onions and cook, stirring, until they are browned and caramelized, at least 20 minutes over low heat. Add sage to the onions and scrape all into a large mixing bowl. Add cornbread pieces (only as much as you need to fill the baking dish you're using), season well with salt and pepper and give it a good toss to combine. In a separate bowl, whisk together the egg, cream and stock, and pour that over the cornbread mixture. Stir well and spoon into a buttered baking dish (about a 9x12). Bake until hot and crusty on top, about 30 minutes. Serves 6-8. *Tyler Florence via Gillian Locke.*

Ina's Corn Muffins

3 cups flour
1 cup sugar
1 cup cornmeal
2 T. baking powder
1 1/2 t. salt
1 1/2 cups whole milk
1/2 lb. unsalted butter, melted and cooled
2 extra-large eggs

In a large bowl, or in a bowl of stand mixer with paddle attachment, mix flour, sugar, cornmeal, baking powder and salt. In a separate bowl, combine the milk, melted butter and eggs. With the mixer on lowest speed, pour wet ingredients into dry ones and stir until they are just blended. Spoon batter into greased and floured muffin tins, filling to the top. Bake for 30 minutes until the tops are crisp and a toothpick comes out clean. Makes 12 medium muffins. *Ina Garten via Gillian Locke.*

***

On to cranberry sauces! I have run my baked cranberries recipes several times (12 oz. fresh cranberries to 1 1/2 cups sugar in a shallow baking dish. Cover tightly with foil and bake at 350 degrees for an hour. Stir well. Let cool in a pan and then refrigerate in an airtight container. Will serve four.)

Today, I have a new twist on cranberry sauce and a salsa as well. Over dinner at Salt Trader's last week with Rebecca Payne, Jerry Hobbs and Charlotte Barbini, I was lucky to snag this family favorite!

Rebecca's Grand Marnier Cranberry Sauce

1 1/2 lbs. fresh cranberries (that's 2 12-oz. bags)
3/4 cup orange juice
1/4 cup Grand Marnier orange liqueur
Grated zest of 1 orange
Grated zest of 1/2 a lemon
2 cups brown sugar

Wash cranberries in a colander. In a large pot, combine cranberries, orange juice, Grand Marnier, orange and lemon zests. Simmer slowly until cranberries begin to pop, about 15 minutes. Mash gently with potato masher for uniform texture. Add brown sugar and cook for five minutes longer. Cool. Will keep up to one week in the refrigerator, covered. *Rebecca Payne.*

***

If you're in the mood for something with cranberries for the holidays, but want it as an appetizer, here's Karen Pfiester's tried-and-true salsa to serve with chips.

Karen's Cranberry Salsa

1 (12 oz.) bag fresh cranberries
1 bunch cilantro (most of stems cut off)
1 bunch green onions, cut into large pieces
1 fresh jalapeño, stem removed and halved (seeded if you like it less hot)
1 T. fresh lime juice
1 T. olive oil
1/2-3/4 cup sugar, to taste



A basket of corn muffins, a Thanksgiving favorite.

Put all ingredients in the bowl of a food processor and pulse until chunky. Refrigerate overnight. Serve with corn chips. *Karen Pfiester.*

***

Next are four great recipes for vegetable dishes that I just love. This first one is quick to do and has the great flavor of Boursin cheese in it!

Janet's Absolutely Unreal Creamed Spinach with Boursin

1/4 cup chopped celery
1/4 cup chopped onion
1 shallot, finely diced
16 oz. fresh spinach
1 T. unsalted butter
5.2 oz. Boursin Garlic & Fine Herbs cheese
1/3 cup heavy cream
1/3 cup grated Parmesan, optional
Kosher salt and black pepper, to taste

Place half of the spinach in a large, microwave-safe bowl. Cover the bowl with a damp paper towel and zap until softened and vibrantly green, about 1 to 2 minutes. Transfer wilted greens to a cutting board, and repeat with remaining fresh spinach. Roughly chop wilted greens and set aside.

In a large oven-proof skillet, saute shallot, celery and onion in butter, stirring often, until veggies are softened and fragrant, 3-4 minutes. Season with salt to taste. Reduce heat to low and add Boursin cheese to the skillet, breaking it up into large crumbles. As soon as the cheese begins to melt, add cream and cook, stirring often to combine, 1-2 minutes more. Add spinach to the skillet and stir to combine well. Using two forks to break up the wilted spinach helps get it all coated. Increase heat to bring mixture to a bubble and then remove from heat. Salt and pepper to taste.

Sprinkle top with Parmesan cheese and place skillet in the oven directly under the broiler and set the oven to broil. Broil for about three minutes until spinach is golden brown. Watch carefully to be sure it doesn't burn. Serve immediately. *Janet Woods.*

***

I've made this recipe for over 30 years off and on and it is a winner every time. It is light like a souffle but without the worry. It is pretty salty, though, so I'd halve the salt and taste before adding any more. Fancy enough for the holidays!

Broccoli Souffle

24 oz. frozen chopped broccoli
2 cups grated cheeses (Swiss, Cheddar, Mozzarella or mixture), about 8-10 oz.
2 cans Cream of Celery soup
4 large eggs, beaten
2 T. chopped onion
2 T. fresh lemon juice
4 t. salt (start with 1 t. and taste)
2 cups mayonnaise
1 1/2 cups Progresso Italian breadcrumbs

Thaw broccoli and squeeze out all the moisture in a dish towel. In a large bowl, beat together the eggs, mayonnaise, soup, onion, lemon juice and salt. Stir in broccoli and cheese. Pour into a greased casserole dish, like a 9x12-inch. Top with breadcrumbs, using just enough to cover the top fully. Bake at 350 degrees for 30 minutes. Let it set for a few minutes before cutting and serving. Serves 10.

***

I'm not a huge fan of sweet potatoes, or yams, but do enjoy them more when prepared in a savory fashion than with the brown sugar, marshmallows, etc. Here's Ina Garten's version that also has a little heat to it. I'd top with some toasted chopped pecans just for looks!

Chipotle Smashed Sweet Potatoes

4 lbs. sweet potatoes (6 potatoes)
1 cup whole milk
1 cup heavy cream
1 T. minced chipotle chiles in adobo sauce, with seeds (in a little can)
1 T. adobo sauce, from the can of chiles
1/4 cup pure Grade A maple syrup
4 T. unsalted butter, diced
Kosher salt and black pepper

Heat oven to 350 degrees. Line a sheet pan with foil. Place the scrubbed potatoes on the foil and pierce each potato four times with a small knife. Bake for one to 1-1/4 hours until very tender inside when tested with a knife. Set aside until cool enough to handle. (Leave the oven on.)

Peel the potatoes (the skins come right off), discard skins and place potatoes in a bowl of stand mixer with paddle attachment, or in any large bowl. Meanwhile, put milk, cream, minced chili and adobo sauce in a small saucepan. Bring to a boil, lower the heat, and simmer for five minutes. It might look curdled. With the mixer on low speed, add milk mixture to the potatoes. Add maple syrup, butter and 1 T. salt and beat until potatoes are coarsely pureed.

Pour into a greased 9x12-inch oven-to-table baking dish and bake for 30 minutes until heated through. Sprinkle it with salt and pepper (and toasted pecans if you like) and serve hot. Serves eight. *Ina Garten via Cyndie Williams.*

***

Finally, here's an old-fashioned vegetable casserole that's so easy to put together and pop into the oven.

Karen's Vegetable Casserole

1 (16 oz.) can French-cut green beans, drained
1 can Cream of Celery soup
1 (16 oz.) can shoepeg corn, drained
1 cup grated Cheddar cheese
1 small onion, chopped
1/2 cup sour cream
Mix all ingredients and pour into a greased baking dish. Top with the following, that have been mixed together:
1 stick butter, melted
35 Ritz crackers, crushed
1/2 cup sliced almonds, optional

Bake at 350 degrees for 45 minutes. *Karen Pfiester.*

***

I hope your Thanksgiving Day is one full of good company, good food, and an abundance of gratitude. Thanks to Gillian, Rebecca, Janet, Karen and Cyndie for sharing with us today...enjoy!

Citizen alerts

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Jimmie Wayne Moore, Deceased, were issued on November 14, 2025, in Cause No. 25-1248-CP4, pending in the County Court at Law Number Four of Williamson County, Texas, to: Sharon Diane Kubicek.
All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.
Sharon Diane Kubicek
c/o: Michelle Lehmkuhl 200 Josie Lane Rockdale, Texas 76567
DATED November 17, 2025.
Michelle Lehmkuhl
State Bar No.: 24036964
200 Josie Lane Rockdale, Texas 76567
Telephone: (512) 446-9529 Facsmile: (512) 446-9528
E-mail: michelle@milamcountylaw.com
Attorney for Sharon Diane Kubicek
4179

Meetings & Hearings

NOTICE OF PUBLIC HEARING ZONING BOARD OF ADJUSTMENT

November 19, 2025
The Zoning Board of Adjustments will a hold public hearing at 6:00 p.m. on December 2, 2025. The purpose of the public hearing is to consider an ordinance requesting a variance request on the following:
Section 3.7: SF-MH, Manufactured Home Existing District- Grant a variance allowing a reduction from the 1,200 square feet unit size to 765 square feet building, and allowing the front door to face a direction other than the street, pursuant to Section 3.7 of the Florence Zoning Ordinance. This property is located within the City of Florence, TX, more commonly known as 121 Sullivan Street.
All interested parties and citizens will be given an opportunity to be heard at this meeting. For further information, please contact the City Secretary's office located at the Florence Municipal Complex, 851 FM 970, Florence, Texas 76527, 254-793-2490; option 7.
Texas Local Government Code Sect. 212.015(c) states "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
4177

CAPITAL AREA HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*"), notice is hereby given that the Capital Area Housing Finance Corporation (the "*Corporation*") will hold a public hearing telephonically at 12:30 p.m. Central time on Wednesday, December 3, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#) promptly at 12:30 p.m. Central time on Wednesday, December 3, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the "*Sponsoring Political Subdivisions*").
The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the "*Bonds*") in an aggregate principal amount of not more than $77,000,000. The Bonds will be issued for the benefit of Georgetown Leased Housing Associates I, Limited Partnership (the "*Borrower*"), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 350 Highway 195, Georgetown, Texas 78633 (directly across Highway 195 from and slightly northeast of Berry Creek Food Mart) and to consist of approximately 250 units (the "*Development*"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of the Corporation will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Capital Area Multi-Housing, Inc., an affiliate of the Corporation.
The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.
All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central time on Tuesday, December 2, 2025 at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746, Attention: Andrea Shields at (512) 347-9953.

Bids & Proposals

PUBLIC NOTICE

The Round Rock ISD will be accepting sealed bids for:
COMMENCEMENT PHOTOGRAPHY SERVICES - Bid # 26-055 - Opens 2:00 pm January 13, 2026.
Solicitation will be opened at and documents may be obtained from the RRISD Purchasing Dept: 16255 Great Oaks Dr Ste 200, Round Rock, TX 78681 or (512)-464-6950. Vendors are encouraged to register in the District's eROC Electronic Procurement Application at https://purchasing.roundrock-isd.org/vendors/vendor-registration/
4130

INVITATION TO BID

Sealed bids will be received by Owen Holdings, Inc./PR South, Inc. Or Assignee on behalf of Northwest Williamson County Municipal Utility District No. 2 at the offices of Sieger Buzzell, 1978 South Austin Avenue, Georgetown, TX 78626, on Tuesday, December 9, 2025 at 2:00 PM and immediately thereafter publicly opened and read, for constructing the following project:
Parmer Ranch Phase 1B and The Estates at Parmer Ranch
City of Georgetown Williamson County, Texas
A Non-mandatory Pre-Bid video/teleconference will be held at 2:00 p.m. local time (CST) on Tuesday, November 25, 2025 hosted by Sieger Buzzell. To obtain information on the pre-bid conference, bid, and to register for the bid list, email bids@siegerbuzzell.com or visit https://siegerbuzzell.com/bidding/
4140

INVITATION FOR BIDS
CIVIL CONSTRUCTION PLANS, PAVING, GRADING & UTILITIES RIVINA PHASE 1

Sealed bids addressed to RIVINA MUNICIPAL UTILITY DISTRICT OF WILLIAMSON COUNTY ("Owner") will be received at the office of Kimley-Horn and Associates, Inc. (501 S. Austin Ave, Suite 1310, Georgetown, Texas 78626) for the work necessary for CIVIL CONSTRUCTION PLANS, PAVING, GRADING & UTILITIES FOR RIVINA PHASE 1 in Georgetown, Williamson County, Texas until December 11, 2025 at 3 PM at which time they will be publicly opened and read aloud.
Certified/Cashier's check or acceptable bidder's bonds, payment without recourse to Owner in an amount of not less than five percent (5%) of total bid submitted must accompany bid.
The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except the time for submitting a Bid. The successful bidder, if any, will be the responsible bidder, which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.
A MANDATORY pre-bid conference will be conducted in-person at Kimley-Horn and Associates, Inc. (501 S. Austin Ave, Suite 1310, Georgetown, Texas 78626) on November 24, 2025 at 3PM. Contract documents, plans, specifications, and pre-bid and bid opening conference numbers are available on CivCast at www.civcastusa.com.
The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Bid and the bidder agrees that the Contract Documents can be terminated if the bidder knowingly or intentionally fails to comply with a requirement of that subchapter.
4144

PUBLIC NOTICE

The Round Rock ISD will be accepting sealed bids for:
GLASS INSTALLATION & REPAIR C CONTRACT - Bid # 26-027 - Opens 2:00 pm November 30, 2023.
Solicitation will be opened at and documents may be obtained from the RRISD Purchasing Dept: 16255 Great Oaks Dr Ste 200, Round Rock, TX 78681 or (512)-464-6950. Vendors are encouraged to register in the District's eROC Electronic Procurement Application at https://purchasing.roundrock-isd.org/vendors/vendor-registration/
4172

Booze News

Application has been made with the Texas Alcoholic Beverage Commission for a Wine Only Package Store (Q) permit by LAKEPARK INC dba PRIME FOOD MARKET, to be located at 120 S Lakeline Blvd Bldg 1-100, Cedar Park, Williamson County, Texas 78613. Officers of said corporation are ZULFIKARALI PRASLA - Secretary/Director ZIYAN PRASLA - Director ASIF LIRA - President/ Director ANIF KAROVALIYA - Director MUMTAZ KAROVALIYA - Director AMIR KAROVALIYA - Director
4161

Application has been made with the Texas Alcoholic Beverage Commission by FNB Social Club Inc. dba Coupland Dancehall for a Private Club Registration Permit and Late Hours Certificate located at 101 Hoxie St, Coupland, Williamson County, TX 78615. Erik Engh, President. Chad Hendricks, Secretary.
4170

Application has been made with the Texas Alcoholic Beverage Commission for a distiller's & rectifier's permit by Mayahuel Tequila Company dba FAFO Margaritas located at 1000 S West Drive, Leander, Williamson County, Texas 78641. Angela Wood – Pres/Sec/Dir.
4176

Miscellanous

LEGAL NOTICE:

NEW BUSINESS, CATEGORY: Certificate of Ownership. ASSUMED NAME: COLLEEN PEARL JENKS, ORIGINAL FILE NUMBER 136808740002B, DATE FILED: 01/19/2023 BUSINESS ADDRESS: 509 CEDAR DRIVE GEORGETOWN TEXAS 78628. NAME & ADDRESS OF OWNER Name: Colleen-Pearl Jenks. Address: c/o 509 Cedar Drive, Georgetown, Texas [78628]. CERTIFICATION I certify that I am signing this document as the person whose signature is required, I further certify that I have completed all required fields and that the information in the DNA is true and correct and in compliance with the applicable chapter of Minnesota Statutes.
SIGNED BY: Colleen-Pearl Jenks, Attorney in Fact.
EMAIL FOR OFFICIAL NOTICES: DragonMagicApothecary@gmail.com
4165

GENERAL AND NO LITIGATION CERTIFICATE OF WILLIAMSON COUNTY

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

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the *"Attorney General"*) and all persons interested in the validity of the proceedings of the Capital Area Housing Finance Corporation (the *"Corporation"*) related to the issuance by the Corporation of its tax-exempt obligations for the Northside Village project, to be issued in one or more series in an aggregate principal amount not to exceed $77,000,000 (the *"Bonds"*).

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

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

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

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

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

7. The Governing Body has conducted a public hearing with respect to the Bonds and satisfied the requirements of Section 394.9025(a) of the Act, as amended by H.B. 21.

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

9. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

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

[Remainder of Page Intentionally Left Blank]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

WILLIAMSON COUNTY, TEXAS

By _____
Judge Steven Snell

ATTEST

By_____
[Deputy] County Clerk

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

Commissioners Court - Regular Session **37.**

Meeting Date: 02/03/2026

Approval of the Goods and Services Agreement #2026-143 with GTS Technology Solutions Inc. for the purchase of In-Car Dash Camera Systems for the FY26 Sheriff's Office vehicles for Information Services

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

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Goods and Services Agreement #2026-143 with GTS Technology Solutions, Inc. for the purchase of In-Car Camera and Evidence Recording Systems for FY26 Law Enforcement vehicles in the amount of $351,931.68, through the TIPS Cooperative Contract #230105, and authorizing the approval of the agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/23/2026 02:25 PM
Form Started By: Sandra Malcolm		Started On: 01/15/2026 03:55 PM
Final Approval Date: 01/23/2026		

Commissioners Court - Regular Session **38.**

Meeting Date: 02/03/2026

CR 110 North - Notice of Intent Application (NOI)

Submitted By: Julissa Romero, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding a Notice of Intent (NOI) for Stormwater Discharge associated with the Construction Activity under TPDES Construction General Permit (TXR150000) for CR 110 North project.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:45 AM
Form Started By: Julissa Romero		Started On: 01/27/2026 09:44 AM
Final Approval Date: 01/28/2026		

Commissioners Court - Regular Session **39.**

Meeting Date: 02/03/2026

On-Call Materials Testing – B2Z – Contract Amendment #1

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. 1 to the On-Call Materials Testing and Geotechnical Engineering Services contract executed September 11, 2024, between Williamson County and B2Z Engineering, LLC relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:45 AM
Form Started By: Ragan Riggs		Started On: 01/26/2026 12:54 PM
Final Approval Date: 01/28/2026		

Commissioners Court - Regular Session **40.**

Meeting Date: 02/03/2026

On-Call Materials Testing (CR 460) – B2Z – WA#2

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on Work Authorization #2 to the On-Call Materials Testing and Geotechnical Engineering Services (CR 460) contract executed September 11, 2024, between Williamson County and B2Z Engineering, LLC relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:45 AM
Form Started By: Ragan Riggs		Started On: 01/26/2026 12:56 PM
Final Approval Date: 01/28/2026		

Commissioners Court - Regular Session **41.**

Meeting Date: 02/03/2026

Ronald Reagan Sed D- Utilty Letter Agreement

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 letter agreement with Georgetown Patio Homes, L.L.C. to acquire a Drainage and Detention Pond Easement totaling 0.1252 AC needed on the Ronald Reagan Segment D project (Parcel 109E).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:46 AM
Form Started By: Don Childs		Started On: 01/27/2026 05:18 PM
Final Approval Date: 01/28/2026		

Commissioners Court - Regular Session **45.**

Meeting Date: 02/03/2026

damage claim

Submitted By: Shannon Francis, General Counsel

Department: General Counsel

Agenda Category: Executive Session

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Claim No. 040257-002621-AD-02 — a property damage claim by Pedernales Electric Cooperative for a Sheriff's Office incident occurring on or about September 17, 2025.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/28/2026 08:46 AM
Form Started By: Shannon Francis		Started On: 01/27/2026 04:30 PM
Final Approval Date: 01/28/2026		