

NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
1848 Texas Trail, Georgetown
July 21, 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.

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.

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

CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that the Court may act on with one single vote. The Judge or a Commissioner may pull any item from the consent agenda in order that the court discuss and act upon it individually as part of the Regular Agenda.
(Items 3 – 38)

3. Discuss, consider, and take appropriate action on a line item transfer for Justice of the Peace, Pct 4.

From/To	Acct No.	Description	Amount
From	0100.0454.004410	Bond Premiums	500.00
From	0100.0454.003006	Office Equipment	3000.00
To	0100.0454.004212	Postage	3500.00

4. Discuss, consider, and take appropriate action on a line item transfer for Emergency Management.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0541-004541	Vehicle Maintenance & Repairs	\$11,300.00
To	0100-0541-005741	Computer Software >\$5k	\$11,300.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0542.004543	Repairs to Equipment	\$5,000
To	0100.0542.004232	Training, Conferences	\$5,000

6. Discuss, consider, and take appropriate action on a line item transfer for Emergency Medical Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0540-005107	Medical Equipment >\$5,000	\$60,000
To	0100-0540-004541	Vehicle Repairs & Maintenance	\$60,000

7. Discuss, consider and take appropriate action on line-item transfers for Juvenile Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.003306	Food Service	8,000.00
To	0100.0576.004108	Non Residential Services	8,000.00

From	0100.0576.004510	Facility Repairs	4,000.00
To	0100.0576.003307	Pharmaceuticals	4,000.00
From	0100.0576.003005	Office Furniture	2,300.00
To	0100.0576.003316	Medical/Hospital	2,300.00
From	0100.0576.004541	Vehicle Repairs & Maintenance	4,200.00
To	0100.0576.004231	Travel	4,200.00

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

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0545.0545.004975	Animal Medical Care	\$11,000
To	0545.0545.003318	Janitorial Supplies	\$11,000
From	0545.0545.004419	Property Insurance	\$15,053.83
To	0545.0545.004430	Utilities	\$15,053.83
From	0545.0545.004962	Janitorial Contract	\$3,500
To	0545.0545.004430	Utilities	\$3,500

9. Discuss, consider and take appropriate action on a line-item transfer for the Road & Bridge Division.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0200-0210-004500	Maintenance Contracts	\$30,000.00
From	0200-0210-004620	Furniture/Equip Rental	\$60,000.00
From	0200-0210-003005	Office Furniture	\$5,000.00
From	0200-0210-004509	Facility Enhancements	\$5,000.00

From	0200-0210-004510	Facility Maint. & Repair	\$2,500.00
From	0200-0210-004548	Radio Repairs & Maint.	\$1,000.00
From	0200-0210-004999	Miscellaneous	\$2,000.00
From	0200-0210-005730	Radio Equipment	\$2,500.00
To	0200-0210-003541	Contract Mowing	\$108,000.00

10. Discuss, consider, and take appropriate action on approving property tax collections for the month of June 2026 for the Williamson County Tax Assessor/Collector.
11. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 3, June 2026 Monthly Report in compliance with Code of Criminal Procedure § 103.005.
12. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 4, June 2026 Monthly Report in compliance with Code of Crim. Proc. § 103.005.
13. Discuss, consider, and take appropriate action on approving a Long Range Transportation Plan (LTP) transfer to close P583 FIF Grant Match and move \$450,982.19 to P457 LTP ROW.
14. Discuss, consider, and take appropriate action on approving an Renewal Amendment to Agreement No. 2023222, originally approved by Commissioners Court on August 23, 2022, between Williamson County and Fifth Asset, Inc. dba DebtBook for the County Auditor's Department to extend the current software subscription agreement from August 1, 2026, through September 30, 2026, pursuant to OMNIA National Contract No. 14-03, in the amount of \$4,315.07 for the current fiscal year, and authorize execution of the agreement. (Funding Source: 01.0100.0495.004208),
15. Discuss, consider, and take appropriate action on approving the Software as a Service Contract #2026-221 with Fifth Asset, Inc. dba DebtBook in an amount not-to-exceed \$81,150.00 for a three-year subscription, utilizing Omnia Partners Cooperative Contract #159808, and authorize execution of the contract (Funding source 01.0100.0495.004208 for FY27).
16. Discuss, consider, and take appropriate action on approving the agreement between H-E-B, LP and Williamson County for Onsite Employee Flu Immunization, in the estimated amount of \$17,510.00 and authorizing the execution of the agreement (Funding Source is 01.0885.0885.004996 for FY26).
17. Discuss, consider and take appropriate action regarding approval and receipt of the Standard Agreement with Williamson County Water, Sewer, Irrigation and Drainage District #3 (Star Ranch) for off-duty contracting of County Sheriff's Deputies to be effective October 1, 2026.
18. Discuss, consider and take appropriate action regarding approval and receipt of the Standard Agreement with Williamson County Municipal Utility District #23 (Morning Star) for off-duty contracting of County Sheriff's Deputies to be effective October 1, 2026.

19. Discuss, consider and take appropriate action regarding approval and receipt of the Standard Agreement with Anderson Mill Limited District for off-duty contracting of County Sheriff Deputies, to be effective October 1, 2026.
20. Discuss, consider, and take appropriate action on the water and wastewater pass-through agreement for Southwest Williamson County Regional Park (SWRP) between Williamson County, Texas and the City of Round Rock, Texas relating to water service at SWRP.
21. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for RFP Mowing / Landscape Maintenance Services, under RFP #26RFP67 (The funding source is 01.0100.0510.003541).
22. Discuss, consider and take appropriate action on approving County Addendum # 2026-190 for Euna Solutions, Inc. End User Licenses Agreement for Sourcing Pro (electronic bidding platform) and Contract Management Pro licenses, in the amount of \$70,397.99 for term one (01.10.2026-09.30.2027), \$74,621.87 for term two (01.10.2027-09.30.2028) and \$5,315.53 for term three (01.10.2028-10.25.2028), per Sourcewell Contract #060624-GTH and authorizing the execution of the agreement (Funding source: 01.0100.0503.004505).
23. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to issue a non-binding Letter of Intent (LOI) to Silsbee Fleet Group, specifically Lake Country Chevrolet and Silsbee Ford Inc., to secure inventory from the fleet vehicle order banks and authorize execution of the LOI.
24. Discuss, consider, and take appropriate action on approving the Agreement for Construction Services No. 2026-255 between Williamson County and Falkenberg Construction Co, Inc. for the Georgetown Annex Parking Lot - Sealcoat in the not-to-exceed amount of Fifty-One Thousand Three Hundred Thirty-Two and 40/100 Dollars (\$51,332.40) pursuant to BuyBoard's Cooperative Contract #728-24 and authorize execution of the agreement (The funding source is 01.0100.1080.004509).
25. Discuss, consider, and take appropriate action on approving the Supplemental Agreement for Design and Engineering Services between Williamson County and Ramirez-Simon Engineering, LLC relating to the Jail North Generator Upgrade project.
26. Discuss, consider, and take appropriate action on approval of the Replat for the Eldorado Phase 1, Lot 3, Block C subdivision – Precinct 2.
27. Discuss, consider, and take appropriate action on approval of the final plat for the Luane Michna subdivision – Precinct 4.
28. Discuss, consider, and take appropriate action on ratification and approval of the preliminary plat for the JMA Len Bar Commercial subdivision – Precinct 2.
29. Discuss, consider, and take appropriate action on approval of the final plat for the Hosick Ranch subdivision – Precinct 4.

30. Discuss, consider, and take appropriate action on Supplemental No. 1 to Work Authorization No. 3 to the Utility Coordination and Utility Engineering Services (501P Wilco Building Fire Lane (Liberty Hill Bypass Project)) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.
31. Discuss, consider, and take appropriate action on Work Authorization No. 4 to the Utility Coordination and Utility Engineering Services (West Main Street – City of Florence Waterline Relocations) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.
32. Discuss, consider, and take appropriate action on Supplemental No. 10 to Work Authorization No. 1 to the Chandler Road Extension (Corridor B3) contract executed on June 4, 2019, between Williamson County and Huitt-Zollars, Inc. relating to the LRTP/Corridor Program.
33. Discuss, consider, and take appropriate action on Supplemental No. 11 to Work Authorization No. 4 to the CR 314 Road Improvement contract executed on April 23, 2020, between Williamson County and Seiler Lankes Group, LLC relating to the 2019 Road Bond Program.
34. Discuss, consider, and take appropriate action on Supplemental No. 5 to Work Authorization No. 4 to the On-Call Surveying Services (West Main Street) contract executed on May 13, 2024, between Williamson County and Surveying and Mapping, LLC as successor in the interest of Austin Survey Company, LLC dba Inland Geodetics relating to the 2023 Road Bond Program.
35. Discuss, consider, and take appropriate action on Supplemental No. 1 to Work Authorization No. 8 to the On-Call Environmental Services (Liberty Hill Bypass West – Segment 1) contract executed on May 9, 2024, between Williamson County and SWCA Environmental Consultants relating to the 2023 Road Bond Program.
36. Discuss, consider, and take appropriate action regarding the Center for Archeological Research (CAR) Governmental Agency Curation Agreement for the Seward Junction Loop East project, a Road Bond Project in Commissioner Pct. 2.
37. Discuss, consider, and take appropriate action on Work Authorization No. 3 to the Public Involvement Services (Road Bond Program) contract executed July 29, 2025, between Williamson County and Rifeline, LLC relating to the Road Bond Program.
38. Discuss, consider, and take appropriate action on Work Authorization No. 4 to the Public Involvement Services (Corridor Program) contract executed July 29, 2025, between Williamson County and Rifeline, LLC relating to the LTP Corridor Program.

REGULAR AGENDA

Hear and discuss an update from the Williamson County Manager regarding the new Williamson County Justice Center Complex planning & development programming and processes, to include, but not be limited to project phase updates, timelines, public engagement, and interim planning efforts.

40. Discuss, consider, and take appropriate action on approving the bonds to the State of Texas and to Williamson County, Texas of the Williamson County Tax Assessor-Collector, Catherine Totty, who was appointed by the Williamson County Commissioners Court on July 14, 2026, to be effective as of July 21, 2026, and to serve thereafter until the next general election (Tex. Tax Code §6.28).
41. Discuss, consider and take appropriate action regarding the 2026 Gold Bell Seal for Workplace Mental Health recognition.
42. Discuss, consider, and take appropriate action on the annual update from the Williamson County Economic Development Partnership.
43. Discuss, consider and take appropriate action on interim space plans including, but not limited to, the current Justice Center, historic courthouse, and recently vacated offices in downtown Georgetown.
44. Discuss, consider and take appropriate action on advertising and set a date for the public hearing on the 2026-2027 county budget for Tuesday, September 1st, 2026 at 9:30 AM.
45. Discuss, consider and take appropriate action on the vehicle replacement schedule for FY27.
46. Discuss, consider, and take appropriate action on the approval of a Commercial Contract Amendment to the Commercial Contract – Improved Property between Iglesias Evangelica Latina, referred to therein as Buyer, and Williamson County, referred to therein as Seller, relating to the sale and purchase of approximately 3.772 acres (more or less and subject to final survey) of real property located at 747 County Road 138, Hutto, Williamson County, Texas, to amend the original sales price amount of \$5,300,000.00 to \$5,053,000.00 and to set an earlier closing date of August 27, 2026; and authorize the County Judge to execute the Commercial Contract Amendment.
47. Discuss, consider, and take appropriate action approving the filing of a Motion for Rehearing and, if necessary, the filing of a future appeal in relation to Williamson County's formal protest and request for a contested case hearing to the Texas Commission on Environmental Quality relating to a petition for the creation of Lakeside Estates Municipal Utility District - TCEQ Docket No. 2026-0568-DIS.
48. Discuss, consider, and take appropriate action awarding RFCSP #26RFCSP30 Cedar Park Annex Chiller Plant to Southland Industries, Inc. in the amount of Six Hundred Thirty-Eight Thousand Three Hundred Thirty-Eight and No/100 Dollars (\$638,338.00) and authorize execution of the agreement (The funding source is 01.0100.0509.004509).
49. Discuss, consider, and take appropriate action on approving the Guaranteed Maximum Price Proposal GMP01, with awarded RFP 25RFP52 for the WCRAS Building Addition to Bartlett Cocke General Contractors, LLC in the amount of Six Hundred Thirty-Two Thousand Six Hundred Forty-One Dollars (\$632,641.00) and authorize the execution of the GMP01 (The funding source is P719).
50. Receive the July 2026 Road Construction Summary Report and PowerPoint Presentation.
51. Discuss, consider, and take appropriate action on transferring \$13,500.00 from P733 (Misc Signal Construction) to P752 (Pedestrian Beacons at Grovedale Trail).

52. Discuss, consider, and take appropriate action to ratify Emergency Purchase Order (PO) #192185 in the amount of \$401,615.00 for Kinloch Equipment & Supply, exempting this purchase from the competitive bidding requirements, per Texas Local Government Code Sec. 262.024(a)(3), which allows an exemption when an item is necessary due to unforeseen damage to public property. (Funding source: 01.0200.0210.005700).
53. Discuss, consider, and take appropriate action regarding the Supplemental Utility Agreement with PEC for utility relocations on the RM 2243 Project, a Road Bond Project in Commissioner Precinct 2.
54. Discuss, consider, and take appropriate action on Contract Amendment No. 1 to the Utility Coordination and Utility Engineering Services (Road Bond and Corridor Projects) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.
55. Discuss, consider, and take appropriate action on Contract Amendment No. 3 to the Red Bud Lane contract executed March 19, 2024, between Williamson County and Seiler Lankes Group, LLC relating to the 2023 Road Bond Program.
56. Discuss, consider, and take appropriate action on Work Authorization No. 5 to the Utility Coordination and Utility Engineering Services (Road Bond Program) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.
57. Discuss, consider, and take appropriate action on Work Authorization No. 6 to the Utility Coordination and Utility Engineering Services (Corridor Programs) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the LRTP/Corridor Program.
58. Discuss, consider and take appropriate action on an Interlocal Agreement Regarding the participation of the City of Leander, Texas and Williamson County, Texas in the Design and Construction for the Harmony School Driveway Improvements with the Hero Way Roadway Expansion Project.
59. Discuss, consider and take appropriate action on an Interlocal Agreement regarding the participation of the City of Jarrell, Texas and Williamson County, Texas, in the design and construction of utilities related to the CR 305 construction project.
60. Discuss, consider and take appropriate action on a real estate contract with David G. Howard to acquire 0.096 AC needed as right of way on the CR 201 project (Parcel 53).
61. Discuss, consider and take appropriate action on a claim for actual moving expenses with Kimberly Krause (Parcel 10) caused by the acquisition of right of way needed for the Seward Junction construction project.
62. Discuss, consider and take appropriate action on a claim for actual moving expenses with Hector Acosta caused by the acquisition of right of way needed for the Ronald Reagan segment C (Parcel 32).
63. Discuss, consider and take appropriate action on a claim for actual moving expenses with Kevin Merritt caused by the acquisition of right of way needed for the Ronald Reagan segment C (Parcel 32).

64. Discuss, consider, and take appropriate action on an agreed final judgment with Larry Lane Roberts, Christopher M Reeves, and Teena C. Reeves to acquire 0.431 ac needed as right of way on the CR 255 project (Parcel 35).
65. Discuss, consider and take appropriate action on an agreed final judgment with Christopher M. Reeves, and Teena L. Reeves to acquire 0.776 ac needed as right of way on the CR 255 project (Parcel 32).

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)."

66. 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. Discuss legal matters relating to a Commercial Contract Amendment to the Commercial Contract – Improved Property between Iglesias Evangelica Latina, referred to therein as Buyer, and Williamson County, referred to therein as Seller, relating to the sale and purchase of approximately 3.772 acres (more or less and subject to final survey) of real property located at 747 County Road 138, Hutto, Williamson County, Texas
 - b. Discuss legal matters relating to a petition for the creation of Lakeside Estates Municipal Utility District - TCEQ Docket No. 2026-0568-DIS
 - c. Discuss laws and legal matters relating to vacancy and appointment authority in the office of Williamson County Tax Assessor-Collector.
67. Discuss the following economic development negotiations pursuant to the Texas Government Code Section 551.087:
- a. Project Speed Racer.
68. Deliberate the duties of the Williamson County Manager pursuant to Texas Government Code Section 551.074 - Personnel Matters.
69. Discuss security assessments or deployments relating to information resource technology; network security information as described by Texas Gov't Code Section 2059.055(b); and/or (3) the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices pursuant to Texas Government Code Section 551.089.

REGULAR AGENDA (continued)

70. Comments from Commissioners.

- 71. 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 15th day of July 2026 at 5:00pm and remained posted for at least three business days before the scheduled date of the meeting.

Commissioners Court - Regular Session**3.****Meeting Date:** 07/21/2026

Justice of the Peace 4 Line Item Transfer - Postage

Submitted For: Rhonda Redden**Submitted By:** Veronica Bolander, J.P. Pct. #4**Department:** J.P. Pct. #4**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on a line item transfer for Justice of the Peace, Pct 4.

Public Background

JP4 Civil Debt Claim filings have increased significantly over the last 4 years to the point that positions were shifted to create a dedicated Debt Claims clerk in order to move cases faster. In 2022 there were 1211 Debt Claim cases filed at JP4 as compared to 3852 cases filed in 2025. As of July 8, 2026, there were 2859 Debt Claim cases filed this year with a projection of 5718 cases to be filed by the end of 2026. Clerks have made great strides in reducing the backlog and in June 1154 cases were disposed of as compared to 272 cases in May. This has created a large number of mailings which should level out in the next 90 days as we anticipate the continued increase. The office of JP4 is requesting a line item transfer from 0100.0454.004410 (Bond Premiums) \$500.00 and from 0100.0454.003006 (Office Equipment) \$3000.00 to 0100.0454.004212 (Postage) totaling \$3500.00. Due to increased civil filings and an increase in postage cost this transfer is necessary to fund postage for the remainder of the fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0454.004410	Bond Premiums	500.00
From	0100.0454.003006	Office Equipment	3000.00
To	0100.0454.004212	Postage	3500.00

Attachments*No file(s) attached.*

Form Review**Inbox**

County Judge Exec Asst.

Budget Office

Form Started By: Veronica Bolander

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Saira Hernandez

Date

07/15/2026 08:43 AM

07/15/2026 08:47 AM

Started On: 07/14/2026 04:45 PM

Commissioners Court - Regular Session**4.****Meeting Date:** 07/21/2026

Discuss, consider, and take appropriate action on a line item transfer for Emergency Management

Submitted By: Sarah Canfield, Emergency Management**Department:** Emergency Management**Agenda Category:** Consent

Information**Agenda Item**

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

Public Background

We are requesting a line item transfer in the amount of \$11,300.00 to cover the purchase of IT-approved software for EOC activations. The key benefits of this new software include: increased operational efficiency, addressing critical capability gaps identified from the July 2025 Flood, enhanced situational awareness through real-time dashboards and automated data integration, improved documentation and records management, and greater interoperability with partner agencies and improved coordination across County departments during emergency operations. The limitations of our current software, WebEOC, have led numerous agencies, including Travis County, Hays County, McLennan County, and the City of Austin, to transition to this more modern platform. This software can be implemented before the fiscal year-end and will be a continuous tool for future activations.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0541-004541	Vehicle Maintenance & Repairs	\$11,300.00
To	0100-0541-005741	Computer Software >\$5k	\$11,300.00

Attachments*No file(s) attached.*

Form Review**Inbox**

County Judge Exec Asst.

Budget Office

Form Started By: Sarah Canfield

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Saira Hernandez

Date

07/14/2026 04:18 PM

07/14/2026 04:40 PM

Started On: 07/14/2026 03:48 PM

Commissioners Court - Regular Session**5.****Meeting Date:** 07/21/2026

Fire Marshal Special Operations Line-Item transfer for Training

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 a line item transfer for Fire Marshal Special Operations.

Public Background

This line item transfer is requested to cover continuing education and specialty training.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0542.004543	Repairs to Equipment	\$5,000
To	0100.0542.004232	Training, Conferences	\$5,000

Attachments*No file(s) attached.*

Form Review**Inbox**

County Judge Exec Asst.

Budget Office

Form Started By: Adrienne Damron

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Saira Hernandez

Date

07/10/2026 12:30 PM

07/13/2026 09:28 AM

Started On: 07/10/2026 11:57 AM

Commissioners Court - Regular Session**6.****Meeting Date:** 07/21/2026

Line item transfer for vehicle repairs and maintenance

Submitted For: John Gonzales**Submitted By:** John Gonzales, EMS**Department:** EMS**Agenda Category:** Consent

Information**Agenda Item**

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

Public Background

This line item transfer is to cover the costs of repairs and routine maintenance for EMS ambulances.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0540-005107	Medical Equipment >\$5,000	\$60,000
To	0100-0540-004541	Vehicle Repairs & Maintenance	\$60,000

Attachments*No file(s) attached.*

Form Review**Inbox**

County Judge Exec Asst.

Budget Office

Form Started By: John Gonzales

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Saira Hernandez

Date

07/13/2026 08:58 AM

07/13/2026 09:28 AM

Started On: 07/13/2026 07:54 AM

Commissioners Court - Regular Session

7.

Meeting Date: 07/21/2026

Budget line-item transfers 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 line-item transfers for Juvenile Services.

Public Background

Juvenile Services is requesting line-item transfers of \$8,000.00 from Food Service (3306) to Non-residential Services (4108), \$4,000.00 from Facility Repairs (4510) to Pharmaceuticals (3307), \$2,300 from Office Furniture (3005) to Medical Hospital (3316) and \$4,200 from Vehicle Repair and Maintenance (4541) to Travel (4231). These transfers are requested to cover unexpected expenses that have arisen this fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.003306	Food Service	8,000.00
To	0100.0576.004108	Non Residential Services	8,000.00
From	0100.0576.004510	Facility Repairs	4,000.00
To	0100.0576.003307	Pharmaceuticals	4,000.00
From	0100.0576.003005	Office Furniture	2,300.00
To	0100.0576.003316	Medical/Hospital	2,300.00
From	0100.0576.004541	Vehicle Repairs & Maintenance	4,200.00
To	0100.0576.004231	Travel	4,200.00

Attachments*No file(s) attached.*

Form Review**Inbox**

County Judge Exec Asst.

Budget Office

Reviewed By

Delia Colon

Saira Hernandez

Date

07/14/2026 02:46 PM

07/14/2026 02:53 PM

Form Started By: Denise Carlson
Final Approval Date: 07/14/2026

Started On: 07/13/2026 03:53 PM

Commissioners Court - Regular Session**8.****Meeting Date:** 07/21/2026

Line Item Transfer for Animal Services

Submitted By: Misty Valenta, Animal Services**Department:** Animal Services**Agenda Category:** Consent

Information**Agenda Item**

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

Public Background

The shelter requests to move funds into 3318 Janitorial Supplies and into 4430 Utilities. We propose to move \$11,000 from 4975 Animal Medical Care to 3318 Janitorial Supplies (Animal Husbandry.) We also propose to move \$15,053.83 from 4419 Property Insurance and \$3,500 from 4962 Janitorial Contract to give 4430 Utilities \$18,553.83 additional funds. We are requesting moving these funds in lieu of a budget amendment.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0545.0545.004975	Animal Medical Care	\$11,000
To	0545.0545.003318	Janitorial Supplies	\$11,000
From	0545.0545.004419	Property Insurance	\$15,053.83
To	0545.0545.004430	Utilities	\$15,053.83
From	0545.0545.004962	Janitorial Contract	\$3,500
To	0545.0545.004430	Utilities	\$3,500

Attachments*No file(s) attached.*

Form Review**Inbox**

County Judge Exec Asst.

Budget Office

Animal Services (Originator)

County Judge Exec Asst.

Budget Office

Form Started By: Misty Valenta

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Saira Hernandez

Misty Valenta

Delia Colon

Saira Hernandez

Date

07/09/2026 09:30 AM

07/13/2026 09:17 AM

07/13/2026 09:44 AM

07/13/2026 11:36 AM

07/14/2026 02:53 PM

Started On: 07/08/2026 03:43 PM

Commissioners Court - Regular Session**9.****Meeting Date:** 07/21/2026

Line item transfer for Road & Bridge Division

Submitted For: Matt Williamson**Submitted By:** Jenifer Favreau, Infrastructure**Department:** Infrastructure**Division:** Road & Bridge**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider and take appropriate action on a line-item transfer for the Road & Bridge Division.

Public Background

This transfer is necessary in order to effectively continue contract mowing services for the remainder of the fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0200-0210-004500	Maintenance Contracts	\$30,000.00
From	0200-0210-004620	Furniture/Equip Rental	\$60,000.00
From	0200-0210-003005	Office Furniture	\$5,000.00
From	0200-0210-004509	Facility Enhancements	\$5,000.00
From	0200-0210-004510	Facility Maint. & Repair	\$2,500.00
From	0200-0210-004548	Radio Repairs & Maint.	\$1,000.00
From	0200-0210-004999	Miscellaneous	\$2,000.00
From	0200-0210-005730	Radio Equipment	\$2,500.00
To	0200-0210-003541	Contract Mowing	\$108,000.00

Attachments*No file(s) attached.*

Form Review**Inbox**

County Judge Exec Asst.

Reviewed By

Delia Colon

Date

07/14/2026 04:43 PM

Budget Office
Form Started By: Jenifer Favreau
Final Approval Date: 07/15/2026

Saira Hernandez

07/15/2026 07:07 AM
Started On: 07/14/2026 04:31 PM

Commissioners Court - Regular Session**10.****Meeting Date:** 07/21/2026

Property Tax Collections – June 2026

Submitted For: Larry Gaddes**Submitted By:** Rebecca Bruton, County Tax Assessor Collector**Department:** County Tax Assessor Collector**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving property tax collections for the month of June 2026 for the Williamson County Tax Assessor/Collector.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

060126-063026 GWI-RFM

060126-063026 GWI-RFM graph

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Bruton

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Date

07/13/2026 08:59 AM

Started On: 07/13/2026 08:22 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County - GWI/RFM Property Taxes
June 30, 2026

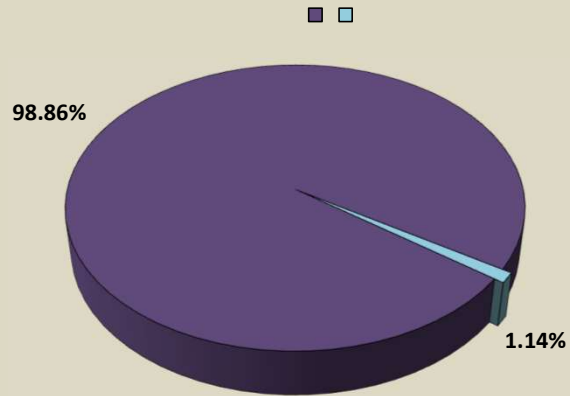
Williamson County General Fund	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2025	\$516,616,223.79	(\$3,038,067.80)	\$513,578,155.99	\$701,253.82	\$157,280.82	(\$14.17)	\$5,841,639.02	\$507,736,516.97	98.86%	99.07%	99.10%
2024 & Prior	\$4,018,041.75	(\$2,346,705.38)	\$1,671,336.37	(\$39,747.53)	\$18,306.39	\$428.77	\$2,640,103.64	(\$968,767.27)	-57.96%	-40.38%	
Rollbacks	\$531,939.22	\$602,106.73	\$1,134,045.95	\$11,172.34	\$1,514.26	\$0.00	\$322,133.31	\$811,912.64	71.59%	72.50%	
Total All	\$521,166,204.76	(\$4,782,666.45)	\$516,383,538.31	\$672,678.63	\$177,101.47	\$414.60	\$8,803,875.97	\$507,579,662.34	98.30%	98.56%	

Williamson County RFM	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2025	\$63,704,185.47	(\$286,948.58)	\$63,417,236.89	\$94,279.67	\$19,218.40	(\$1.57)	\$716,086.03	\$62,701,150.86	98.87%	99.08%	99.13%
2024 & Prior	\$462,677.64	(\$262,744.45)	\$199,933.19	\$6,909.71	\$1,675.35	\$51.95	\$294,340.07	(\$94,406.88)	-47.22%	-30.45%	
Rollbacks	\$59,202.33	\$72,818.17	\$132,020.50	\$1,270.94	\$175.20	\$0.00	\$38,587.35	\$93,433.15	70.77%	71.66%	
Total All	\$64,226,065.44	(\$476,874.86)	\$63,749,190.58	\$102,460.32	\$21,068.95	\$50.38	\$1,049,013.45	\$62,700,177.13	98.35%	98.61%	

2025 COMBINED MONTHLY BREAKDOWN

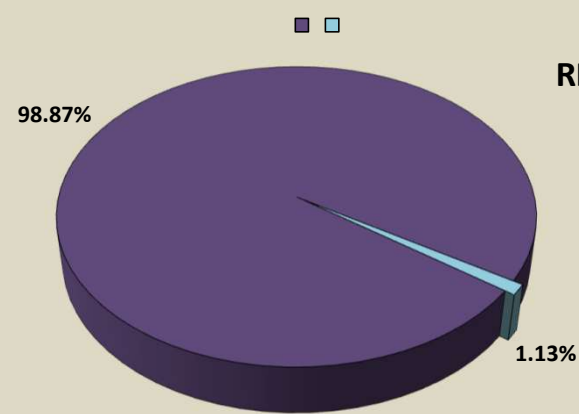
Oct-25	\$580,320,409.26	\$478.75	\$580,320,888.01	\$12,976,822.91	\$0.00	\$136.19	\$567,343,928.91	\$12,976,959.10
Nov-25	\$580,320,888.01	\$440,637.77	\$580,761,525.78	\$23,800,222.13	\$0.00	\$337.61	\$543,984,006.94	\$36,777,518.84
Dec-25	\$580,761,525.78	-\$604,262.35	\$580,157,263.43	\$272,306,491.99	\$0.00	\$267.59	\$271,072,985.01	\$309,084,278.42
Jan-26	\$580,157,263.42	-\$643,110.04	\$579,514,153.38	\$246,585,279.12	-\$14.23	-\$75,515.76	\$23,920,111.61	\$555,594,041.78
Feb-26	\$579,514,153.38	-\$454,947.48	\$579,059,205.90	\$6,487,158.00	\$411,281.10	\$131.41	\$16,977,874.72	\$562,081,331.19
Mar-26	\$579,059,205.90	-\$1,118,974.32	\$577,940,231.58	\$3,653,020.69	\$275,248.60	\$289.30	\$12,205,590.41	\$565,734,641.18
Apr-26	\$577,940,231.58	\$0.00	\$577,940,231.58	\$1,792,597.97	\$181,414.87	\$168.97	\$10,412,823.47	\$567,527,408.12
May-26	\$577,940,231.58	-\$423,774.43	\$577,516,457.15	\$2,114,750.82	\$153,258.17	-\$8.86	\$7,874,307.08	\$569,642,150.08
Jun-26	\$577,516,457.15	-\$521,064.28	\$576,995,392.87	\$795,533.49	\$176,499.22	-\$15.74	\$6,557,725.05	\$570,437,667.83

Year to Date Collection Report
Thru June 2026



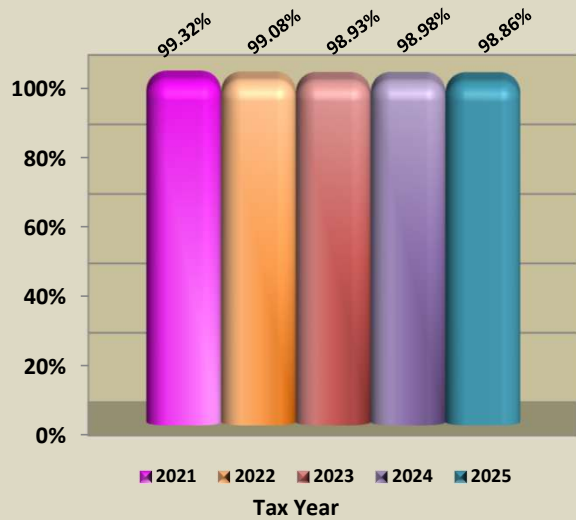
GWI

Year to Date Collection Report
Thru June 2026



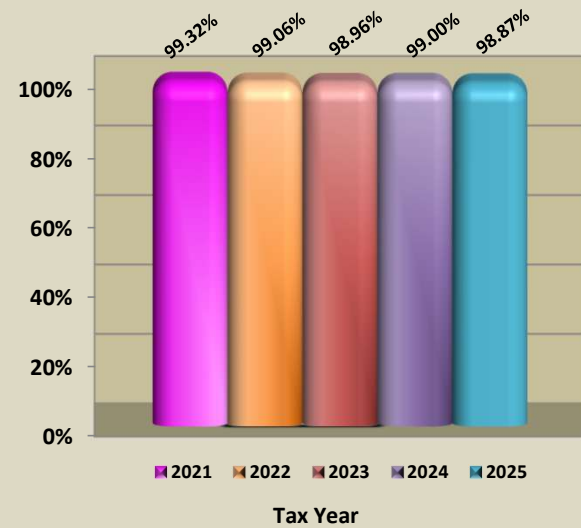
RFM

Percent of Roll Collected Comparison
Tax Years 2021-2025



GWI

Percent of Roll Collected Comparison
Tax Years 2021-2025



RFM

Commissioners Court - Regular Session**11.****Meeting Date:** 07/21/2026

Justice of the Peace 3 JUNE 2026 Monthly Report

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

Information**Agenda Item**

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 3, June 2026 Monthly Report in compliance with Code of Criminal Procedure § 103.005.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

CCP 103 - June 2026

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Mary Alcala

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

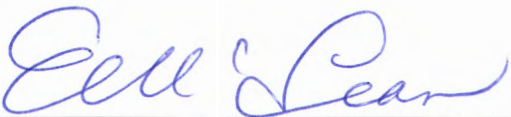
07/14/2026 01:53 PM

Started On: 07/14/2026 10:42 AM

**IN COMPLIANCE WITH ARTICLE 103
CODE OF CRIMINAL PROCEDURE**

**THE STATE OF TEXAS
COUNTY OF WILLIAMSON**

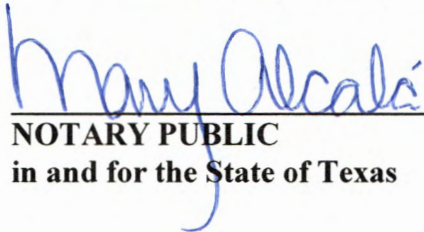
Before me, the undersigned authority, on this day personally appeared Evelyn McLean, Justice of the Peace, Precinct 3, Williamson County, who, on her oath, stated that the attached report of money collected is a true and correct report for the month of June 2026.



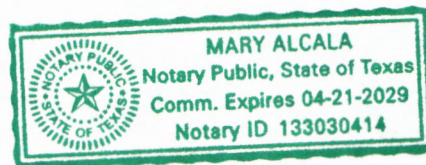
**EVELYN McLEAN
JUSTICE OF THE PEACE
PRECINCT THREE**



On this 13th day of July 2026, to certify which witness my hand and seal of office.



**NOTARY PUBLIC
in and for the State of Texas**



Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: 6/1/2026 - 6/30/2026 Case Categories: Civil
Locations: JP3

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

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-341803 - FEES OF OFFICE, JP PCT-3	L-004-3-01-0100-0000-341803: 01-0100-0000-341803 - FEES OF OFFICE, JP PCT #3	299.50
01-0100-0000-341903 - CIVIL FEES/OFFICE, CONST 3	L-004-3-01-0100-0000-341903: 01-0100-0000-341903 - Fees of Office, Const. PCT #3	14,720.00
0100 - General Fund Total:		15,019.50
Fee Totals for All Funds:		15,019.50

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: 6/1/2026 - 6/30/2026 Case Categories: Civil
Locations: JP3

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

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
AB	Abstract	20.00	4	0.00	0	0.00	0	20.00	4
CCOP	Civil Copies	76.50	14	0.00	0	0.00	0	76.50	14
CERT	Certified Copy	2.00	1	0.00	0	0.00	0	2.00	1
CONT3	Constable Service Fee Pct #3	10,320.00	96	0.00	0	0.00	0	10,320.00	96
JURY	Jury Fee	66.00	3	0.00	0	0.00	0	66.00	3
TRANS	Transcript	10.00	1	0.00	0	0.00	0	10.00	1
TURN	Turnover	5.00	1	0.00	0	0.00	0	5.00	1
WEXEC	Writ of Execution	25.00	5	0.00	0	0.00	0	25.00	5
WPOSS	Writ of Possession	95.00	19	0.00	0	0.00	0	95.00	19
WSF3	Constable #3 - Writ Service Fee	4,400.00	22	0.00	0	0.00	0	4,400.00	22
Fee Code Summary Totals		Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
		15,019.50	166	0.00	0	0.00	0	15,019.50	166

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: 6/1/2026 - 6/30/2026 Case Categories: Criminal
Locations: JP3

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

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207017 - Collections Agency Fee	L-004-3-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	4,496.30
01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	L-004-3-01-0100-0000-209600: 01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	2,554.26
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-3-01-0100-0000-209700: 01-0100-0000-209700 - JP COURTS-REFUNDS	4.25
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-3-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	140.14
01-0100-0000-341803 - FEES OF OFFICE, JP PCT-3	L-004-3-01-0100-0000-341803: 01-0100-0000-341803 - FEES OF OFFICE, JP PCT #3	12,813.82
01-0100-0000-341913 - CRIMINAL FEES/OFFICE, CONST 3	L-004-3-01-0100-0000-341913: 01-0100-0000-341913 - Fees of Office, Crim. Const PCT #3	337.73
01-0100-0000-351303 - FINES, JP PCT-3	L-004-3-01-0100-0000-351303: 01-0100-0000-351303 - FINES, JP PCT #3	69,890.04
0100 - General Fund Total:		90,236.54
0361 - JP Security Fund		
01-0361-0000-341153 - JP 3 SECURITY FEES	L-004-3-01-0361-0000-341153: 01-0361-0000-341153 - JP 3 SECURITY FEES	60.39
0361 - JP Security Fund Total:		60.39
0367 - JP-3 Truancy Program Fund		
01-0367-0000-370000 - JP-3 Truancy Program Fees	L-004-3-01-0367-0000-370000: 01-0367-0000-370000 - JP-3 Truancy Program Fee	75.46
0367 - JP-3 Truancy Program Fund Total:		75.46
0372 - Justice Court Technology Fund		
01-0372-0000-341143 - JP 3 TECHNOLOGY FEES	L-004-3-01-0372-0000-341143: 01-0372-0000-341143 - JP #3 TECHNOLOGY FEES	60.35
0372 - Justice Court Technology Fund Total:		60.35

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: 6/1/2026 - 6/30/2026 Case Categories: Criminal
Locations: JP3

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

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208033 - JP 3 Truancy Prev/Diversion - State	L-004-3-01-0399-0000-208033: 01-0399-0000-208033 - JP 3 Truancy Prev/Diversion - State	29.66
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-3-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	603.64
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-3-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	60.39
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-3-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	90.52
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-3-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	259.87
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-3-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	1.19
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-3-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	184.67
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-3-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	30.18
01-0399-0000-208720 - SEATBELT FINES	L-004-3-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	88.86
01-0399-0000-208750 - TLFTA FEES DUE TO STATE COMP	L-004-3-01-0399-0000-208750: 01-0399-0000-208750 - Traffic Law Failure To Appear	198.70
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-3-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	3,388.35
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-3-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	26.26
0399 - State Agency Fund Total:		4,962.29
JP BOND		
01-0100-0000-207020 - JP3 Bond Liability Account	L-004-3-02-00002: JP3 Registry Bond Account Liability	2,100.00
JP BOND Total:		2,100.00
Fee Totals for All Funds:		97,495.03

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: 6/1/2026 - 6/30/2026 Case Categories: Criminal
Locations: JP3

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

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
AFDPS	Arrest Fee - DPS (CCP 102.011)	48.33	14	0.00	0	0.00	0	48.33	14
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	27.14	7	0.00	0	0.00	0	27.14	7
CB	Cash Bond	2,100.00	5	0.00	0	0.00	0	2,100.00	5
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	603.64	21	0.00	0	0.00	0	603.64	21
CFINE	County Fine	69,690.04	588	0.00	0	0.00	0	69,690.04	588
CHS	Courthouse Security Fee (CCP 102.017)	45.27	21	0.00	0	0.00	0	45.27	21
CHSJC	JP Security Fee (CCP 102.017)	15.12	21	0.00	0	0.00	0	15.12	21
COLLFEE	Collection Agency Fee	4,496.30	83	0.00	0	0.00	0	4,496.30	83
COPIES	Certified Copies	46.03	6	0.00	0	0.00	0	46.03	6
COPY	Copies	4.25	1	0.00	0	0.00	0	4.25	1
CSFF	Child Safety Fee (CCP 102.014(d))	29.27	2	0.00	0	0.00	0	29.27	2
DDF	Deferred Disposition Fee	12,696.59	106	0.00	0	0.00	0	12,696.59	106
FNTC1	Child Safety Seat Fine Trauma Center	88.86	2	0.00	0	0.00	0	88.86	2
IDF	Indigent Defense Fee (LGC 133.107)	30.18	21	0.00	0	0.00	0	30.18	21
JCTF	Justice Court Technology Fee (CCP 102.0173)	60.35	21	0.00	0	0.00	0	60.35	21
JFR	Jury Reimbursement Fee (CCP 102.0045)	60.39	21	0.00	0	0.00	0	60.39	21
JTP	Juvenile Truancy Program (CCP 102.0174)	75.46	21	0.00	0	0.00	0	75.46	21
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	14.83	20	0.00	0	0.00	0	14.83	20
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	14.83	20	0.00	0	0.00	0	14.83	20
JUSFC	Judicial Support Fund - County (LGC 133.105)	9.00	21	0.00	0	0.00	0	9.00	21
JUSFS	Judicial Support Fund - State (LGC 133.105)	81.52	21	0.00	0	0.00	0	81.52	21
MVF	Moving Violation Fee (CCP 102.022)	1.19	16	0.00	0	0.00	0	1.19	16
OMNI	OMNI Fee	39.76	8	0.00	0	0.00	0	39.76	8
OMNIC	OMNI Fee - County	26.50	8	0.00	0	0.00	0	26.50	8
OMNIS	OMNI Fee - State	132.44	8	0.00	0	0.00	0	132.44	8
SCH	School District Fine	4.25	1	0.00	0	0.00	0	4.25	1
SFC3	Service/Arrest Fee - Const. 3	79.17	13	0.00	0	0.00	0	79.17	13
SFMCWV	State Fine - Motor Carrier Weight Violation	3,388.35	20	0.00	0	0.00	0	3,388.35	20
SFOC	Service Fee - Out of County	15.00	2	0.00	0	0.00	0	15.00	2
STF	State Traffic Fee (TC 542.4031)	184.67	7	0.00	0	0.00	0	184.67	7

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: 6/1/2026 - 6/30/2026 Case Categories: Criminal
Locations: JP3

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

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
TCCF	Truant Conduct Contempt Fine - Child	200.00	2	0.00	0	0.00	0	200.00	2
TPC	Time Payment Fee - County	13.13	2	0.00	0	0.00	0	13.13	2
TPS	Time Payment Fee - State	13.13	2	0.00	0	0.00	0	13.13	2
TPWF	Texas P&W Fine	2,554.26	23	0.00	0	0.00	0	2,554.26	23
UFA	Uniform Traffic Act (TC 542.403)	22.68	9	0.00	0	0.00	0	22.68	9
WARC3	Warrant Fee - Constable Pct. 3	258.56	9	0.00	0	0.00	0	258.56	9
WCSO	Williamson County Sheriff	113.00	3	0.00	0	0.00	0	113.00	3
WFDPS	Warrant Fee - DPS	211.54	5	0.00	0	0.00	0	211.54	5
Fee Code Summary Totals		Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
		97,495.03	1,181	0.00	0	0.00	0	97,495.03	1,181

Commissioners Court - Regular Session**12.****Meeting Date:** 07/21/2026

Justice of the Peace 4 June 2026 Monthly Report

Submitted For: Rhonda Redden**Submitted By:** Veronica Bolander, J.P. Pct. #4**Department:** J.P. Pct. #4**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 4, June 2026 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

JP4 EOM JUNE 2026

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Veronica Bolander

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

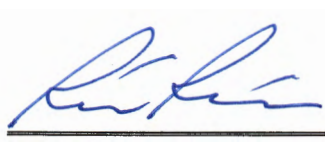
07/15/2026 08:36 AM

Started On: 07/14/2026 07:13 PM

**IN COMPLIANCE WITH ARTICLE 103.005
CODE OF CRIMINAL PROCEDURE**

**THE STATE OF TEXAS
COUNTY OF WILLIAMSON**

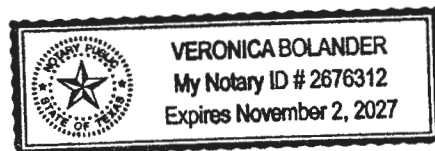
Before me, the undersigned authority, on this day personally appeared Rhonda Redden, Justice of the Peace, Precinct 4, Williamson County, who on her oath, stated that the attached report of money collected is a true and correct report for the month of June 2026.



**RHONDA REDDEN
JUSTICE OF THE PEACE
PRECINCT FOUR**

This 14th day of July 2026, to certify which witness my hand and seal of office.





NOTARY PUBLIC in and for the State of Texas

Payment Report - Transaction/Adjustment Detail

TXWILLIAMSONPROD

Deposit Date: 6/1/2026 - 6/30/2026 Case Categories: Civil; Criminal
Locations: JP4

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

Final Totals		Fee Totals	Transaction Totals
Total Payments		131,413.73	131,413.73
Total Adjustments Impacting Payments		(32.00)	(32.00)
Final Fee Code Totals		131,381.73	131,381.73
Tender Method Summary			
Tender Types	Cash	7,164.75	7,164.75
	Certified Payments Credit Card	52,144.59	52,144.59
	Check	2,203.00	2,203.00
	Defendant Access	32,893.49	32,893.49
	E-File Credit Card	31,298.00	31,298.00
	Money Order	5,709.90	5,709.90

Detailed report is available through the Auditor's Office.

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Deposit Date: 6/1/2026 - 6/30/2026 Case Categories: Civil; Criminal
Locations: JP4

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

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207008 - JP 4-CASH BONDS	L-004-4-01-0100-0000-207008: 01-0100-0000-207008 - JP4 Cash Bonds	500.00
01-0100-0000-207017 - Collections Agency Fee	L-004-4-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	3,120.66
01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	L-004-4-01-0100-0000-209600: 01-0100-0000-209600 - Fines Due to TX Parks Wildlife	1,371.05
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-4-01-0100-0000-209700: 01-0100-0000-209700 - JP Courts Refunds	128.00
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-4-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	300.00
01-0100-0000-341804 - FEES OF OFFICE, JP PCT-4	L-004-4-01-0100-0000-341804: 01-0100-0000-341804 - Fees of Office, JP Pct. #4	22,749.90
01-0100-0000-341904 - CIVIL FEES/OFFICE, CONST 4	L-004-4-01-0100-0000-341904: 01-0100-0000-341904 - Fees of Office, Const. PCT #4	14,400.00
01-0100-0000-341914 - CRIMINAL FEES/OFFICE, CONST 4	L-004-4-01-0100-0000-341914: 01-0100-0000-341914 - Fees of Office, Crim. Const PCT #4	1,597.32
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-4-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	778.56
01-0100-0000-351304 - FINES, JP PCT-4	L-004-4-01-0100-0000-351304: 01-0100-0000-351304 - FINES, JP PCT #4	42,130.46
01-0100-0000-365103 Language Access Fund	L-004-4-01-0100-0000-365103: 01-0100-0000-365103 - Language Access Fund	1,977.00
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-4-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC-MISD C	5,208.88
0100 - General Fund Total:		94,261.83
0361 - JP Security Fund		
01-0361-0000-341154 - JP 4 SECURITY FEES	L-004-4-01-0361-0000-341154: 01-0361-0000-341154 - JP 4 SECURITY FEES	9.77
0361 - JP Security Fund Total:		9.77
0365 - Child Safety Fund		
01-0365-0000-341161 - JP CHILD SAFETY FEE	L-004-4-01-0365-0000-341161: 01-0365-0000-341161 - JP CHILD SAFETY FEE	35.22
0365 - Child Safety Fund Total:		35.22
0369 - JP-4 Truancy Program Fund		
01-0369-0000-342190 - Youth Diversion Program (HB 3186)	L-004-4-01-0369-0000-342190: 01-0369-0000-342190 - Youth Diversion Program (HB 3186)	300.00
01-0369-0000-370000 - JP-4 Truancy Program Fees	L-004-4-01-0369-0000-370000: 01-0369-0000-370000 - JP-4 Truancy Program Fee	12.21
0369 - JP-4 Truancy Program Fund Total:		312.21
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-4-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	3,295.00
0370 - Alternate Dispute Resolution Fund Total:		3,295.00

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Deposit Date: 6/1/2026 - 6/30/2026 Case Categories: Civil; Criminal
Locations: JP4

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

G/L Account	G/L Account Number	Fee Totals
0372 - Justice Court Technology Fund		
01-0372-0000-341144 - JP 4 TECHNOLOGY FEES	L-004-4-01-0372-0000-341144: 01-0372-0000-341144 - JP #4 TECHNOLOGY FEES	9.77
0372 - Justice Court Technology Fund Total:		9.77
0399 - State Agency Fund		
01-0399-0000-208034 - JP 4 Truancy Prev/Diversion - State	L-004-4-01-0399-0000-208034: 01-0399-0000-208034 - JP 4 Truancy Prev/Diversion - State	4.88
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-4-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	97.54
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-4-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3)	22,735.31
01-0399-0000-208181 - State Consolidated Fee	L-004-4-01-0399-0000-208181: 01-0399-0000-208181 - State Consolidated Fee	819.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-4-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	9.77
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-4-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	14.65
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-4-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	474.43
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-4-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	0.05
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-4-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	16.20
01-0399-0000-208426 - State Traffic Fine Due To State	L-004-4-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	8,222.21
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-4-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	4.88
01-0399-0000-208720 - SEATBELT FINES	L-004-4-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	238.00
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-4-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	765.46
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-4-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	55.55
0399 - State Agency Fund Total:		33,457.93
Fee Totals for All Funds:		131,381.73

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Deposit Date: 6/1/2026 - 6/30/2026 Case Categories: Civil; Criminal
Locations: JP4

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

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
2020AFC4	Arrest Fee - Constable 4 CCP 102.011(a)(1), 102.011(e)	69.21	15	0.00	0	0.00	0	69.21	15
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	404.43	92	0.00	0	0.00	0	404.43	92
2020AFHISD	Arrest Fee - Hutto ISD PD CCP 102.011(a)(1), 102.011(e)	5.00	1	0.00	0	0.00	0	5.00	1
2020AFJISD	Arrest Fee - Jarrell ISD PD CCP 102.011(a)(1), 102.011(e)	12.04	3	0.00	0	0.00	0	12.04	3
2020AFPW	Arrest Fee - TX P&W CCP 102.011(a)(1), 102.011(e)	61.20	15	0.00	0	0.00	0	61.20	15
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	1,303.43	303	0.00	0	0.00	0	1,303.43	303
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	22,735.31	424	0.00	0	0.00	0	22,735.31	424
2020CDF	Compliance Dismissal Fine	140.00	14	0.00	0	0.00	0	140.00	14
2020COM	Commitment Fee	15.00	3	0.00	0	0.00	0	15.00	3
2020DSCM	Driving Safety Course Mandatory CCP 45.0511(f)(1)	574.77	60	0.00	0	0.00	0	574.77	60
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	5,208.88	430	0.00	0	0.00	0	5,208.88	430
2020LTF	Local Traffic Fine (TC 542.403)	493.33	182	0.00	0	0.00	0	493.33	182
2020REL	Release Fee	15.00	3	0.00	0	0.00	0	15.00	3
2020STF	State Traffic Fine (TC 542.4031)	8,222.21	182	0.00	0	0.00	0	8,222.21	182
2020TPF	Time Payment Fee CCP 102.030	778.56	79	0.00	0	0.00	0	778.56	79
2020WFC4	Warrant Fee - Const Pct 4 CCP 102.011(a)(2), 102.011(e)	1,084.51	23	0.00	0	0.00	0	1,084.51	23
2020WFHPD	Warrant Fee - Hutto PD CCP 102.011(a)(2), 102.011(e)	375.00	8	0.00	0	0.00	0	375.00	8
2020FWWCSO	Warrant Fee Sheriff's Office CCP 102.011(a)(2), 102.011(e)	300.00	7	0.00	0	0.00	0	300.00	7
AB	Abstract	5.00	1	0.00	0	0.00	0	5.00	1
AFDPS	Arrest Fee - DPS (CCP 102.011)	8.80	3	0.00	0	0.00	0	8.80	3
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	3.41	1	0.00	0	0.00	0	3.41	1
CB	Cash Bond	500.00	1	0.00	0	0.00	0	500.00	1
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	97.54	4	0.00	0	0.00	0	97.54	4
CCOP	Civil Copies	154.25	40	0.00	0	0.00	0	154.25	40
CERT	Certified Copy	4.00	2	0.00	0	0.00	0	4.00	2
CFINE	County Fine	41,470.46	342	660.00	6	0.00	0	42,130.46	348

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Deposit Date: 6/1/2026 - 6/30/2026 Case Categories: Civil; Criminal
Locations: JP4

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

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
CHS	Courthouse Security Fee (CCP 102.017)	7.33	4	0.00	0	0.00	0	7.33	4
CHSJC	JP Security Fee (CCP 102.017)	2.44	4	0.00	0	0.00	0	2.44	4
CJS	Criminal Judicial Support Fee (LGC 103.105)	14.65	4	0.00	0	0.00	0	14.65	4
COLLFEE	Collection Agency Fee	3,120.66	38	0.00	0	0.00	0	3,120.66	38
CONT4	Constable Service Fee Pct #4	11,760.00	117	0.00	0	(160.00)	2	11,600.00	119
CRFEEOVER	Criminal Overpayment Fee	0.00	0	0.00	0	(32.00)	1	(32.00)	1
CSFF	Child Safety Fee (CCP 102.014(d))	20.00	1	0.00	0	0.00	0	20.00	1
CSSF	Child Safety School Fee (CCP 102.014(c))	35.22	2	0.00	0	0.00	0	35.22	2
DDF	Deferred Disposition Fee	3,723.05	64	0.00	0	(660.00)	6	3,063.05	70
FNTC1	Child Safety Seat Fine Trauma Center	238.00	3	0.00	0	0.00	0	238.00	3
IDF	Indigent Defense Fee (LGC 133.107)	4.88	4	0.00	0	0.00	0	4.88	4
JCTF	Justice Court Technology Fee (CCP 102.0173)	9.77	4	0.00	0	0.00	0	9.77	4
JFR	Jury Reimbursement Fee (CCP 102.0045)	9.77	4	0.00	0	0.00	0	9.77	4
JTP	Juvenile Truancy Program (CCP 102.0174)	12.21	4	0.00	0	0.00	0	12.21	4
MVF	Moving Violation Fee (CCP 102.022)	0.05	1	0.00	0	0.00	0	0.05	1
OPR	Overpayment - Refund	0.00	0	160.00	2	0.00	0	160.00	2
SB41CDRF	County Dispute Resolution fund - LGC 135.157	3,295.00	660	0.00	0	0.00	0	3,295.00	660
SB41JCSF	Justice Court Support Fund	16,475.00	660	0.00	0	0.00	0	16,475.00	660
SB41LAF	Language Access Fund - LGC 135.155	1,977.00	660	0.00	0	0.00	0	1,977.00	660
SB41SCF	State Consolidated Fee	819.00	40	0.00	0	0.00	0	819.00	40
SFC4	Service/Arrest Fee - Const. 4	74.24	7	0.00	0	0.00	0	74.24	7
SFMCWV	State Fine - Motor Carrier Weight Violation	765.46	11	0.00	0	0.00	0	765.46	11
STF	State Traffic Fee (TC 542.4031)	16.20	1	0.00	0	0.00	0	16.20	1
TFC	Traffic	1.62	1	0.00	0	0.00	0	1.62	1
TP	Time Payment Fee	55.55	3	0.00	0	0.00	0	55.55	3
TPDF	Truancy Prevention and Diversion Fund - JP4 eDoc Conversion	4.88	4	0.00	0	0.00	0	4.88	4
TPWF	Texas P&W Fine	1,371.05	15	0.00	0	0.00	0	1,371.05	15
TRANS	Transcript	10.00	1	0.00	0	0.00	0	10.00	1
WARC4	Warrant Fee - Constable Pct. 4	369.36	7	0.00	0	0.00	0	369.36	7
WEXEC	Writ of Execution	10.00	2	0.00	0	0.00	0	10.00	2
WPOSS	Writ of Possession	70.00	14	0.00	0	0.00	0	70.00	14

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Deposit Date: 6/1/2026 - 6/30/2026 Case Categories: Civil; Criminal
Locations: JP4

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

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
WSF4	Constable #4 - Writ Service Fee	2,800.00	14	0.00	0	0.00	0	2,800.00	14
YDP	Youth Diversion Administrative Fee (\$50)	300.00	6	0.00	0	0.00	0	300.00	6
Fee Code Summary Totals		Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
		131,413.73	4,598	820.00	8	(852.00)	9	131,381.73	4,615

Justice of the Peace 4
Consolidated Court Cost Calculation Sheet

Deposit Date: 06/01/2026-06/30/2026

	<u>DR</u>	<u>CR</u>	<u>GL Code</u>	<u>GL Description</u>	<u>ALLOCATION %</u>
Local CCC-Class C		\$5,208.88	99-9999-9999-000003	Local CCC-Class C Due to County	
Court Security Fee	\$1,823.11		01.0361.0000.341154	COURTHOUSE SECURITY FEES	35.000000%
Local Truancy Prevention & Diversion Fund Fee	\$1,860.32		01.0369.0000.370000	Local Truancy Prevention & Diversion Fund Fee	35.714300%
Justice Court Technology Fund	\$1,488.25		01.0372.0000.341144	Justice Court Technology Fund	28.571400%
County Jury Fund Fee	\$37.20		01.0100.0000.342853	County Jury Fund Fee	0.714300%
Percentage Distribution Total:	\$5,208.88	\$5,208.88			100.000000%
Collected	\$5,208.88				

Commissioners Court - Regular Session**13.****Meeting Date:** 07/21/2026

LTP 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 Long Range Transportation Plan (LTP) transfer to close P583 FIF Grant Match and move \$450,982.19 to P457 LTP ROW.

Public Background

Upon closing of the Texas Water Development Board Flood Plain Grant, it was discovered too much was set aside in projects for the match. Therefore, this transfer is needed to close out P583 FIF Grant Match.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Karen Knightstep

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 10:25 AM

Started On: 06/25/2026 07:44 AM

Commissioners Court - Regular Session**14.****Meeting Date:** 07/21/2026

Approval of Renewal Amendment #2023222- between Williamson County and Fifth Asset, Inc. dba DebtBook for County Auditor Dept

Submitted For: Joy Simonton**Submitted By:** Cheryl Johnson, Purchasing**Department:** Purchasing**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving an Renewal Amendment to Agreement No. 2023222, originally approved by Commissioners Court on August 23, 2022, between Williamson County and Fifth Asset, Inc. dba DebtBook for the County Auditor's Department to extend the current software subscription agreement from August 1, 2026, through September 30, 2026, pursuant to OMNIA National Contract No. 14-03, in the amount of \$4,315.07 for the current fiscal year, and authorize execution of the agreement. (Funding Source: 01.0100.0495.004208),

Public Background

Approval request for an amendment to Agreement No. 2023222 between Williamson County and Fifth Asset, Inc. dba DebtBook for the County Auditor's Department to extend the current software subscription agreement from August 1, 2026, through September 30, 2026.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Cheryl Johnson

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 04:19 PM

Started On: 07/10/2026 10:20 AM

Commissioners Court - Regular Session**15.****Meeting Date:** 07/21/2026

Approval of Software as a Service Contract #2026-221 with Fifth Asset, Inc. dba DebtBook for the 3-Year Subscription of DebtBook for the Auditor's Office

Submitted For: Joy Simonton**Submitted By:** Sandra Malcolm, Purchasing**Department:** Purchasing**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving the Software as a Service Contract #2026-221 with Fifth Asset, Inc. dba DebtBook in an amount not-to-exceed \$81,150.00 for a three-year subscription, utilizing Omnia Partners Cooperative Contract #159808, and authorize execution of the contract (Funding source 01.0100.0495.004208 for FY27).

Public Background

This platform provides comprehensive tools for tracking, managing, and reporting leases and subscription-based IT arrangements in compliance with GASB 87 and GASB 96.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Sandra Malcolm

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 12:36 PM

Started On: 05/01/2026 12:22 PM

Commissioners Court - Regular Session**16.****Meeting Date:** 07/21/2026

Approval of Agreement #2026-246 with H-E-B, LP for Onsite Employee Flu Immunizations for HR - Benefits Department.

Submitted For: Joy Simonton**Submitted By:** Chad Proctor, Purchasing**Department:** Purchasing**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving the agreement between H-E-B, LP and Williamson County for Onsite Employee Flu Immunization, in the estimated amount of \$17,510.00 and authorizing the execution of the agreement (Funding Source is 01.0885.0885.004996 for FY26).

Public Background

This agreement will provide on-site immunizations to Williamson County employees during the Benefit Fair in September 2026. Pricing and scope of services are listed in the Agreement. The Benefits department is estimating \$17,510.00 to be spent. Cost will be based on employee participation.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Chad Proctor

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 04:59 PM

Started On: 06/23/2026 11:03 AM

Commissioners Court - Regular Session**17.****Meeting Date:** 07/21/2026

Williamson Co. Water, Sewer, Irrigation, Drainage Dist. #3 (Star Ranch) Standard Agreement 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 approval and receipt of the Standard Agreement with Williamson County Water, Sewer, Irrigation and Drainage District #3 (Star Ranch) for off-duty contracting of County Sheriff's Deputies to be effective October 1, 2026.

Public Background

This renewal agreement gives permission for Williamson County Water, Sewer, Irrigation and Drainage District #3 (Star Ranch) to contract County Sheriff's deputies in a private capacity and the County to invoice them for deputies' vehicle usage. The term of this agreement shall begin on October 1, 2026, and will have two additional one-year renewal terms with October 1st being the first day of any such renewal term. The agreement and the rates set out in this agreement may be revisited with proper approvals from the applicable governing bodies and elected officials each fiscal year. Either party may terminate this Agreement, for convenience and without cause, by providing thirty days' advance written notice to the other party.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Star Ranch Standard Agreement

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Starla Hall

Final Approval Date: 07/09/2026

Reviewed By

Delia Colon

Date

07/09/2026 12:24 PM

Started On: 07/09/2026 10:50 AM

STATE OF TEXAS	§	STANDARD AGREEMENT WITH
	§	LOCAL GOVERNMENTAL ENTITY
	§	REGARDING OFF-DUTY
	§	CONTRACTING OF COUNTY
COUNTY OF WILLIAMSON	§	LAW ENFORCEMENT AGENCY
		DEPUTIES

This Interlocal Agreement (hereinafter, the “Agreement”) is entered into by and between the local governmental entity set forth on the signature page below (hereinafter, “LGE”) in the State of Texas, and Williamson County, Texas (hereinafter, “County”) a political subdivision of the State of Texas, and the Williamson County Law Enforcement Agency (hereinafter, “LEA”).

For and in consideration of the permission given by County for the LGE to contract in a private capacity Deputies of the LEA (hereinafter “Deputies”), while Deputies are not on duty with and for the County, it is hereby agreed as follows:

1. It is mutually agreed that while the Deputies are working for the LGE, the Deputies’ primary responsibility is the enforcement of Federal and State laws and County Ordinances or Regulations to protect life and property and to keep the peace. The Deputies cannot enforce policies or rules of the LGE. To the extent applicable, the Deputies shall enforce District Rules and Regulations adopted pursuant to Section 54.205(4) of the Texas Water Code and published in accordance with Sections 54.206 through 54.208 of the Texas Water Code provided that a violation of such District Rules and Regulations also constitutes a crime under the Texas Penal Code. *LGE expressly acknowledges and agrees that such Deputies are at all times independent contractors of LGE when contracted by the LGE.*
2. It is understood by the LGE that the County shall retain the right to withdraw at any time its permission for the Deputies to work in a private capacity. If the permission of the County is withdrawn, the LGE agrees to terminate its contractual relationships with Deputies. The LGE, as part of this Agreement, binds itself to release and hold harmless the County from any liability or claim for damages in the event such permission is withdrawn by the County.
3. Prior to the beginning of Deputies performing services for the LGE, the LGE shall obtain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas, intergovernmental risk pool or equivalent coverage through the Texas Municipal League Intergovernmental Risk Pool with minimum amounts of Ten Thousand Dollars (\$10,000) per occurrence for property damage, One Hundred Thousand Dollars (\$100,000) per person, and Three Hundred Thousand Dollars (\$300,000) per occurrence for personal injury. **COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE.**
4. The initial term of this Agreement shall begin on October 1, 2026 and shall terminate on September 30, 2027 (“Initial Term”). Following the Initial Term, this Agreement shall automatically renew for up to two (2) additional one (1) year renewal terms (each being a “Renewal Term”), with October 1st being the first day of any such Renewal Term. The Agreement and the rates set out herein may be revisited with proper approvals from the applicable governing bodies and elected official(s) each fiscal year. Either party may

terminate this Agreement, for convenience and without cause, by providing thirty (30) days' advance written notice to the other party.

5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.
6. The County agrees that each of the Deputies will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.
7. County agrees to invoice LGE for the reimbursement amounts for Deputies' vehicle usage at the rate of **\$18.00 per hour per vehicle** (to cover LGE's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance). The LGE acknowledges that the above-described reimbursement rate will not totally cover the entire costs incurred by County for the fully equipped patrol vehicle that is being utilized by such Deputies in the LGE's boundaries; provided, however, County deems such unrecovered costs for the fully equipped patrol vehicle to be of a public benefit to the citizens of Williamson County.
8. On a monthly basis for each vehicle used by Deputies, LGE agrees to cause Deputies to maintain a written log of all times that vehicles are used for off-duty work, whether the vehicle is actually driven or parked. LGE shall provide such vehicle time records to County and LEA no later than the end of each quarter (end of month for each of the following: March, June, September, and December). County will invoice based on the total usage and rate, as set forth in Paragraph 7, and LGE will pay such invoice pursuant Chapter 2251 of the Texas Government Code ("Texas Prompt Payment Act"). Reporting must be submitted to:

LEA: At the address set forth on the signature page below.

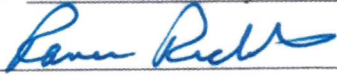
County: Williamson County Auditor's Office
Attn: Finance Director
1848 Texas Trail
Georgetown, Texas 78626

9. LGE agrees that it shall pay Deputies directly and file all applicable reporting forms with the Internal Revenue Service, as determined by the LGE.
10. Each party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.
11. The parties to this Agreement hereby agree that the Standard Agreement with Local Governmental Entity Regarding Off-Duty Contracting of County Sheriff Deputies ("Original Agreement") that was previously executed by the parties and in effect as of the date this Agreement and any amendments to the Original Agreement shall terminate effective as of the first day of the Initial Term set out hereinabove. Upon such complete execution of this Agreement and the termination of the Original Agreement and its amendments, the Original Agreement and its amendments shall cease to be effective and shall be wholly supplanted by this Agreement.

12. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to County or LGE, or their past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. County and LGE do not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

LGE:

Name of LGE: Williamson County Water, Sewer, Irrigation, and Drainage District No. 3

Signature: 

Printed Name: Rance Richter

Title: President

Date: July 8, 2026

**WILLIAMSON COUNTY LAW
ENFORCEMENT AGENCY (LEA):**

LEA: Williamson County Sheriff's Office

Printed Name of Official: Matthew Lindemann, Williamson County Sheriff

Signature of Official: 

Date: July 9, 2026

Address of Office: 508 S. Rock Street
Georgetown, Texas 78626

COUNTERPART SIGNATURE PAGE TO
STANDARD AGREEMENT WITH LOCAL
GOVERNMENTAL ENTITY REGARDING
OFF-DUTY CONTRACTING
OF
COUNTY LAW ENFORCEMENT
AGENCY DEPUTIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR
CONFIRMATION OF BUDGETARY AUTHORIZATION
RELATED TO USE OF
VEHICLES FOR OFF-DUTY WORK¹

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: _____
Williamson County Judge or
Presiding Officer,
Williamson County Commissioners Court
1848 Texas Trail
Georgetown, Texas 78626

Date: _____, 20____

¹ Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

Commissioners Court - Regular Session**18.****Meeting Date:** 07/21/2026

Williamson County MUD #23 (Morning Star) Standard Agreement 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 approval and receipt of the Standard Agreement with Williamson County Municipal Utility District #23 (Morning Star) for off-duty contracting of County Sheriff's Deputies to be effective October 1, 2026.

Public Background

This renewal agreement gives permission for Williamson County MUD#23 (Morning Star) to contract County Sheriff's deputies in a private capacity and the County to invoice them for deputies' vehicle usage. The term of this agreement shall begin on October 1, 2026, and will have two additional one-year renewal terms with October 1st being the first day of any such renewal term. The agreement and the rates set out in this agreement may be revisited with proper approval from the applicable governing bodies and elected officials each fiscal year. Either party may terminate this Agreement, for convenience and without cause, by providing thirty days' advance written notice to the other party.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Morning Star Standard Agreement

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Starla Hall

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Date

07/13/2026 08:57 AM

Started On: 07/10/2026 11:21 AM

STATE OF TEXAS § STANDARD AGREEMENT WITH
 § LOCAL GOVERNMENTAL ENTITY
 § REGARDING OFF-DUTY
 § CONTRACTING OF COUNTY
COUNTY OF WILLIAMSON § LAW ENFORCEMENT AGENCY
 § DEPUTIES

This Interlocal Agreement (hereinafter, the “Agreement”) is entered into by and between the local governmental entity set forth on the signature page below (hereinafter, “LGE”) in the State of Texas, and Williamson County, Texas (hereinafter, “County”) a political subdivision of the State of Texas, and the Williamson County Law Enforcement Agency (hereinafter, “LEA”).

For and in consideration of the permission given by County for the LGE to contract in a private capacity Deputies of the LEA (hereinafter “Deputies”), while Deputies are not on duty with and for the County, it is hereby agreed as follows:

1. It is mutually agreed that while the Deputies are working for the LGE, the Deputies’ primary responsibility is the enforcement of Federal and State laws and County Ordinances or Regulations to protect life and property and to keep the peace. The Deputies cannot enforce policies or rules of the LGE. To the extent applicable, the Deputies shall enforce District Rules and Regulations adopted pursuant to Section 54.205(4) of the Texas Water Code and published in accordance with Sections 54.206 through 54.208 of the Texas Water Code provided that a violation of such District Rules and Regulations also constitutes a crime under the Texas Penal Code. *LGE expressly acknowledges and agrees that such Deputies are at all times independent contractors of LGE when contracted by the LGE.*
2. It is understood by the LGE that the County shall retain the right to withdraw at any time its permission for the Deputies to work in a private capacity. If the permission of the County is withdrawn, the LGE agrees to terminate its contractor relationships with Deputies. The LGE, as part of this Agreement, binds itself to release and hold harmless the County from any liability or claim for damages in the event such permission is withdrawn by the County.
3. Prior to the beginning of Deputies performing services for the LGE, the LGE shall obtain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas, intergovernmental risk pool or equivalent coverage through the Texas Municipal League Intergovernmental Risk Pool with minimum amounts of Ten Thousand Dollars (\$10,000) per occurrence for property damage, One Hundred Thousand Dollars (\$100,000) per person, and Three Hundred Thousand Dollars (\$300,000) per occurrence for personal injury. **COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE.**
4. The initial term of this Agreement shall begin on October 1, 2026 and shall terminate on September 30, 2027 (“Initial Term”). Following the Initial Term, this Agreement shall automatically renew for up to two (2) additional one (1) year renewal terms (each being a “Renewal Term”), with October 1st being the first day of any such Renewal Term. The Agreement and the rates set out herein may be revisited with proper approvals from the applicable governing bodies and elected official(s) each fiscal year. Either party may

terminate this Agreement, for convenience and without cause, by providing thirty (30) days' advance written notice to the other party.

5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.
6. The County agrees that each of the Deputies will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.
7. County agrees to invoice LGE for the reimbursement amounts for Deputies' vehicle usage at the rate of **\$ 18.00 per hour per vehicle** (to cover LGE's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance). The LGE acknowledges that the above-described reimbursement rate will not totally cover the entire costs incurred by County for the fully equipped patrol vehicle that is being utilized by such Deputies in the LGE's boundaries; provided, however, County deems such unrecovered costs for the fully equipped patrol vehicle to be of a public benefit to the citizens of Williamson County.
8. On a monthly basis for each vehicle used by Deputies, LGE agrees to cause Deputies to maintain a written log of all times that vehicles are used for off-duty work, whether the vehicle is actually driven or parked. LGE shall provide such vehicle time records to County and LEA no later than the end of each quarter (end of month for each of the following: March, June, September, and December). County will invoice based on the total usage and rate, as set forth in Paragraph 7, and LGE will pay such invoice pursuant Chapter 2251 of the Texas Government Code ("Texas Prompt Payment Act"). Reporting must be submitted to:

LEA: At the address set forth on the signature page below.

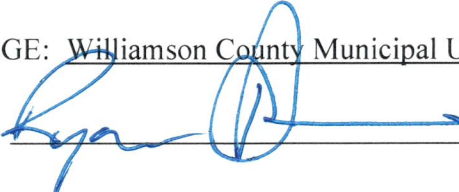
County: Williamson County Auditor's Office
Attn: Finance Director
1848 Texas Trail
Georgetown, Texas 78626

9. LGE agrees that it shall pay Deputies directly and file all applicable reporting forms with the Internal Revenue Service, as determined by the LGE.
10. Each party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.
11. The parties to this Agreement hereby agree that the Local Governmental Entity Regarding Off-Duty Contracting of County Law Enforcement Agency Deputies ("Original Agreement") that was previously executed by the parties and in effect as of the date this Agreement was fully executed and any amendments to the Original Agreement shall terminate effective as of the first day of the Initial Term set out hereinabove. Upon such complete execution of this Agreement and the termination of the Original Agreement and its amendments, the Original Agreement and its amendments shall cease to be effective and shall be wholly supplanted by this Agreement.

12. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to County or LGE, or their past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. County and LGE do not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

**WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 23 (LGE):**

Name of LGE: Williamson County Municipal Utility District No. 23

Signature: 

Printed Name: Ryan Davis

Title: President

Date: 

**WILLIAMSON COUNTY LAW
ENFORCEMENT AGENCY (LEA):**

LEA: Williamson County Sheriff's Office

Printed Name of Official: Matthew Lindemann, Williamson County Sheriff

Signature of Official: 

Date: July 10, 2026

Address of Office: 508 S. Rock Street
Georgetown, Texas 78626

COUNTERPART SIGNATURE PAGE
REGARDING COUNTY VEHICLE USE
DURING OFF-DUTY SERVICES OF
COUNTY DEPUTIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR
CONFIRMATION OF BUDGETARY AUTHORIZATION
RELATED TO USE OF
VEHICLES FOR OFF-DUTY WORK¹

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: _____
Williamson County Judge or
Presiding Officer,
Williamson County Commissioners Court
1848 Texas Trail
Georgetown, Texas 78626

Date: _____, 20____

¹ Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

Commissioners Court - Regular Session**19.****Meeting Date:** 07/21/2026

Anderson Mill Limited District Standard Agreement 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 approval and receipt of the Standard Agreement with Anderson Mill Limited District for off-duty contracting of County Sheriff Deputies, to be effective October 1, 2026.

Public Background

This renewal agreement gives permission for Anderson Mill Limited District to contract County Sheriff's deputies in a private capacity and the County to invoice them for deputies' vehicle usage. The term of this agreement shall begin on October 1, 2026, and will have two additional one-year renewal terms, with October 1st being the first day of any such renewal term. The agreement and the rates set out in this agreement may be revisited with proper approval from the applicable governing bodies and elected officials each fiscal year. Either party may terminate this Agreement, for convenience and without cause, by providing thirty days' advance written notice to the other party.\

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

AMLD Standard Agreement

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Starla Hall

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 05:00 PM

Started On: 07/14/2026 04:19 PM

STATE OF TEXAS	§	STANDARD AGREEMENT WITH
	§	LOCAL GOVERNMENTAL ENTITY
	§	REGARDING OFF-DUTY
	§	CONTRACTING OF COUNTY
COUNTY OF WILLIAMSON	§	LAW ENFORCEMENT AGENCY
		DEPUTIES

This Interlocal Agreement (hereinafter, the "Agreement") is entered into by and between the local governmental entity set forth on the signature page below (hereinafter, "LGE") in the State of Texas, and Williamson County, Texas (hereinafter, "County") a political subdivision of the State of Texas, and the Williamson County Law Enforcement Agency (hereinafter, "LEA").

For and in consideration of the permission given by County for the LGE to contract in a private capacity Deputies of the LEA (hereinafter "Deputies"), while Deputies are not on duty with and for the County, it is hereby agreed as follows:

1. It is mutually agreed that while the Deputies are working for the LGE, the Deputies' primary responsibility is the enforcement of Federal and State laws and County Ordinances or Regulations to protect life and property and to keep the peace. The Deputies cannot enforce policies or rules of the LGE. To the extent applicable, the Deputies shall enforce District Rules and Regulations adopted pursuant to Section 54.205(4) of the Texas Water Code and published in accordance with Sections 54.206 through 54.208 of the Texas Water Code provided that a violation of such District Rules and Regulations also constitutes a crime under the Texas Penal Code. *LGE expressly acknowledges and agrees that such Deputies are at all times independent contractors of LGE when contracted by the LGE.*
2. It is understood by the LGE that the County shall retain the right to withdraw at any time its permission for the Deputies to work in a private capacity. If the permission of the County is withdrawn, the LGE agrees to terminate its contractor relationships with Deputies. The LGE, as part of this Agreement, binds itself to release and hold harmless the County from any liability or claim for damages in the event such permission is withdrawn by the County.
3. Prior to the beginning of Deputies performing services for the LGE, the LGE shall obtain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas, intergovernmental risk pool or equivalent coverage through the Texas Municipal League Intergovernmental Risk Pool with minimum amounts of Ten Thousand Dollars (\$10,000) per occurrence for property damage, One Hundred Thousand Dollars (\$100,000) per person, and Three Hundred Thousand Dollars (\$300,000) per occurrence for personal injury. **COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE.**
4. The initial term of this Agreement shall begin on October 1, 2026 and shall terminate on September 30, 2027 ("Initial Term"). Following the Initial Term, this Agreement shall automatically renew for up to two (2) additional one (1) year renewal terms (each being a "Renewal Term"), with October 1st being the first day of any such Renewal Term. The Agreement and the rates set out herein may be revisited with proper approvals from the applicable governing bodies and elected official(s) each fiscal year. Either party may

terminate this Agreement, for convenience and without cause, by providing thirty (30) days' advance written notice to the other party.

5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.
6. The County agrees that each of the Deputies will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.
7. County agrees to invoice LGE for the reimbursement amounts for Deputies' vehicle usage at the rate of \$ **18.00** per hour per vehicle (to cover LGE's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance). The LGE acknowledges that the above-described reimbursement rate will not totally cover the entire costs incurred by County for the fully equipped patrol vehicle that is being utilized by such Deputies in the LGE's boundaries; provided, however, County deems such unrecovered costs for the fully equipped patrol vehicle to be of a public benefit to the citizens of Williamson County.
8. On a monthly basis for each vehicle used by Deputies, LGE agrees to cause Deputies to maintain a written log of all times that vehicles are used for off-duty work, whether the vehicle is actually driven or parked. LGE shall provide such vehicle time records to County and LEA no later than the end of each quarter (end of month for each of the following: March, June, September, and December). County will invoice based on the total usage and rate, as set forth in Paragraph 7, and LGE will pay such invoice pursuant Chapter 2251 of the Texas Government Code ("Texas Prompt Payment Act"). Reporting must be submitted to:

LEA: At the address set forth on the signature page below.

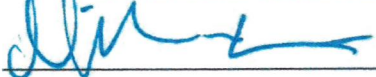
County: Williamson County Auditor's Office
Attn: Finance Director
1848 Texas Trail
Georgetown, Texas 78626

9. LGE agrees that it shall pay Deputies directly and file all applicable reporting forms with the Internal Revenue Service, as determined by the LGE.
10. Each party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.
11. The parties to this Agreement hereby agree that the Local Governmental Entity Regarding Off-Duty Contracting of County Law Enforcement Agency Deputies ("Original Agreement") that was previously executed by the parties and in effect as of the date this Agreement was fully executed and any amendments to the Original Agreement shall terminate effective as of the first day of the Initial Term set out hereinabove. Upon such complete execution of this Agreement and the termination of the Original Agreement and its amendments, the Original Agreement and its amendments shall cease to be effective and shall be wholly supplanted by this Agreement.

12. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to County or LGE, or their past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. County and LGE do not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

LGE:

Name of LGE: Anderson Mill Limited District

Signature: 

Printed Name: Nikki Minkie

Title: President

Date: July 9, 2026

**WILLIAMSON COUNTY LAW
ENFORCEMENT AGENCY (LEA):**

LEA: Williamson County Sheriff's Office

Printed Name of Official: Matthew Lindemann, Williamson County Sheriff

Signature of Official: 

Date: July 14, 2026

Address of Office: 508 S. Rock Street
Georgetown, Texas 78626

COUNTERPART SIGNATURE PAGE
REGARDING COUNTY VEHICLE USE
DURING OFF-DUTY SERVICES OF
COUNTY DEPUTIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR
CONFIRMATION OF BUDGETARY AUTHORIZATION
RELATED TO USE OF
VEHICLES FOR OFF-DUTY WORK¹

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: _____
Williamson County Judge or
Presiding Officer,
Williamson County Commissioners Court
1848 Texas Trail
Georgetown, Texas 78626

Date: _____, 20____

¹ Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

Commissioners Court - Regular Session**20.****Meeting Date:** 07/21/2026

SWRP water and wastewater pass-through agreement

Submitted For: TW Dieckmann**Submitted By:** TW Dieckmann, Parks**Department:** Parks**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on the water and wastewater pass-through agreement for Southwest Williamson County Regional Park (SWRP) between Williamson County, Texas and the City of Round Rock, Texas relating to water service at SWRP.

Public Background

Southwest Williamson County Regional Park receives water service from the City of Round Rock. This agreement replaces an expired agreement with updated language and terms. It also includes the new water and wastewater service contract (Exhibit B) which was approved June 30, 2026 (item 24) by the Commissioners Court. Vista Oaks Municipal Utility District has already signed this agreement. The City of Round Rock has requested, because we are both government entities, that we each take the unsigned agreement to our respective governing bodies concurrently. The effective date, highlighted in section E, will be filled in once all parties have signed.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

SWRP water and wastewater pass-through agreement

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: TW Dieckmann

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Date

07/13/2026 08:57 AM

Started On: 07/10/2026 02:54 PM

**AGREEMENT FOR PASS-THROUGH
WATER AND WASTEWATER SERVICE**

[SOUTHWEST WILLIAMSON COUNTY REGIONAL PARK]

THIS AGREEMENT FOR PASS-THROUGH WATER AND WASTEWATER SERVICE [WILLIAMSON COUNTY REGIONAL PARK] (this "Agreement") is entered into effective as of the Effective Date (defined below), by and among **VISTA OAKS MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas operating under Chapters 49 and 54 of the Texas Water Code and formerly known as Williamson County Municipal Utility District No. 9 (the "District"), **WILLIAMSON COUNTY, TEXAS**, a political subdivision of the State of Texas (the "County"), and the **CITY OF ROUND ROCK, TEXAS**, a home rule municipality located in Williamson County, Texas (the "City"). The City, the County, and the District are sometimes referred to individually in this Agreement as a "Party" and collectively as the "Parties".

RECITALS:

A. The District receives wholesale water and wastewater service from the City under the Vista Oaks Municipal Utility District Amended and Restated Wholesale Water and Wastewater Agreement dated effective August 29, 2011 (the "Wholesale Agreement").

B. The County previously entered into a Water and Wastewater Service Contract dated effective April 25, 2002 (the "Original City Service Contract") with the City of Round Rock, Texas (the "City") and an Agreement Between Williamson County Municipal Utility District No. 9 and Williamson County for Pass-Through Water and Wastewater Service dated effective May 13, 2002 (the "Original Pass-Through Agreement"), with the District providing for retail water and wastewater service from the City to the property described on **EXHIBIT "A"**, which has now been developed as the Southwest Williamson County Regional Park (the "Park"), using the District's water and wastewater systems on a pass-through basis.

C. After the Original City Service Contract and the Original Pass-Through Agreement expired, the City and the District renewed their respective commitments to provide water and wastewater service to the Park using the District's water distribution and wastewater collection systems on a pass-through basis pursuant to (i) the Water and Wastewater Service Contract dated December 7, 2012 between the City and the County (the "Renewed 2012 City Service Contract"); and (ii) the Agreement for Pass-Through Water and Wastewater Service dated effective January 14, 2013 between the District and the County (the "2013 Pass-Through Agreement"), which was subsequently amended and restated in its entirety pursuant to that certain Amended and Restated Agreement for Pass-Through Water and Wastewater Service [Southwest Williamson County Regional Park] dated effective June 11, 2015 between the City, the County, and the District (the "2015 Pass-Through Agreement").

E. The County and the City have entered into a Water and Wastewater Service Contract dated effective [REDACTED] (the "Renewed City Service Contract") pursuant to which the City has renewed its agreement to provide water and wastewater service to the Park.

F. The 2015 Pass-Through Agreement has expired and the County, the City, and the District now desire to renew the terms and conditions of the 2015 Pass-Through Agreement as more particularly set forth herein.

AGREEMENT

For and in consideration of the mutual promises, covenants, obligations, and benefits of this Agreement, the District, the City, and the County contract and agree as follows:

Section 1. Recitals. The above and foregoing recitals are incorporated herein by reference.

Section 2. Pass-Through Water and Wastewater Service.

A. Authorization of Pass-Through Service. Subject to the terms and conditions of this Agreement and the Renewed City Service Contract, the City may continue during the Term (defined below) to: (i) subject to the limitations and conditions of service set forth in Section 2.B below, connect the City's 8-inch water line along that runs along Sam Bass Road from the intersection of FM 1431 to the Park (such water line being depicted on EXHIBIT "C-2" and being defined herein as the "City Water Line Segment") to the County's water distribution system within the Park at the point of connection identified on EXHIBIT "C-2" (the "County Water Point of Connection") and to the District's water distribution system at the point of connection identified on EXHIBIT "C-2" (the "District Water Point of Connection") to provide up to 52 living unit equivalents ("LUEs") of potable retail water service to the Park under the Renewed City Service Contract using the District's water system on a pass-through basis; and (ii) connect the City's segment of wastewater line constructed to serve the Park (such segment being depicted on EXHIBIT "C-1" and being defined herein as the "City Wastewater Line Segment") to the County's wastewater collection system within the Park at the point of connection identified on EXHIBIT "C-1" (the "County Wastewater Point of Connection") and to the District's wastewater collection system at the point of connection identified on EXHIBIT "C-1" (the "District Wastewater Point of Connection") to provide up to 52 LUEs of retail domestic wastewater service to the Park under the Renewed City Service Contract using the District's water and wastewater systems on a pass-through basis. The City Water Point of Connection and the District Water Point of Connection are referred to in this Agreement individually as a "Water Point of Connection" and collectively as the "Water Points of Connection". Similarly, the County Wastewater Point of Connection and the District Wastewater Point of Connection are referred to in this Agreement individually as a "Wastewater Point of Connection" and collectively as the "Wastewater Points of Connection".

B. Limitations and other Conditions of Service.

1. Pass-through service under this Agreement is subject to the capacity of the District's facilities to provide such service after meeting all needs within the District and any contractual obligations existing as of the Effective Date. Further, notwithstanding anything else in this Agreement to the contrary, in no event will (a) the City or the County, without the prior written consent of the District, take more than 250,000 gallons per day, averaged over any consecutive 30-day period, of water from the District's water distribution system as measured at the water meter at the District Water Point of Connection, or (b) the City or the County, without the prior written consent of the District, deliver through the City Wastewater Line Segment or the District's wastewater collection system more than 52 LUEs of wastewater from the Park measured at each Wastewater Point of Connection. The District's Board of Directors will have the discretion to waive the limitations set forth in this Subsection upon written

request of the County and the City. Water service to the Park will be subject to, and the County agrees to be bound and abide by, the District's Water Conservation and Drought Contingency Plan, as amended from time to time.

2. The District will continue to have a guaranteed reservation and commitment of 1,400 LUEs of water and wastewater capacity from the City under the Wholesale Agreement. None of the LUEs of capacity guaranteed and reserved to the District under the Wholesale Contract will be utilized to serve the Park under this Agreement. Instead, the City is committing 52 LUEs of water and wastewater capacity directly to the Park and will simply be using the District's systems to provide retail water and wastewater service to the Park on a pass-through basis.

3. To the extent that the County desires to make improvements to the Park that would impact water usage and/or wastewater generation, the County must submit all plans and specifications for such improvements to the District prior to construction of such improvements so that the District may confirm that water utilized and wastewater generated from such improvements will not exceed the maximum limits set forth in this Agreement. Each submission must include an engineer's calculation of LUEs of water and wastewater service proposed and the peak wet weather wastewater flows that will be generated by the improvements, and such calculation will be subject to confirmation and approval by the District. Further, within ten days after approval by the City, the County will provide the District with a copy of all approved site plans, and amendments thereto. The County will be solely responsible for the cost of any infrastructure improvements to the County's or the City's water or wastewater systems that are necessary to enable the City to provide retail water and wastewater service to the Park.

4. The County and the City will be responsible for ensuring that all discharges of industrial waste from the Park comply with federal, state, and municipal requirements regarding pretreatment and monitoring of industrial waste and other prohibited waste. Any compliance or enforcement efforts or pretreatment requirements will be established and monitored by the City in accordance with the City's ordinances; however, the District will be entitled to inspect the facilities constructed to serve the Park and the connections at the Wastewater Points of Connection and to test the wastewater received at the Wastewater Points of Connection. If any test reflects that any wastewater other than domestic wastewater is being received at the Wastewater Points of Connection, pretreatment of such wastewater will be required, in accordance with the City's ordinances, at the expense of the discharging party. The City will not impose any fee, charge, or fine upon the District for any violation of any ordinance, rule, regulation, or agreement caused by wastewater received at the Wastewater Points of Connection, nor will the City impose upon the District any surcharge that is caused by wastewater received at the Wastewater Points of Connection.

5. Except as expressly authorized by this Agreement for pass-through water and wastewater service to the Park, neither the County nor the City may connect, or allow any other person or entity to connect, directly or indirectly (for example, to the City Water Line Segment, the City Wastewater Line Segment, or to the water or wastewater systems in the Park), any facilities, persons, or

property to the District's water or wastewater utility systems without the prior written consent of the District. If the County or the City does so, the District may immediately terminate this Agreement and/or require the County or the City, as applicable, to immediately terminate service to the facilities, persons, or property that have been connected in violation of this Agreement. The District reserves the right to deny for any reason any request by the County or the City to increase the level of service under this Agreement or to serve any facilities, persons, or property outside of the Park.

C. Wastewater Lift Station Operation and Maintenance Payment. On or before October 31st of each year during the term of this Agreement, the County will pay the District an annual fee of \$2,340, representing \$3.75 per LUE per month for the operation and maintenance of the District's lift station used to provide pass-through wastewater service to the Park under this Agreement. This payment will be in addition to any other payments required by this Agreement. Interest charges for any overdue payment shall be paid by County in accordance with Texas Government Code Section 2251.025. The \$3.75 per LUE charge may be adjusted by the District annually to reflect the actual reasonable and necessary costs of operating and maintaining the lift station; provided, however, the District shall provide written notice to the County of any adjustment at least 30 days prior to the effective date of such adjustment.

D. Water Metering. The amount of water passed through the District's water system will be measured by meters at the District Water Point of Connection and the County Water Point of Connection capable of measuring and recording the amount of water that passes through the meters in a 24-hour period of time. As of the date of this Agreement, metering equipment and related facilities required to properly measure the quantity of water delivered to the Park have been designed, installed, and constructed at the District Water Point of Connection. As of the date of this Agreement, metering equipment and related facilities required to properly measure the quantity of water delivered to the Park at the County Water Point of Connection have been designed, installed, and constructed by the City. Any new and/or additional metering equipment and related facilities must be approved by the District's engineer and the City's Water and Wastewater Department prior to installation and construction. Any existing metering equipment may not be moved or relocated without the District's consent. The City will operate and maintain the metering equipment. The District will have the right to install a flow regulator to better facilitate the enforcement of this Agreement. Installation of the flow regulator will be at the sole discretion of the District.

E. Payment for Retail Service. The County will pay the City directly for retail water and wastewater services furnished to the Park pursuant to the Renewed City Service Contract.

F. Early Termination of Pass-Through Water Service to the Park. The City is currently working on a plan to construct improvements to its water distribution system that will allow the City to provide the Park with water service directly from City-owned water facilities without the necessity of using the District's water system on a pass-through basis. Therefore, as the aforementioned improvements near final completion, City will provide the District and County with written notice of such fact and, upon the date that is 60 days after the District and the County's receipt of such notice, the City will no longer be able to utilize any District facilities to provide water service to the Park, all provisions in this Agreement regarding pass-through water service will be terminated,

and all other provisions of this Agreement shall otherwise continue in full force and effect.

Section 3. Default. In the event of default by a Party, each nondefaulting Party may give to the defaulting Party written notice of such default specifying the failure or default in question. If the defaulting Party fails to fully cure the default specified in such notice within thirty days after receipt of such notice, each nondefaulting Party will have the right to terminate this Agreement as of the date of the event of the default and/or pursue all other legal or equitable remedies. Each nondefaulting Party may employ attorneys to pursue its legal rights and, if it prevails before any court or agency of competent jurisdiction, the defaulting Party will be obligated to pay all expenses incurred by the nondefaulting Party, including reasonable attorneys' fees. In addition to all other remedies available to the District, if, for any reason, the County or the City violates any provision of this Agreement, the District will, after the notice and opportunity to cure period described above, have the right to disconnect the County from the District's systems and to terminate this Agreement if, in which event, the County will be solely responsible for all actual costs and standard District fees related to disconnection from the District's systems.

Section 4. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected thereby.

Section 5. Modification. This Agreement will be subject to change or modification only with the mutual written consent of all Parties.

Section 6. Assignability. This Agreement will not be assignable by the County or the City, in whole or in part, without the prior written consent of the Board of Directors of the District.

Section 7. Applicable Law. This Agreement will be governed by, and construed in accordance with the laws of the State of Texas. All of the obligations contained in this Agreement are performable in Williamson County, Texas.

Section 8. Parties at Interest. This Agreement will be for the sole and exclusive benefit of the Parties hereto and will never be construed to confer any benefit to any third party.

Section 9. Waiver. Each Party may specifically, but only in writing, waive any breach of this Agreement by another Party, but no such waiver will be deemed to constitute a waiver of similar or other breaches by such other Party.

Section 10. Notices. All notices to the District must be in writing and mailed by Certified Mail, Return Receipt Requested, addressed to:

Vista Oaks Municipal Utility District
c/o Armbrust & Brown, PLLC
Attn: Jenn Scholl
100 Congress Avenue, Suite 1300
Austin, Texas 78701

with a copy to:

Vista Oaks Municipal Utility District
c/o Crossroads Utility Services LLC
Attn: Ben Ingallina
2601 Forest Creek Drive
Round Rock, TX 78665

All notices to the County must be in writing and mailed by Certified Mail, Return Receipt Requested, addressed to:

Williamson County
c/o: Steven Snell, County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

with a copy to:

Williamson County
c/o: T. W. Dieckmann, Williamson County Parks Director
219 Perry Mayfield
Leander, TX 78641

All notices to the City must be in writing and mailed by Certified Mail, Return Receipt Requested, addressed to:

City of Round Rock
c/o City Manager
221 East Main Street
Round Rock, Texas 78664

with a copy to:

City of Round Rock
c/o: Sheets & Crossfield, PLLC
Attn: Steve Sheets
309 East Main Street
Round Rock, TX 78664

Any Party may change its address by giving written notice of such change to the other Parties.

Section 11. Term. This Agreement will commence as of the Effective Date and remain in effect until August 29, 2051 (the “Initial Term”). Upon the expiration of the Initial Term, this Agreement will continue from month-to-month (each, a “Renewal Term”) until either Party gives 60 days’ written notice of such Party’s desire to terminate this Agreement to the other Party. The Initial Term, together with any Renewal Terms are referred to collectively as the “Term”.

Section 12. Effective Date. The effective date of this Agreement (the “Effective Date”) will be the 7th day of December, 2022.

Section 13. Multiple Originals. This Agreement may be executed in a number of counterparts, each of which will for all purposes, be deemed to be an original, and all such counterparts will together constitute and be one and the same instrument.

Section 14. Entire Agreement. This Agreement, including Exhibits, constitutes the entire agreement of the Parties and, upon the Effective Date, supersedes all prior agreements and understandings related to the subject matter hereof, including, without limitation, the 2015 Pass-Through Agreement; provided, however, that the Renewed City Service Agreement will continue in effect in accordance with its terms.

Section 15. Authority. Each Party represents and warrants that it has the full right, power, and authority to execute this Agreement and all related documents. Each person executing this instrument on behalf of a Party represents that he or she is an authorized representative of and has the authority to sign this document on behalf the respective Party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed effective as of the Effective Date.

* * *

[counterpart signature pages follow]

COUNTERPART SIGNATURE PAGE TO
AGREEMENT FOR PASS-THROUGH WATER AND WASTEWATER SERVICE
[SOUTHWEST WILLIAMSON COUNTY REGIONAL PARK]

DISTRICT:

**VISTA OAKS MUNICIPAL UTILITY
DISTRICT**



Heath Reed-Green, President
Board of Directors

COUNTERPART SIGNATURE PAGE TO
AGREEMENT FOR PASS-THROUGH WATER AND WASTEWATER SERVICE
[SOUTHWEST WILLIAMSON COUNTY REGIONAL PARK]

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

COUNTERPART SIGNATURE PAGE TO
AGREEMENT FOR PASS-THROUGH WATER AND WASTEWATER SERVICE
[SOUTHWEST WILLIAMSON COUNTY REGIONAL PARK]

CITY:

CITY OF ROUND ROCK, TEXAS

By: _____
Craig Morgan, Mayor

EXHIBIT "A" PARK PROPERTY



EXHIBIT “B”
RENEWED CITY SERVICE CONTRACT

WATER AND WASTEWATER SERVICE CONTRACT

This Water and Wastewater Service Contract ("Contract") is made and entered into by and between the CITY OF ROUND ROCK, a home-rule city, hereinafter referred to as "City", and WILLIAMSON COUNTY, hereinafter referred to as "County". For and in consideration of the premises and the mutual agreements, covenants, and conditions hereinafter set forth, the parties hereto contract and agree as follows:

Article I. Provision of Water and Wastewater Service

1.01. City agrees to sell County water and wastewater service required by County for domestic uses on an as-needed basis, for the property described more fully in Exhibit "A" attached hereto and made a part of this Contract (the "Property").

1.02. City's obligation to provide water and wastewater services under this Contract is subject to the capacity of City's facilities to provide water and wastewater services to County after meeting the municipal, domestic, commercial, and industrial needs within City's corporate limits, and after meeting any contractual obligations existing as of the date of execution of this Contract, but in no event shall the City be obligated to provide more than 250,000 gallons per day, averaged over any consecutive thirty (30) day period, and no more than fifty-two (52) Living Unit Equivalents (LUE's) of wastewater service. However, notwithstanding anything else in this Contract to the contrary, City shall make all reasonable efforts to provide the water and wastewater services described herein in order to ensure that County is capable of receiving up to 250,000 gallons per day, averaged over any consecutive thirty (30) day period, and up to fifty-two (52) Living Unit Equivalents (LUE's) of wastewater service.

1.03. County agrees to abide by all voluntary and mandatory conservation and use restrictions imposed by City on its own citizens. County is solely responsible for the construction of any and all lines servicing the Property, including the negotiations of any and all easements or pass-through agreements with other entities. It is acknowledged by County that water and wastewater services will pass through Vista Oaks M.U.D., and that it is County's obligation to obtain approval of said pass-through.

Article II. Rates

2.01. County agrees to pay City for all water delivered to County plus the base charge at the same rate as for retail customers located within the city limits as provided by Sec.44-29 (f) of the Round Rock Code of Ordinances (2018 Edition). County agrees to pay City for all wastewater service at the same rate as for retail customers located within the city limits plus the base charge as provided by Sec. 44-30 (a) of the Round Rock Code of Ordinances (2018 Edition). The calculation of the volume of wastewater to be billed each month will be as follows. The monthly wastewater service consumed by the County shall be based upon either the actual

monthly consumption of water, or upon the average monthly consumption of water during the months of December, January, and February of each fiscal year, whichever amount is less.

2.02. City shall render a monthly bill to County for wastewater service and water consumed. County's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue on the 31st day after the later of (1) the date County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of (1) one percent (1 %); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.. Failure by County to make a payment when and as specified will give City the option to terminate all obligations of City under this Contract.

2.03. County shall be subject to all provisions of the Utility Billing Policy contained in Sec. 44-31 of the Round Rock Code of Ordinances (2018 Edition), and as amended from time to time.

Article III. Compliance with Ordinances

3.01. County agrees to comply with all of City's ordinances as they now exist or as they are amended from time to time regarding conservation of water and the sanitary use of water or the wastewater treatment system.

3.02. County agrees to take all reasonable precautions to maintain the sanitary condition of City's water supply system.

Article IV. Force Majeure

4.01. In the event either party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Contract, then the obligations of that party, to the extent affected by the force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of the inability. The cause, as far as possible, shall be remedied with all reasonable diligence. The term "force majeure" includes acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, orders of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, explosions, breakage or accidents to equipment, pipelines, or canals, partial or entire failure of water supply, and any other inability of either party, whether similar to those

enumerated or otherwise, that are not within the control of the party claiming the inability and that could not have been avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty and that the requirement that any force majeure be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party if the settlement is unfavorable to it in the judgment of the party having the difficulty. Force majeure shall relieve City from liability to County for failure to provide water service due to an inability covered by this article. Force majeure shall not relieve County of its obligation to make payments to City as provided in this Contract.

Article V. Term

5.01. The term of this Contract shall be for a term of twenty (20) years from the date hereof.

Article VI. Inspection and Construction Issues

6.01 As the property owned by County is all currently outside the city limits, no building permits or inspections will be required or made by the City; however, the City will inspect only the connection where the water and wastewater services are connected to the City system. No other City requirements or fees for development, including, but not limited to, building permits, inspection fees, detention facilities, or payments, or any other such obligations shall be required until said annexation and platting occurs.

Article VII. Miscellaneous Provisions

7.01. County agrees that it is prohibited from selling or giving water purchased herein to anyone else.

7.02. County shall be permitted to assign its rights herein to a bona fide purchaser of its property as long as the intended use of the water remains the same or similar.

7.03. This Contract shall be construed under and in accordance with the laws of the State of Texas, and any and all actions brought to enforce the term of this Contract shall be brought in Williamson County.

7.04. This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Contract.

7.05. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Contract shall be construed

as if such invalid, illegal, or unenforceable provision had never been contained herein.

7.06. This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

7.07. The violation by County of any of City's ordinances related to the use or disposition of water and wastewater shall render this Contract voidable at the option of City.

EXECUTED, in duplicate, at Round Rock, Williamson County, Texas, on the _____ day of _____, 2026.

CITY OF ROUND ROCK

By: _____
Craig Morgan, Mayor

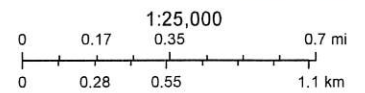
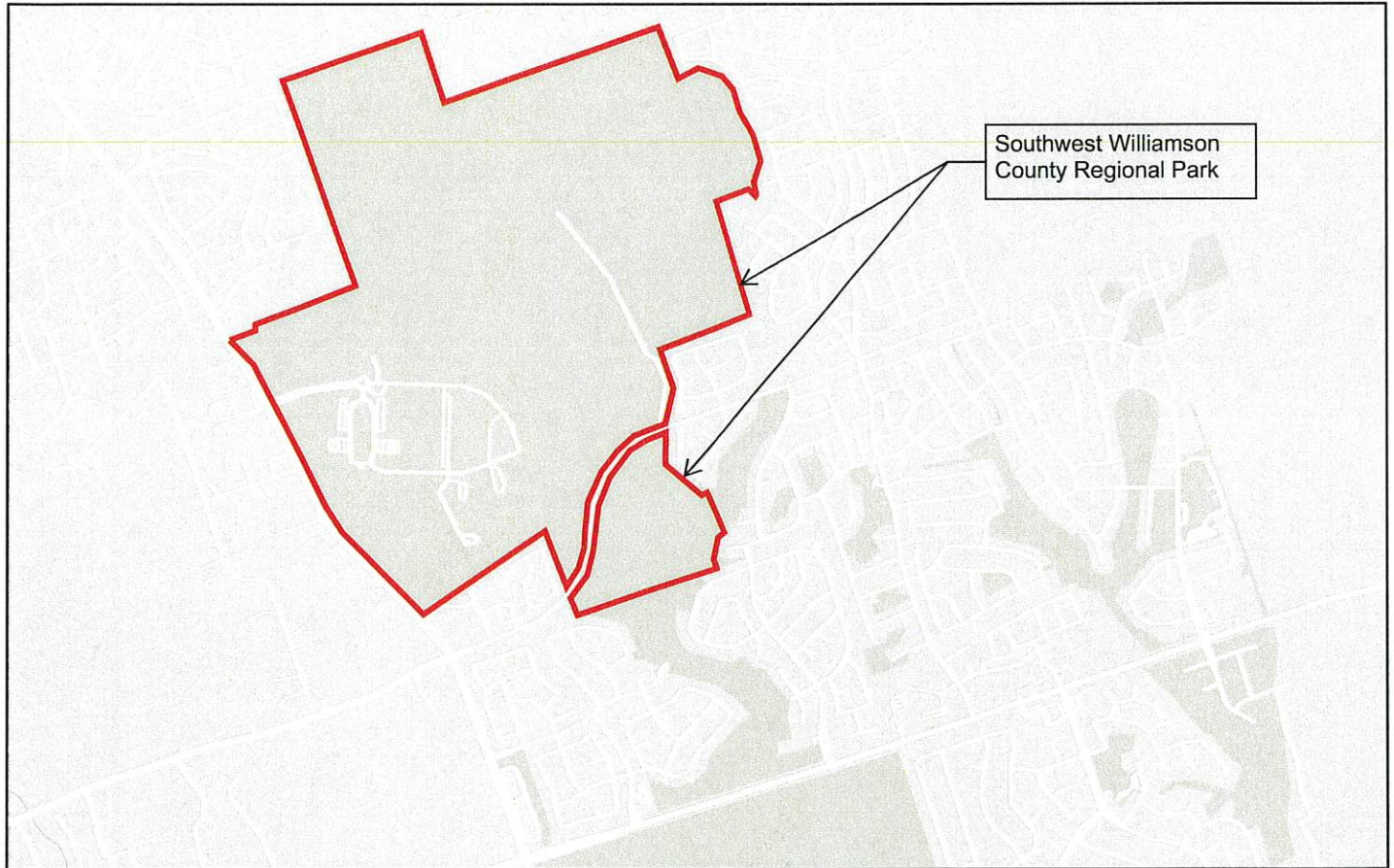
Ann Franklin, City Clerk

WILLIAMSON COUNTY

By: 

Steve Snell, County Judge

Exhibit A *of Service Contract (Exhibit B)*



6-30-26 Item #24 SWRP water and wastewater svc contract Round Rock 2026

Final Audit Report

2026-07-09

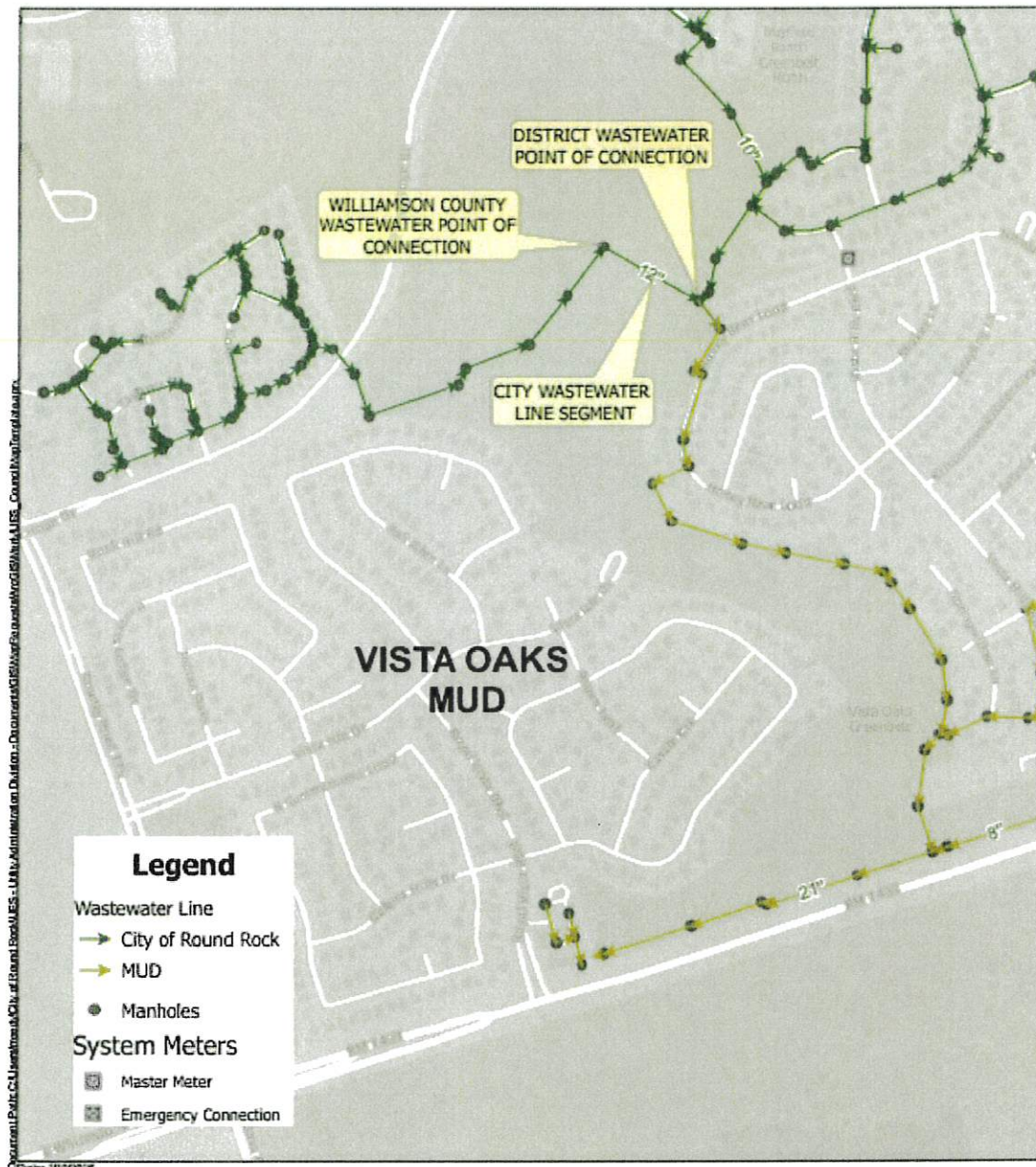
Created:	2026-07-02
By:	TW Dieckmann (tw.dieckmann@wilcotx.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0Gj6rzBMTS3WrtLPFbwUZEjzYz7rzoZ6

"6-30-26 Item #24 SWRP water and wastewater svc contract Round Rock 2026" History

-  Document created by TW Dieckmann (tw.dieckmann@wilcotx.gov)
2026-07-02 - 4:39:49 PM GMT- IP address: 209.37.34.58
-  Document emailed to Delia Colon (delia.colon@wilcotx.gov) for delegation
2026-07-02 - 4:41:56 PM GMT
-  Email viewed by Delia Colon (delia.colon@wilcotx.gov)
2026-07-02 - 4:51:51 PM GMT- IP address: 173.219.39.210
-  Document signing delegated to Steve Snell (steve.snell@wilcotx.gov) by Delia Colon (delia.colon@wilcotx.gov)
2026-07-02 - 4:52:07 PM GMT- IP address: 173.219.39.210
-  Document emailed to Steve Snell (steve.snell@wilcotx.gov) for signature
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-  Document e-signed by Steve Snell (steve.snell@wilcotx.gov)
Signature Date: 2026-07-09 - 3:15:45 PM GMT - Time Source: server- IP address: 173.219.39.210 - Signature Appearance Selected: DRAW
-  Agreement completed.
2026-07-09 - 3:15:45 PM GMT



EXHIBIT "C-1"
WASTEWATER EXHIBIT



**CITY WASTEWATER LINE SEGMENT &
WASTEWATER POINTS OF CONNECTION**



EXHIBIT "C-2"
WATER EXHIBIT



**CITY WATER LINE SEGMENT &
WATER POINTS OF CONNECTION**



Commissioners Court - Regular Session**21.****Meeting Date:** 07/21/2026

Authorize Issuing RFP #26RFP67 Mowing / Landscape Maintenance Services for Parks Department

Submitted For: Joy Simonton**Submitted By:** Fernando Ramirez, Purchasing**Department:** Purchasing**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for RFP Mowing / Landscape Maintenance Services, under RFP #26RFP67 (The funding source is 01.0100.0510.003541).

Public Background

Williamson County is inviting interested parties to submit Proposals for Mowing / Landscape Maintenance Services for the Parks Department.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Fernando Ramirez

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 12:48 PM

Started On: 07/06/2026 10:49 AM

Commissioners Court - Regular Session**22.****Meeting Date:** 07/21/2026

Approval of County Addendum #2026-190 and End User license agreement for Electronic Bidding and Contracts Platform with Euna Solutions, Inc. for Purchasing Department

Submitted For: Joy Simonton**Submitted By:** Kerstin Hancock, Purchasing**Department:** Purchasing**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider and take appropriate action on approving County Addendum # 2026-190 for Euna Solutions, Inc. End User Licenses Agreement for Sourcing Pro (electronic bidding platform) and Contract Management Pro licenses, in the amount of \$70,397.99 for term one (01.10.2026-09.30.2027), \$74,621.87 for term two (01.10.2027-09.30.2028) and \$5,315.53 for term three (01.10.2028-10.25.2028), per Sourcewell Contract #060624-GTH and authorizing the execution of the agreement (Funding source: 01.0100.0503.004505).

Public Background

This new agreement will extend the current access to the Euna electronic bidding portal and Contract Management module for County Purchasing staff aligning with the terms of the cooperative.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Kerstin Hancock

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 12:47 PM

Started On: 07/02/2026 04:49 PM

Commissioners Court - Regular Session**23.****Meeting Date:** 07/21/2026

Approval of Issuance of Non-binding Letter of Intent to Silsbee Fleet Group, specifically Lake Country Chevrolet, and Silsbee Ford Inc. for the Fiscal Year 2026-2027 Vehicles for Countywide Departments

Submitted For: Joy Simonton**Submitted By:** Sandra Malcolm, Purchasing**Department:** Purchasing**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to issue a non-binding Letter of Intent (LOI) to Silsbee Fleet Group, specifically Lake Country Chevrolet and Silsbee Ford Inc., to secure inventory from the fleet vehicle order banks and authorize execution of the LOI.

Public Background

To enhance Williamson County's vehicle acquisition strategy, the Purchasing Department and Fleet Committee seek to take part in the order bank cycle for fleet vehicles that opens in advance of the county's October 1st budget cycle. To participate, fleet dealerships require a non-binding Letter of Intent (LOI) to secure inventory from the order banks. This LOI, issued in advance of an order bank opening, will be reflective of the department's best guess as to what the county's vehicle order will look like in the fall after the budget approval process. Only those vehicles approved by the Commissioner's Court during the budget process shall be purchased with a Purchase Order; however, in October. The recommendation and final order will be brought to the Commissioners' Court for approval utilizing a cooperative contract. This strategy is anticipated to save months on vehicle delivery time. A letter of Intent is attached detailing the anticipated vehicle order. Various departmental funding sources as approved for the Fiscal Year 2026-2027. Department Contacts: Joy Simonton and Kevin Teller.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Sandra Malcolm

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 04:42 PM

Started On: 07/07/2026 06:56 PM

Commissioners Court - Regular Session**24.****Meeting Date:** 07/21/2026

Approval of the Agreement for Construction Services No. 2026-255 with Falkenberg Construction Co, Inc. for the Georgetown Annex Parking Lot - Sealcoat for Facilities Management

Submitted For: Joy Simonton**Submitted By:** Michelle McKinney, Purchasing**Department:** Purchasing**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving the Agreement for Construction Services No. 2026-255 between Williamson County and Falkenberg Construction Co, Inc. for the Georgetown Annex Parking Lot - Sealcoat in the not-to-exceed amount of Fifty-One Thousand Three Hundred Thirty-Two and 40/100 Dollars (\$51,332.40) pursuant to BuyBoard's Cooperative Contract #728-24 and authorize execution of the agreement (The funding source is 01.0100.1080.004509).

Public Background

This Agreement for Construction Services No. 2026-255 between Williamson County and Falkenberg Construction Co, Inc. is for the Georgetown Annex Parking Lot - Sealcoat located at 100 Wilco Way, Georgetown, TX 78626.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Michelle McKinney

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 04:16 PM

Started On: 07/09/2026 10:52 AM

Commissioners Court - Regular Session**25.****Meeting Date:** 07/21/2026

Jail North Generator Upgrade – Ramirez-Simon Engineering, LLC - Supplemental Agreement No 1

Submitted For: Dale Butler**Submitted By:** Gretchen Glenn, Facilities Management**Department:** Facilities Management**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving the Supplemental Agreement for Design and Engineering Services between Williamson County and Ramirez-Simon Engineering, LLC relating to the Jail North Generator Upgrade project.

Public Background

This Supplemental Agreement for Design and Engineering Services between Williamson County and Ramirez-Simon Engineering, LLC provides compensation for owner-requested services outside the original scope of work. The supplemental services include additional civil engineering work necessary to address Geological Assessment requirements associated with the Jail North Generator Upgrade project. The agreement increases the contract amount by \$6,380.00 and extends the contract term through February 17, 2029. Funding will be provided from Account No. 01.0100.0509.004100.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Gretchen Glenn

Final Approval Date: 07/09/2026

Reviewed By

Delia Colon

Date

07/09/2026 04:09 PM

Started On: 07/09/2026 11:41 AM

Commissioners Court - Regular Session**26.****Meeting Date:** 07/21/2026

Replat for the Eldorado Ph 1 Lot 3 Blk C subdivision – Pct 2

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 Replat for the Eldorado Phase 1, Lot 3, Block C subdivision – Precinct 2.

Public Background

This subdivision consists of 1 residential lot and no new roads. The purpose of this replat is to revise the rear lot line to increase the size of the lot.

Timeline

2026-04-10 – initial submittal of the replat

2026-05-08 – 1st review complete with comments

2026-05-12 – 2nd submittal of replat

2026-05-19 – 2nd review complete with comments

2026-05-20 – 3rd submittal of replat

2026-06-01 – 3rd review complete with comments cleared

2026-07-08 – receipt of replat with signatures

2026-07-14 – replat placed on the July 21st, 2026 Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Replat Eldorado Ph 1 Lot 3

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:28 AM

Started On: 07/14/2026 03:45 PM

A METES AND BOUNDS
DESCRIPTION OF A
0.225 ACRE TRACT OF LAND

BEING A 0.225 ACRE (9,791 SQUARE FEET) TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS; AND CONTAINING ALL OF LOT 3, BLOCK C, DESCRIBED IN ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2025054918, ALSO DESCRIBED IN DEED TO PERRY HOMES LLC, DOCUMENT NO. 2026007522, BOTH IN OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CERTAIN 182.451 ACRE TRACT DESCRIBED IN INSTRUMENT TO PHTB ELDORADO LLC IN DOCUMENT NO. 2025061552, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY;

BEGINNING AT A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET ON THE NORTHERLY BOUNDARY OF OSWALT WAY (50 FOOT RIGHT OF WAY) OF SAID ELDORADO LIBERTY HILL PHASE 1, MARKING THE SOUTHEAST CORNER OF LOT 2, BLOCK C OF SAID ELDORADO LIBERTY HILL PHASE 1, AND THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK C, AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20°38'47" WEST, 152.31 FEET ALONG THE COMMON BOUNDARY OF SAID LOTS 2 AND 3, BLOCK C, TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER ON A SOUTHERLY BOUNDARY OF SAID 182.451 ACRE TRACT, MARKING THE NORTH CORNER OF LOT 2, BLOCK C;

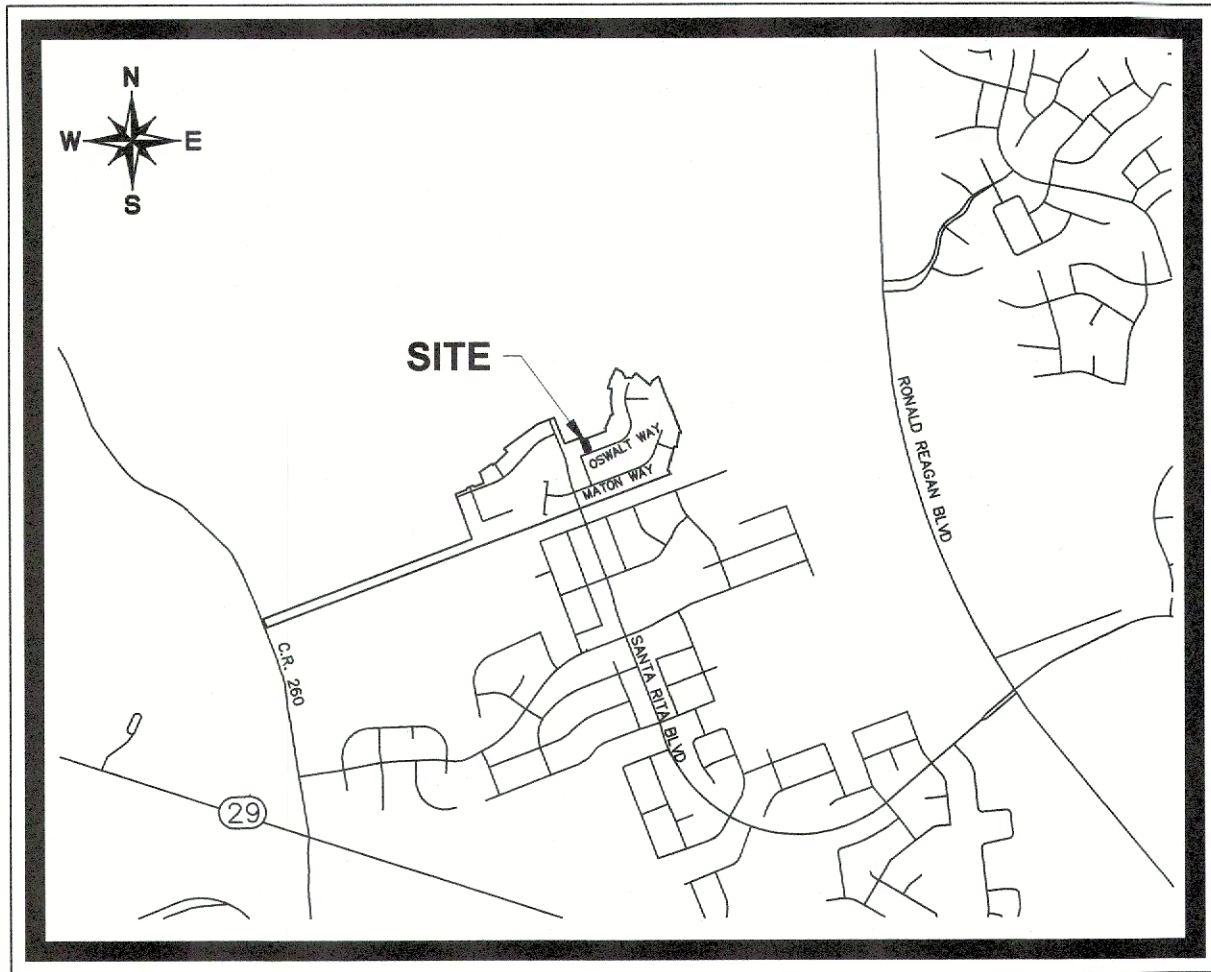
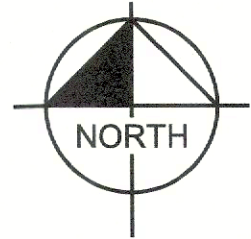
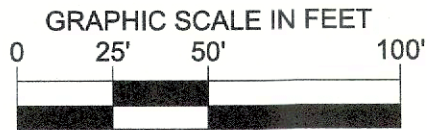
THENCE, CROSSING INTO SAID 182.451 ACRE TRACT THE FOLLOWING FOUR (4) CALLS:
1. NORTH 69°21'13" EAST, 14.28 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER;
2. SOUTH 65°38'47" EAST, 33.94 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER;
3. NORTH 69°21'13" EAST, 31.71 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER;
4. SOUTH 20°38'47" EAST, 6.00 FEET TO A 1/4 INCH IRON ROD WITH CAP FOUND FOR CORNER MARKING THE NORTHWEST CORNER OF LOT 4, BLOCK C OF SAID ELDORADO LIBERTY HILL PHASE 1;

THENCE, SOUTH 20°38'47" EAST, 125.00 FEET ALONG THE COMMON BOUNDARY OF SAID LOTS 3 AND 4, BLOCK C, TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET FOR CORNER ON THE NORTHERLY BOUNDARY OF SAID OSWALT WAY;

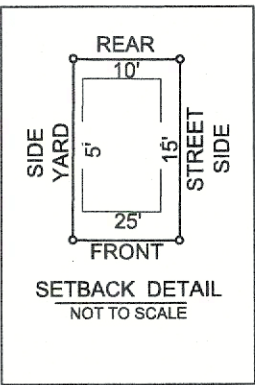
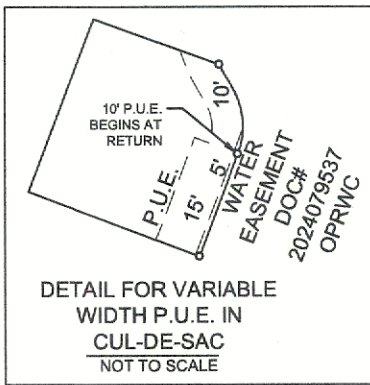
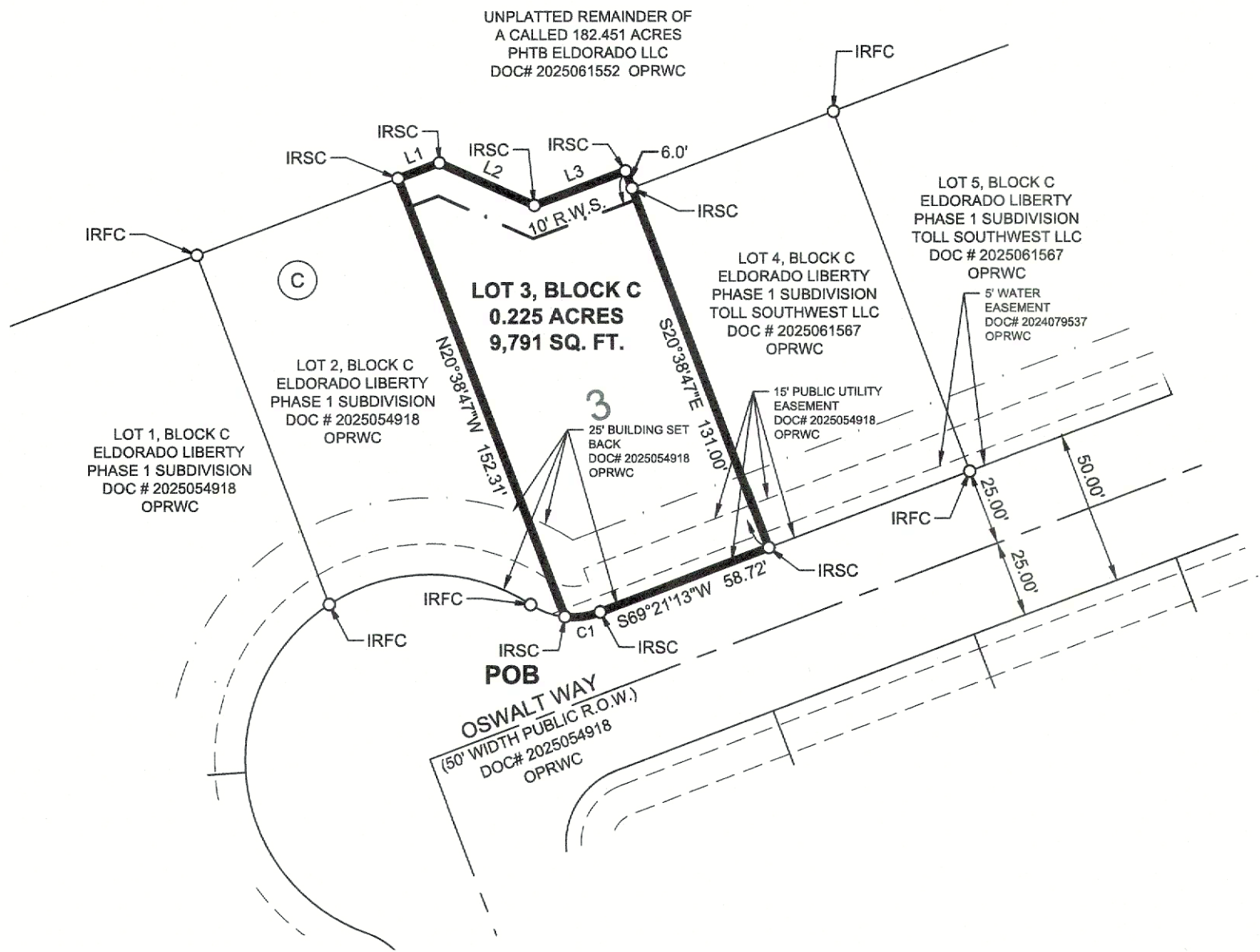
THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID OSWALT WAY, THE FOLLOWING TWO (2) CALLS:
1. SOUTH 69°21'13" WEST, 58.72 FEET TO A 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" SET AT THE BEGINNING OF A CURVE;
2. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF SOUTH 82°45'41" WEST, 11.59 FEET, A CENTRAL ANGLE OF 26°48'58", AND AN ARC LENGTH OF 11.70 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.225 ACRES OF LAND IN WILLIAMSON COUNTY, TEXAS, THE BASIS OF THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83). ALL DISTANCES ARE ON THE SURFACE AND SHOWN IN U.S. SURVEY FEET. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.999899231. THIS DESCRIPTION WAS GENERATED ON 5/11/2026 AT 4:56 PM, BASED ON GEOMETRY IN THE DRAWING FILE K:\SNA_SURVEY\069288000-LIBERTY_HILL_EL_DORADO\068725501 EL DORADO LIBERTY HILL PH1\DWG\PLATS\KIMLEY-HORN PLAT\REPLAT LIBERTY HILL\REPLAT LIBERTY HILL PHASE 1.DWG

LINE TABLE		
NO.	BEARING	LENGTH
L1	N69°21'13"E	14.28'
L2	S65°38'47"E	33.94'
L3	N69°21'13"E	31.71'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	26°48'58"	25.00'	11.70'	S82°45'41"W



VICINITY MAP
SCALE: 1" = 2,000'



BENCH MARK LIST

BM1 (#301) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET ON THE NORTHERN SLOPE OF THE SOUTHERN MOST ELEVATED AREA, APPROXIMATELY 205FT EAST OF A DIRT PATH. ELEV=1004.370

BM2 (#302) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET APPROXIMATELY 20FT SOUTH OF THE NORTHERN MOST EDGE OF SOUTHERN ELEVATED AREA, APPROXIMATELY 75FT EAST OF UPPER MOST EDGE OF A FLOW LINE RAVINE. ELEV=1045.665

BM3 (#303) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS SET ON THE NORTHERN SLOPE OF THE SOUTHERN MOST ELEVATED AREA, APPROXIMATELY 575FT WEST OF THE PROPERTY LINE. ELEV=994.357

BM4 (#300) A 5/8 IRON ROD SET IN A 1FT DIAMETER CONCRETE PATCH, IS NEXT TO A DIRT ROAD, APPROXIMATELY 120FT WEST OF A DRAINAGE DITCH, AND APPROXIMATELY 1100FT NORTH EAST OF THE UNOCCUPIED RANCH HOUSE. ELEV=954.151

REPLAT OF LOT 3 BLOCK C
ELDORADO LIBERTY HILL
PHASE 1 SUBDIVISION
BEING 0.225 ACRES OUT OF THE
B. MANLOVE SURVEY, ABSTRACT NO. 417
CITY OF LIBERTY HILLS ETJ,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
1" = 50'	MRH	JGM	6/2/2026	067782805	1 OF 2

OWNER/DEVELOPER
PERRY HOMES LLC,
PHTB ELDORADO LLC
3200 SOUTHWEST FREEWAY STE 2800
HOUSTON, TX 77027
TEL: 512-484-7469
CONTACT: NICK MCINTYRE

SURVEYOR
KIMLEY-HORN
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
TEL: 210-541-9166
CONTACT: JOHN GREGORY MOSIER

ENGINEER
KIMLEY-HORN
5301 SOUTHWEST PARKWAY, BLDG 2, SUITE 100
AUSTIN, TX 78735
TEL: 512-646-2243
CONTACT: BENJAMIN L. GREEN

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

1ST SUBMITTAL DATE: 4/10/2026

GENERAL INFORMATION:

TOTAL ACREAGE.....0.225 ACRES
TOTAL LINEAR FEET OF ROW.....0.0'
ACREAGE OF ROW.....0.0 ACRES
NUMBER OF SINGLE FAMILY LOTS.....1
ACREAGE OF SINGLE FAMILY LOTS.....0.225 ACRES
NUMBER OF HOA LANDSCAPE/DRAINAGE LOTS...0
ACREAGE OF HOA LANDSCAPE/DRAINAGE LOTS...0.0 ACRES
TOTAL NUMBER OF LOTS.....1
TOTAL NUMBER OF BLOCKS.....1

LEGEND

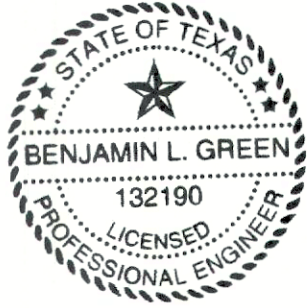
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ "KHA" CAP
OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
TBM	BENCHMARK
R.W.S.	RETAINING WALL SETBACK
—	PROPERTY LINE
⊙	BLOCK LABEL
---	CENTER LINE OF RIGHT OF WAY
---	ADJACENT PROPERTY LINE
---	RETAINING WALL SETBACK LINE
---	PUBLIC UTILITY EASEMENT LINE

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, BENJAMIN L. GREEN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS. THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, MAP 48491C0275E DATED SEPTEMBER 26, 2008

BENJAMIN L. GREEN
BENJAMIN L. GREEN, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 132190
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735

6-8-2026
DATE



THE STATE OF TEXAS §
COUNTY OF BEXAR §

THAT I, JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

JOHN G. MOSIER
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

6-3-2026
DATE



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NICK MCINTYRE OF PHTB ELDORADO LLC, AND PERRY HOMES LLC, AS THE OWNER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2026007522 AND 2025061552 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS REPLAT OF LOT 3, BLOCK C, ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION.

NICK MCINTYRE
NICK MCINTYRE
PERRY HOMES LLC
PHTB ELDORADO LLC
3200 SOUTHWEST FREEWAY STE 2800
HOUSTON, TX 77027

6/11/26
DATE

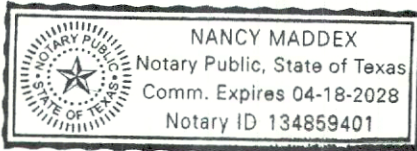
STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 17th DAY OF June, 2026, PERSONALLY APPEARED Nick McIntyre ON BEHALF OF SAID PHTB Eldorado, 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 ON THIS THE 17th DAY OF June, 2026.

Nancy Maddex
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME Nancy Maddex
MY COMMISSION EXPIRES ON 04/18/2028



THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH THE PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

MCKENZI HICKS
MCKENZI HICKS, PLANNING MANAGER
CITY OF LIBERTY HILL, TEXAS

6/9/2026
DATE

GENERAL PLAT NOTES:

- THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF GEORGETOWN WATER DISTRIBUTION AND CITY OF LIBERTY HILL WASTEWATER COLLECTION FACILITIES.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. A TEN (10') FOOT WIDE PUBLIC UTILITY, ACCESS, AND LANDSCAPE EASEMENT IS DEDICATED ALONG ALL RIGHT-OF-WAY OF NON-RESIDENTIAL LOTS. (SEE ASSIGNMENT EXHIBIT)
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0275E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ENSBERG LANE, BURKE STREET, SANTA RITA RANCH BLVD, KEUCHEL LANE, MATON WAY, ALTUVE LANE, OSWALT WAY, SPRINGER LANE, BOURN DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE 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 ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, 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.
- 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.
- NO CONSTRUCTION, PLANTING, GRADING OR ANY OTHER DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRIVEWAYS, BUILDINGS, ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.
- 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.
- 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- 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.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL
- WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN
- WASTEWATER SERVICE IS PROVIDED BY: LIBERTY HILL
- EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF ELDORADO LIBERTY HILL PHASE 1 SUBDIVISION, AS RECORDED IN DOCUMENT 2025054918 IN THE OFFICIAL PUBLIC ECORDS OF WILLIAMSON.

SINGLE-FAMILY & TWO FAMILY PLAT NOTES:

- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- ALL DRAINAGE AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
- THE HOA BY LAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2024085513.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

SURVEYOR'S NOTES

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. THE SURFACE TO GRID SCALE FACTOR IS 0.999899231. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 8th DAY OF July, 2026 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
DATE 7/8/26

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, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS;

I, NANCY E. RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK .M., AND WAS DULY RECORDED ON 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.

BY:
NANCY E. RISTER CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

**REPLAT OF LOT 3 BLOCK C
ELDORADO LIBERTY HILL
PHASE 1 SUBDIVISION**
BEING 0.225 ACRES OUT OF THE
B. MANLOVE SURVEY, ABSTRACT NO. 417
CITY OF LIBERTY HILLS ETJ,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
N/A	MRH	JGM	6/2/2026	067782805	2 OF 2

Commissioners Court - Regular Session**27.****Meeting Date:** 07/21/2026

Final Plat for the Luane Michna 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 Luane Michna subdivision – Precinct 4.

Public Background

This subdivision consists of 2 residential lots and no new roads on 42.48 acres. It meets the requirements of a minor plat as defined in the subdivision regulations.

Timeline

2025-04-07 – initial submittal of the final plat

2025-05-07 – 1st review complete with comments

2025-08-31 – 2nd submittal of final plat

2025-09-15 – 2nd review complete with comments

2025-11-30 – 3rd submittal of final plat

2025-12-14 – 3rd review complete with comments

2026-05-15 – 4th submittal of final plat

2026-05-29 – 4th review complete with comments

2026-07-14 – receipt of final plat with signatures

2026-07-14 – final plat placed on the July 21st, 2026 Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Final Plat Luane Michna Subdivision

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 07/15/2026

Reviewed By

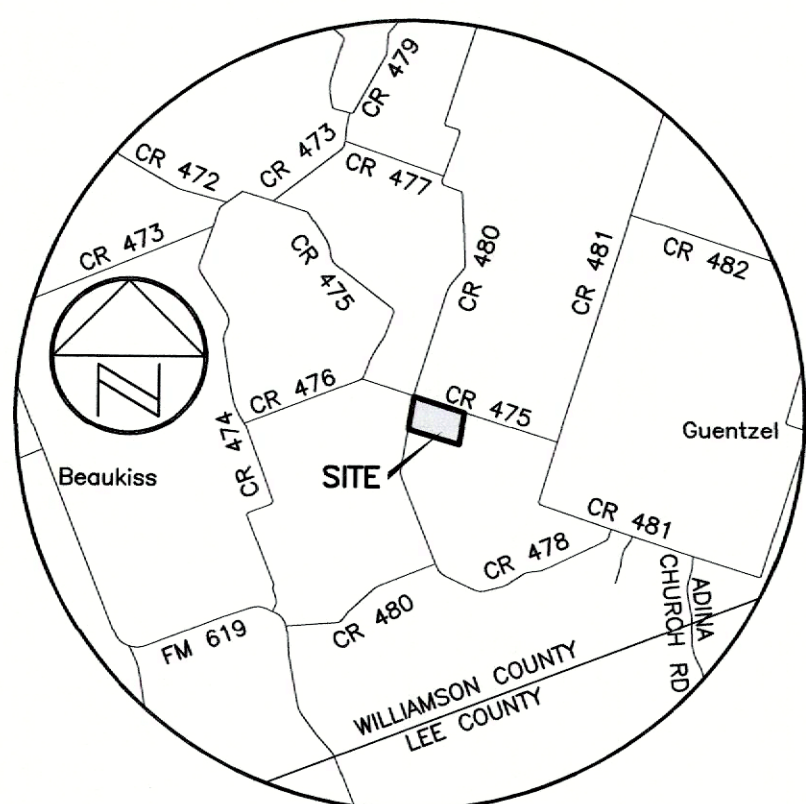
Delia Colon

Date

07/15/2026 08:28 AM

Started On: 07/14/2026 04:01 PM

LUANE MICHNA SUBDIVISION



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A DESCRIPTION OF 42.48 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM NICHOLS SURVEY, ABSTRACT NO. 480, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY GIFT DEED FROM MICHAEL PESCHEL TO LUANE MICHNA IN DOCUMENT NO. 2007004578, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 42.48 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE HIGHWAY MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 475 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 6.000 ACRES CONVEYED TO JAMES H. SPIERS AND CHARLOTTE A. SPIERS, BY DEED, AS RECORDED IN DOCUMENT NO. 1998014034, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 09°45'18" WEST, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 475, WITH THE WEST LINE OF SAID SPIERS TRACT, AT 586.35 FEET, PASSING THE SOUTHWEST CORNER OF THE SPIERS TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 17.212 ACRE TRACT CONVEYED TO EMILIO VASQUEZ AND THE ESTATE OF JUDY W. MAPES, BY DEED, AS RECORDED IN DOCUMENT NO. 2020108226, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND FOR A TOTAL DISTANCE OF 1066.59 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 12.5 ACRE TRACT CONVEYED TO BRANDON AVILES, MARCO RUBALCABA AND MARIA PANTOJA, BY DEED, AS RECORDED IN DOCUMENT NO. 2022026672, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 73°27'26" WEST, LEAVING THE WEST LINE OF SAID VASQUEZ AND MAPES TRACT, WITH THE NORTH LINE OF SAID AVILES, RUBALCABA AND PANTOJA TRACT, A DISTANCE OF 1720.64 FEET TO A 1/2" REBAR WITH "CTL" CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 480 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF THE AVILES, RUBALCABA AND PANTOJA TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH THE WEST SOUTHWEST CORNER OF THE AVILES, RUBALCABA AND PANTOJA TRACT BEARS SOUTH 09°52'14" WEST, A DISTANCE OF 60.04 FEET;

THENCE, NORTH 09°52'14" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 480, A DISTANCE OF 1100.66 FEET TO A 1/2" REBAR WITH "CHAPARRAL" CAP SET AT THE SOUTHEAST POINT OF INTERSECTION OF COUNTY ROAD 480 AND COUNTY ROAD 475, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72°19'24" EAST, WITH THE SOUTH LINE OF COUNTY ROAD 475, A DISTANCE OF 1722.80 FEET TO THE **POINT OF BEGINNING** CONTAINING 42.48 ACRES OF LAND, MORE OR LESS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ¹⁵⁷³ 1/2" REBAR WITH "RPLS 1573" CAP FOUND
- ^{CTL} 1/2" REBAR WITH "CTL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- ⊙ FENCE POST FOUND
- () RECORD INFORMATION
- ⊕ WELL LOCATION
- ⊙ SEPTIC LID
- P.O.B. POINT OF BEGINNING

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN).

AREA SUMMARY TABLE

LOT 1: 36.48 ACRES
LOT 2: 6.00 ACRES
ROAD WIDENING EASEMENTS: 2.45 ACRES
POND: 0.73 ACRE
LOT 1 LESS POND AND ROAD WIDENING EASEMENT AREAS: 33.66 ACRES
LOT 2 LESS ROAD WIDENING EASEMENT AREA: 5.64 ACRES

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48491C0750E, dated September 26, 2008, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

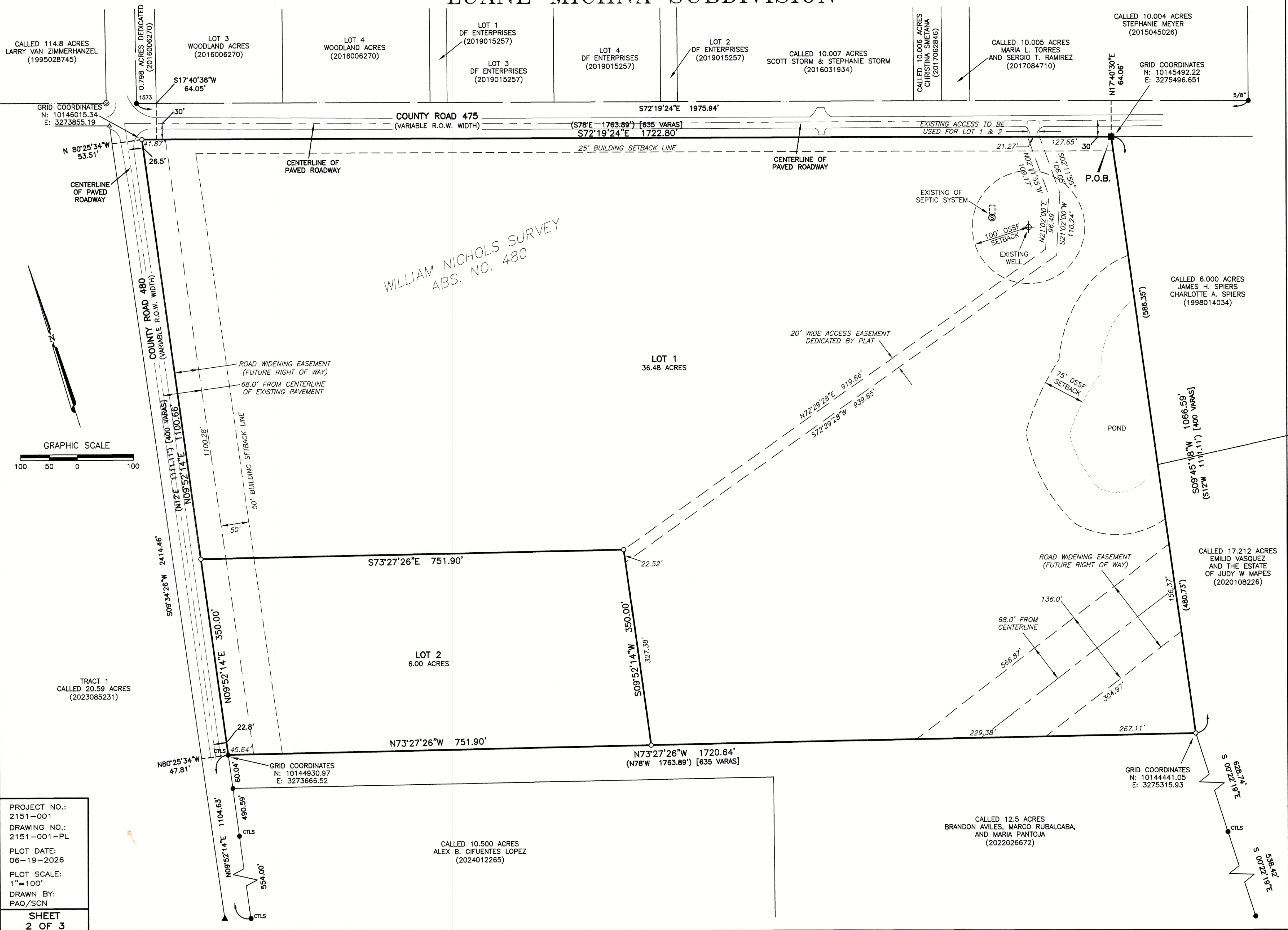
SUBMITTAL DATE: APRIL 7, 2025

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
2151-001
DRAWING NO.:
2151-001-PL
PLOT DATE:
06-19-2026
PLOT SCALE:
1"=100'
DRAWN BY:
PAQ/SCN

SHEET
1 OF 3

LUANE MICHNA SUBDIVISION



PROJECT NO.:
2151-001
DRAWING NO.:
2151-001-PL
PLOT DATE:
06-19-2026
PLOT SCALE:
1"=100'
DRAWN BY:
PAQ/SCN

SHEET
2 OF 3

LUANE MICHNA SUBDIVISION

GENERAL NOTES:

1. EROSION/SEDIMENT CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING CONSTRUCTION OF SINGLE AND/OR MULTI-FAMILY RESIDENCES.
2. 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.
3. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO: WILLIAMSON COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN AND ON-SITE SEWAGE FACILITY.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAW AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
5. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL, AT THEIR OWN EXPENSE, ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROAD IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
6. THIS SUBDIVISION DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.
7. THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
8. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
9. WATER SERVICE IS TO BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
10. ALL PUBLIC ROADWAYS, EASEMENT AND RIGHT-OF-WAY DEDICATIONS, AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
11. THE PROPERTY OWNER ASSUMES ALL RISK ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD-WIDENING EASEMENTS BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD-WIDENING EASEMENT. THE PROPERTY OWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO THE PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF SAID IMPROVEMENTS.
12. RURAL MAILBOXES SHALL BE SET THREE (3) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND THE CURBS WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHTS-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
13. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF AN INTERSECTION RIGHT-OF-WAY LESS THAN 60% OF THE PARCEL FRONTAGE OR FIFTY (50) FEET, WHICHEVER IS LESS.
14. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
15. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
16. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
17. 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.
18. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
19. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
20. 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.
21. NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0750E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
22. 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.
23. 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.
24. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, LUANE MICHNA, SOLE OWNER THAT CERTAIN CALLED 45 ACRES OF LAND, IN THE WILLIAM NICHOLS SURVEY, ABSTRACT NO. 480, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY GIFT DEED IN DOCUMENT NO. 2007004578, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

LUANE MICHNA SUBDIVISION

WITNESS MY HAND THIS THE 7 DAY OF July, 2026 A.D.

Luane Michna
LUANE MICHNA
2200 CR 475
THRALL, TEXAS
76578

STATE OF Texas \$
COUNTY OF Williamson \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY DID PERSONALLY APPEAR LUANE MICHNA, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Macy Fontenot
NOTARY PUBLIC STATE OF Texas

7-7-26
DATE



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF):

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARD AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND THE WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam D. Boatright 07/13/2026
ADAM BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 7 DAY OF July, 2026 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

STATE OF TEXAS
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 THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL DATE
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20___, A.D., AT ___ O'CLOCK ___M., DULY RECORDED ON THE ___ DAY OF _____, 20___, A.D., AT ___ O'CLOCK ___M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE ___ DAY OF _____ 20___, A.D.

DEPUTY, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE COUNTY OF WILLIAMSON, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DATED: JUNE 19, 2026

Patrick A. Quiring
PATRICK A. QUIRING, R.P.L.S. 7172

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
T.B.P.E.L.S. FIRM NO. 10124500
5725 WEST HWY 290, SUITE 103
AUSTIN, TEXAS 78735
(512) 443-1724



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
2151-001
DRAWING NO.:
2151-001-PL
PLOT DATE:
06-19-2026
PLOT SCALE:
1"=100'
DRAWN BY:
PAQ/SCN
SHEET
3 OF 3

Commissioners Court - Regular Session**28.****Meeting Date:** 07/21/2026

Preliminary plat for the JMA Len Bar Commercial subdivision – Pct 2

Submitted For: Adam Boatright**Submitted By:** Misti Schulz, Infrastructure**Department:** Infrastructure**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on ratification and approval of the preliminary plat for the JMA Len Bar Commercial subdivision – Precinct 2.

Public Background

This proposed subdivision consists of 1 commercial lot and no new roads on 5.74 acres. Pursuant to the Commissioners Court action taken September 10th, 2019, the County Engineer has approved this preliminary plat in order to meet the review timelines set forth in House Bill 3167.

Timeline

2026-05-01 – initial submittal of the preliminary plat

2026-05-29 – 1st review complete with comments

2026-06-05 – 2nd submittal of preliminary plat

2026-06-18 – 2nd review complete with comments

2026-07-01 – 3rd submittal of preliminary plat

2026-07-13 – 3rd review complete with comments cleared

2026-07-13 – County Engineer approval letter sent

2026-07-14 – preliminary plat placed on the July 21st, 2026 Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Preliminary Plat JMA Len Bar Commercial

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 07/15/2026

Reviewed By

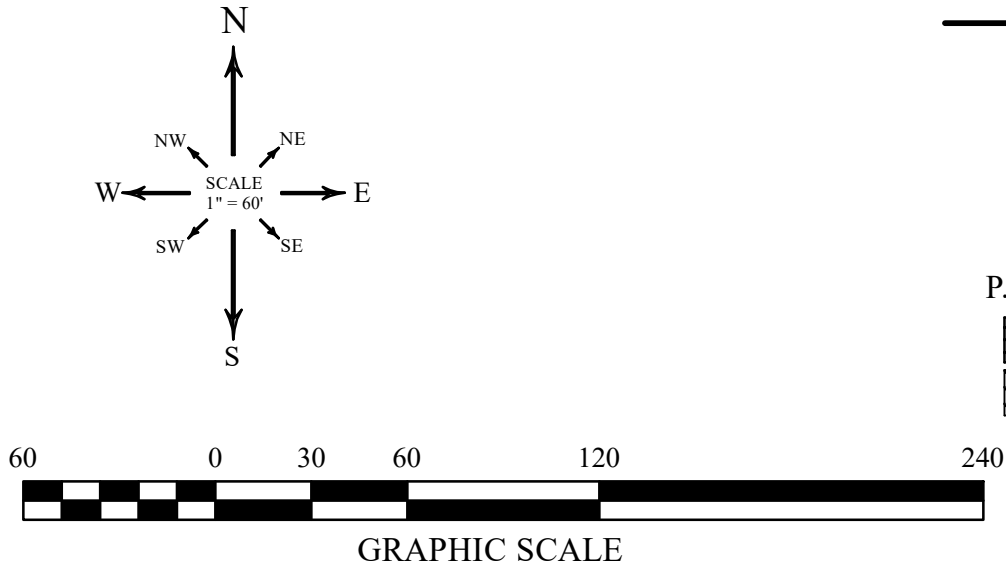
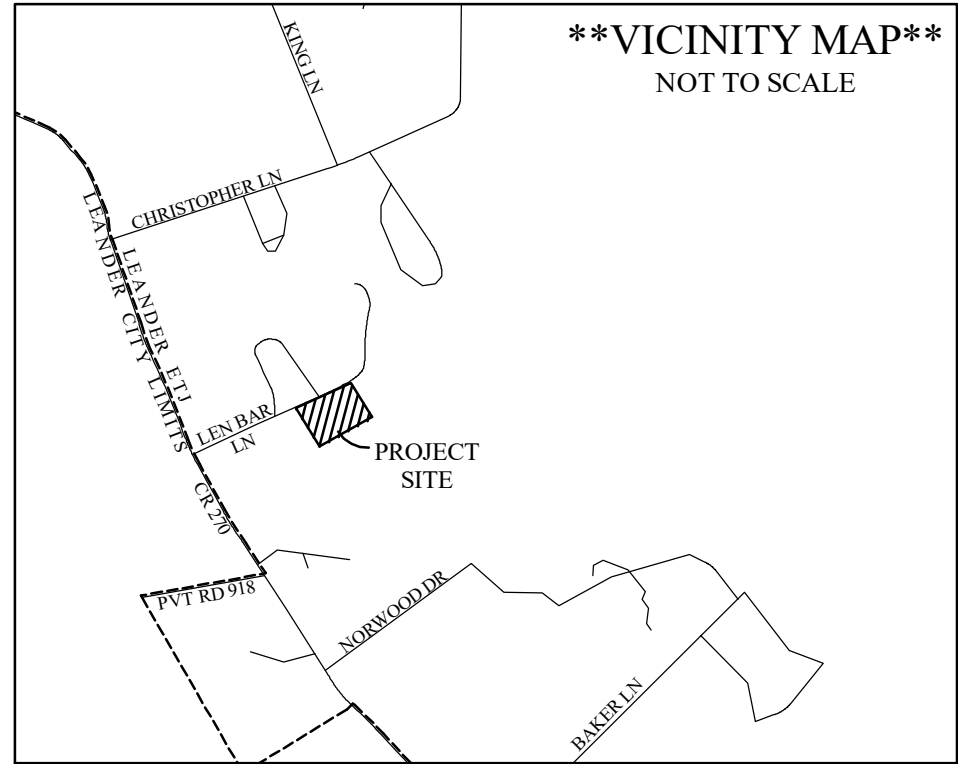
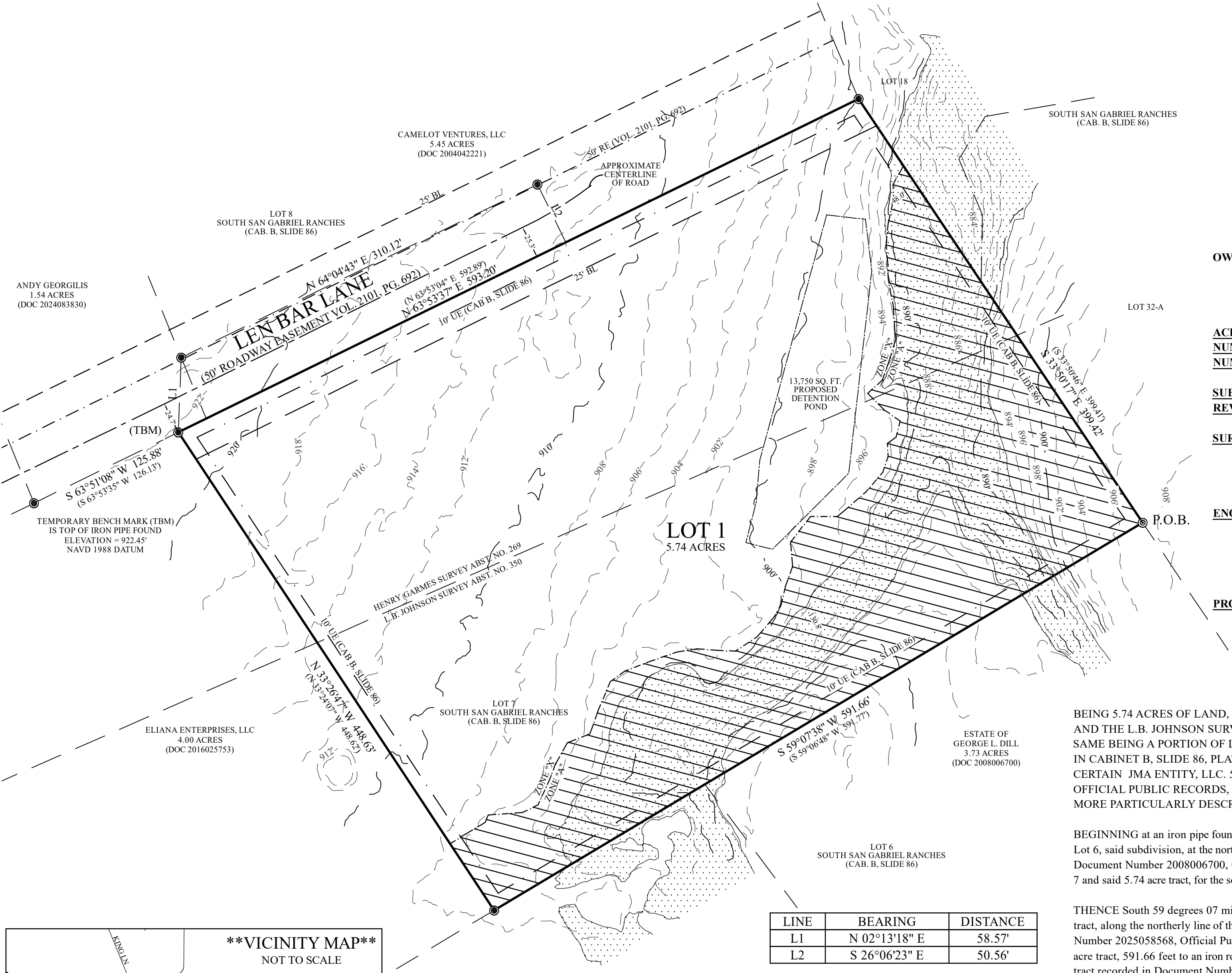
Delia Colon

Date

07/15/2026 08:35 AM

Started On: 07/14/2026 04:11 PM

JMA LEN BAR COMMERCIAL PRELIMINARY PLAT



LINE	BEARING	DISTANCE
L1	N 02°13'18" E	58.57'
L2	S 26°06'23" E	50.56'

- LEGEND**
- 1/2" ROD FOUND
 - 1/2" IRON PIPE FOUND
 - BL BUILDING LINES
 - UE UTILITY ESMT
 - RE ROADWAY ESMT
 - () RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - ZONE "A" FEMA FLOODPLAIN
 - WILCO ATLAS-14 FLOODPLAIN

OWNER: JMA ENTITY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
4203 SPINNAKER COVE
AUSTIN, TX 78731

ACREAGE: 249,976.13 SQ.FT. - 5.74 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1 - COMMERCIAL

SUBMITTAL DATE: 05/01/2026
REVISION DATE: 06/03/2026

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10050200
1640 HIGHLAND FALLS DR., STE. 1001
LEANDER, TEXAS 78641
(512) 337-7585 REF# A0101926

ENGINEER: HILL COUNTRY CIVIL, LLC - FIRM: F-22872
391 LANDA ST., STE. 1204
NEW BRAUNFELS, TX 78130
(210) 378-4953

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE -
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

BEING 5.74 ACRES OF LAND, OUT OF THE HENRY GARMES SURVEY, ABSTRACT NUMBER 269 AND THE L.B. JOHNSON SURVEY, ABSTRACT NUMBER 350, BOTH IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 7, SOUTH SAN GABRIEL RANCHES A SUBDIVISION RECORDED IN CABINET B, SLIDE 86, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN JMA ENTITY, LLC. 5.74 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2025036599, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 5.74 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWED:

BEGINNING at an iron pipe found in the westerly line of Lot 32-A, said subdivision, at the northeast corner of Lot 6, said subdivision, at the northeast corner of that certain Estate of George L. Dill 3.73 acre tract recorded in Document Number 2008006700, Official Public Records, said county, same being the southeast corner of said Lot 7 and said 5.74 acre tract, for the southeast corner hereof;

THENCE South 59 degrees 07 minutes 38 seconds West, along the northerly line of said Lot 6 and said 3.73 acre tract, along the northerly line of that certain Eliana Enterprises, LLC. 1.85 acre tract recorded in Document Number 2025058568, Official Public Records, said county, along the southerly line of said Lot 7 and said 5.74 acre tract, 591.66 feet to an iron rod found at the southeast corner of that certain Eliana Enterprises, LLC. 4.00 acre tract recorded in Document Number 2016025753, Official Public Records, said county, same being the southwest corner of said 5.74 acre tract, for the southwest corner hereof;

THENCE North 33 degrees 26 minutes 47 seconds West, through said Lot 7, along the easterly line of said 4.00 acre tract and the westerly line of said 5.74 acre tract, 448.63 feet to an iron rod found in the southerly line of Len Bar Lane, a 50 feet Roadway Easement recorded in Volume 2101, Page 692, Real Property Records, said county, in the southerly line of Lot 8, said subdivision, in the northerly line of said Lot 7, in the southerly line of that certain Andy Georgilis 1.54 acre tract recorded in Document Number 2024083830, Official Public Records, said county, at the northeast corner of said 4.00 acre tract, same being the northwest corner of said 5.74 acre tract, for the northwest corner hereof;

THENCE North 63 degrees 53 minutes 37 seconds East, along the southerly line of Len Bar Lane, said Lot 8, said 1.54 acre tract and that certain Camelot Ventures, LLC. 5.45 acre tract recorded in Document Number 2004042221, Official Public Records, said county, along the northerly line of said Lot 7 and said 5.74 acre tract, 593.20 feet to an iron rod found in the westerly line of Lot 18, said subdivision, at the southeast corner of said 5.45 acre tract and said Lot 8, same being the northeast corner of said Lot 7 and said 5.74 acre tract, for the northeast corner hereof;

THENCE South 33 degrees 50 minutes 17 seconds East, along the westerly line of said Lots 18 and 32-A, along the easterly line of said Lot 7 and said 5.74 acre tract, 399.42 feet to the POINT OF BEGINNING.

ALLSTAR Land surveying
1640 HIGHLAND FALLS DR.
SUITE 1001
LEANDER, TEXAS 78641
(512) 337-7585 PHONE
TBPELS FIRM NO. 10050200

SCALE:	1" = 60'
BEGIN DATE:	02/04/2026
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0101926
REVISED DATE:	06/22/2026

**JMA LEN BAR COMMERCIAL
PRELIMINARY PLAT**
BEING A 5.74 ACRE TRACT OUT OF THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350, BEING A PORTION OF LOT 7, SOUTH SAN GABRIEL RANCHES, RECORDED IN CABINET B, SLIDE 86, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO JMA ENTITY, LLC IN DOCUMENT NO 2025036599, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD-PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48491C0455F
PANEL: 0455F
DATED: 12/20/2019
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET
1
OF 2

JMA LEN BAR COMMERCIAL PRELIMINARY PLAT

NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF SOUTH SAN GABRIEL RANCHES, AS RECORDED IN CABINET B, SLIDE 86, IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 2) WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AQUA WATER SUPPLY.
- 3) WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- 4) 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 RESPONSIBILTY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 5) 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.
- 6) ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 7) 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.
- 8) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 9) NO BUILDING OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
- 10) 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.
- 11) IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THIS SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- 12) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT SI 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 BE FORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 13) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
- 14) THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 15) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, ALNDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 16) THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 17) ANY PROPOSED DEVELOPMENT THAT POTENTIALLY OBSTRUCT OR DIVERT FLOW WITHIN THE DRAINAGE EASEMENT MAY NOT BE PERMITTED AS IT IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.
- 18) 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.
- 19) LOT 1 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. 48491C0455F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 20) THIS SUBDIVISION WAS EXEMPT FROM PROVIDING STORM-WATER MANAGEMENT CONTROLS (DETENTION) AT THE TIME OF FILING THIS PLAT BASED ON WILLIAMSON COUNTY SUBDIVISION EGULATION B11.1.4 PRIOR TO ANY DEVELOPMENT WITHIN THIS SUBDIVISION. STORM-WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN EFFECT AT TIME OF DEVELOPMENT. CONTACT THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR REVIEW AND APPROVAL OF PROPOSED STORMWATER MANAGEMENT CONTROLS PRIOR TO ANY DEVELOPMENT WITHIN THIS SUBDIVISION.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOHN MUHICH, FOR JMA ENTITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 5.74 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2025036599, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN NOLDERS AND DEEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS

"JMA LEN BAR COMMERCIAL SUBDIVISION"

JOHN MUHICH
JMA ENTITY, LLC
4203 SPINNAKER COVE
AUSTIN, TX 78731

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED _____, AS OF JMA ENTITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID JMA ENTITY, LLC, 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 ON THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

ADAM D. BOATRIGHT, P.E.
COUNTY ENGINEER

DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOHN A. ABLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY.

JOHN A. ABLES R.P.L.S. # 6102
1640 HIGHLAND FALLS DR., STE. 1001
LEANDER, TEXAS 78641
REF# A0101926

DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS ____ DAY OF _____, 20____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____ .M., AND WAS DULY RECORDED ON 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
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

ALLSTAR

Land surveying

SUITE 1001
LEANDER, TEXAS 78641
(512) 337-7585 PHONE
TBPELS FIRM NO. 10050200

1640 HIGHLAND FALLS DR.

SCALE: 1" = 60'	02/04/2026	DAMIAN SMITH
BEGIN DATE:		
DRAWN BY:	A0101926	
JOB NO.:	06/22/2026	
REVISED DATE:		

JMA LEN BAR COMMERCIAL
PRELIMINARY PLAT

BEING A 5.74 ACRE TRACT OUT OF THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350, BEING A PORTION OF LOT 7, SOUTH SAN GABRIEL RANCHES, RECORDED IN CABINET B, SLIDE 86, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO JMA ENTITY, LLC IN DOCUMENT NO 2025036599, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD-PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48491C0455F
PANEL: 0455F
DATED: 12/20/2019

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

Commissioners Court - Regular Session**29.****Meeting Date:** 07/21/2026

Final plat for the Hosick Ranch 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 Hosick Ranch subdivision – Precinct 4.

Public Background

This subdivision consists of 21 residential lots and no new roads on 72.5 acres.

Timeline

2026-04-22 – initial submittal of the final plat

2026-05-22 – 1st review complete with comments

2026-06-11 – 2nd submittal of final plat

2026-06-24 – 2nd review complete with comments

2026-06-24 – 3rd submittal of final plat

2026-07-02 – 3rd review complete with comments cleared

2026-07-14 – receipt of final plat with signatures

2026-07-14 – final plat placed on the July 21st, 2026 Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Final Plat Hosick Ranch

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:35 AM

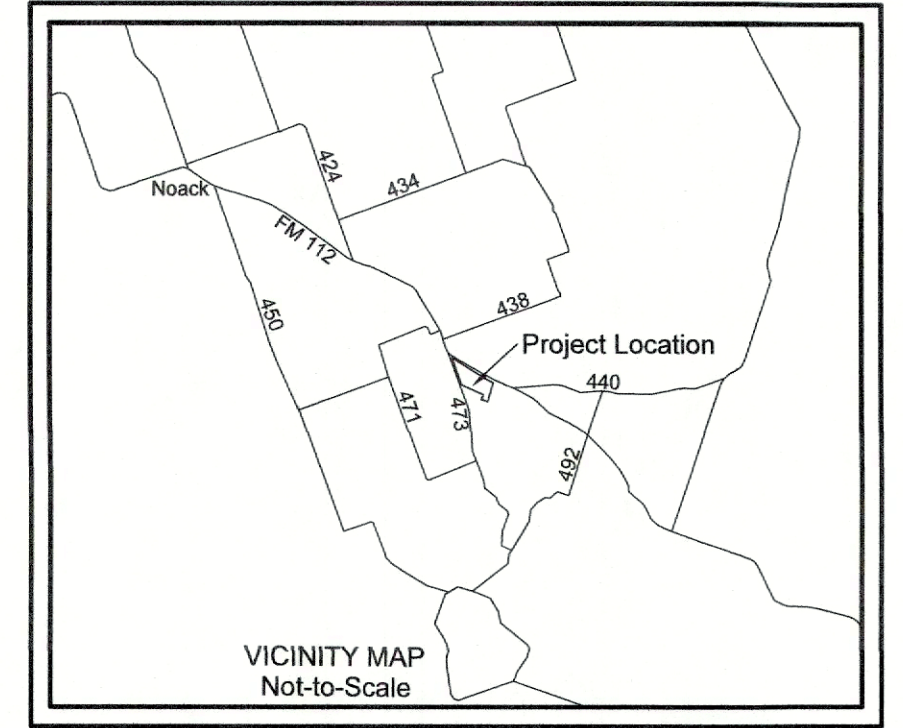
Started On: 07/14/2026 04:28 PM

WILLIAMSON COUNTY, TEXAS

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'

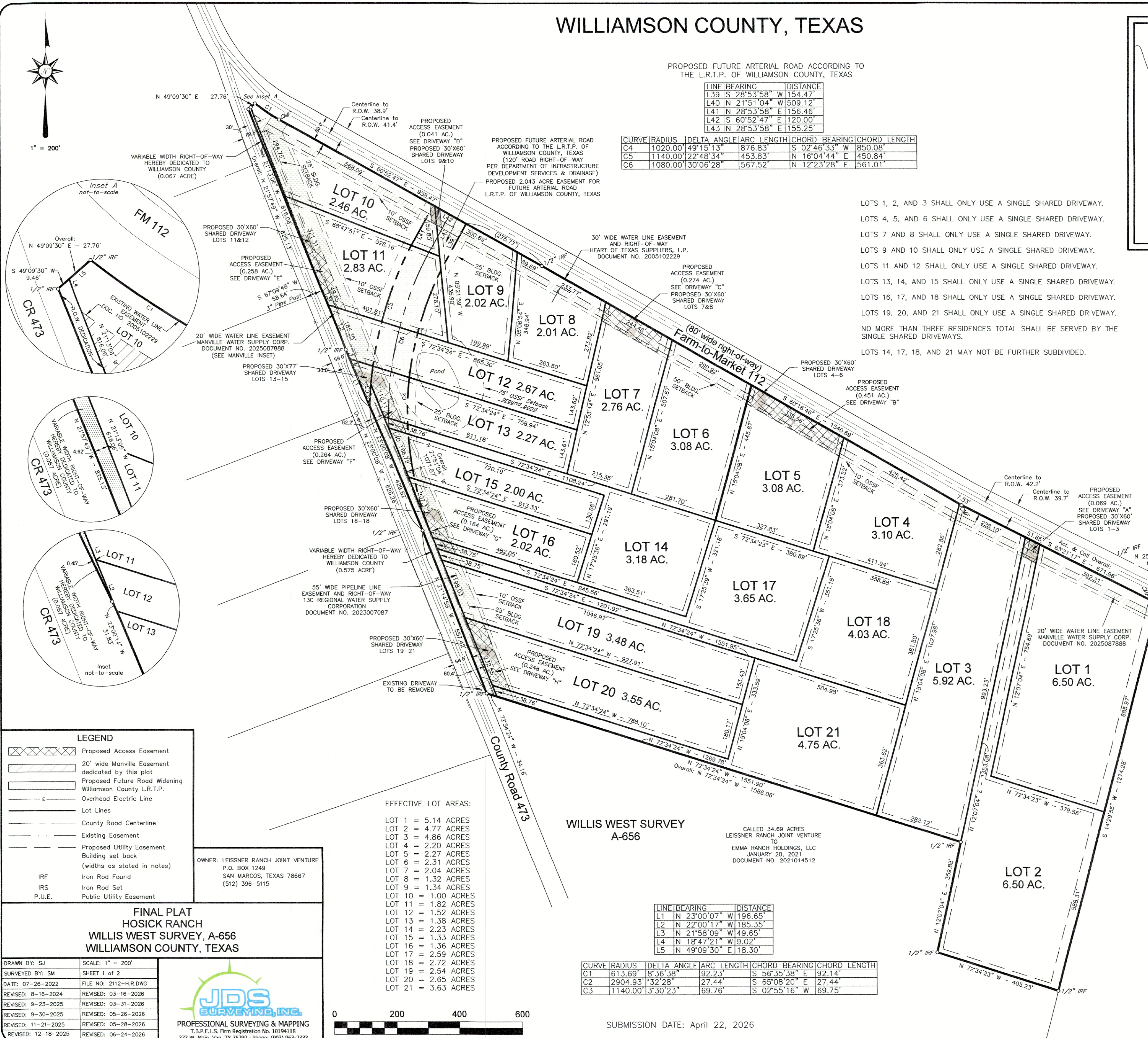


LOTS 1, 2, AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 4, 5, AND 6 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 7 AND 8 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 9 AND 10 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 11 AND 12 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 13, 14, AND 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.

DRIVEWAY TABLE:

LOTS BEING SERVED	CULVERT SIZE
1, 2, 3	2 EA 24" RCP
4, 5, 6	18" RCP
7, 8	24" RCP
9, 10	2EA 24" RCP
11, 12	N/A
13, 14, 15	24" CMP
16, 17, 18	18" CMP
19, 20, 21	18" CMP



CALLLED 131.948 ACRES
 JERRY BALUSEK, JR. AND WIFE,
 BARBARA BALUSEK
 TO
 JAG EL RIO, LLC
 DECEMBER 30, 2021
 DOCUMENT NO. 2022000414

CALLLED 34.69 ACRES
 LEISSNER RANCH JOINT VENTURE
 TO
 EMMA RANCH HOLDINGS, LLC
 JANUARY 20, 2021
 DOCUMENT NO. 2021014512

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'	3°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'

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 =	1.52 ACRES
LOT 13 =	1.38 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

LEGEND

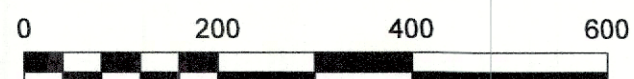
	Proposed Access Easement
	20' wide Manville Easement dedicated by this plat
	Proposed Future Road Widening Williamson County L.R.T.P.
	Overhead Electric Line
	Lot Lines
	County Road Centerline
	Existing Easement
	Proposed Utility Easement
	Building set back (widths as stated in notes)
	Iron Rod Found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

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

FINAL 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: 03-16-2026
REVISED: 9-23-2025	REVISED: 03-31-2026
REVISED: 9-30-2025	REVISED: 05-26-2026
REVISED: 11-21-2025	REVISED: 05-28-2026
REVISED: 12-18-2025	REVISED: 06-24-2026

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: April 22, 2026

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.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, AUSTIN CRABILL, MANAGER OF LEISSNER RANCH JOINT VENTURE, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020163693 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS HOSICK RANCH.

TO CERTIFY WHICH, WITNESS BY my hand this 8th day of July, 2020.

LEISSNER RANCH JOINT VENTURE

BY: Austin Crabill
AUSTIN CRABILL, MANAGER

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Austin Crabill WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8 DAY OF July, 2020.

JULISSA GOVEA-LOPEZ
My Notary ID # 132088417
Expires July 16, 2027

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

07/13/2020
DATE

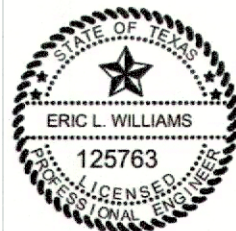
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, ACCORDING TO AN OSSF REPORT AND SUBDIVISION REVIEW DATED MAY 6, 2021.

SUBMITTED BY:

ERIC L. WILLIAMS, P.E. 125763
WILCO ENGINEERING, PLLC
TEXAS ENGINEERING FIRM F-18639
2947 HIGHLAND LAKES DR.
MISSOURI CITY, TX 77459
713-502-0650

7/6/26

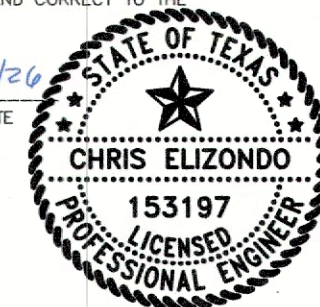
DATE



I, CHRIS ELIZONDO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CHRIS ELIZONDO, P.E., R.P.L.S.
DATE

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

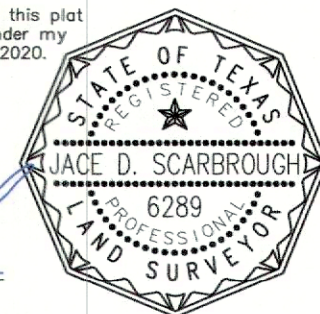


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

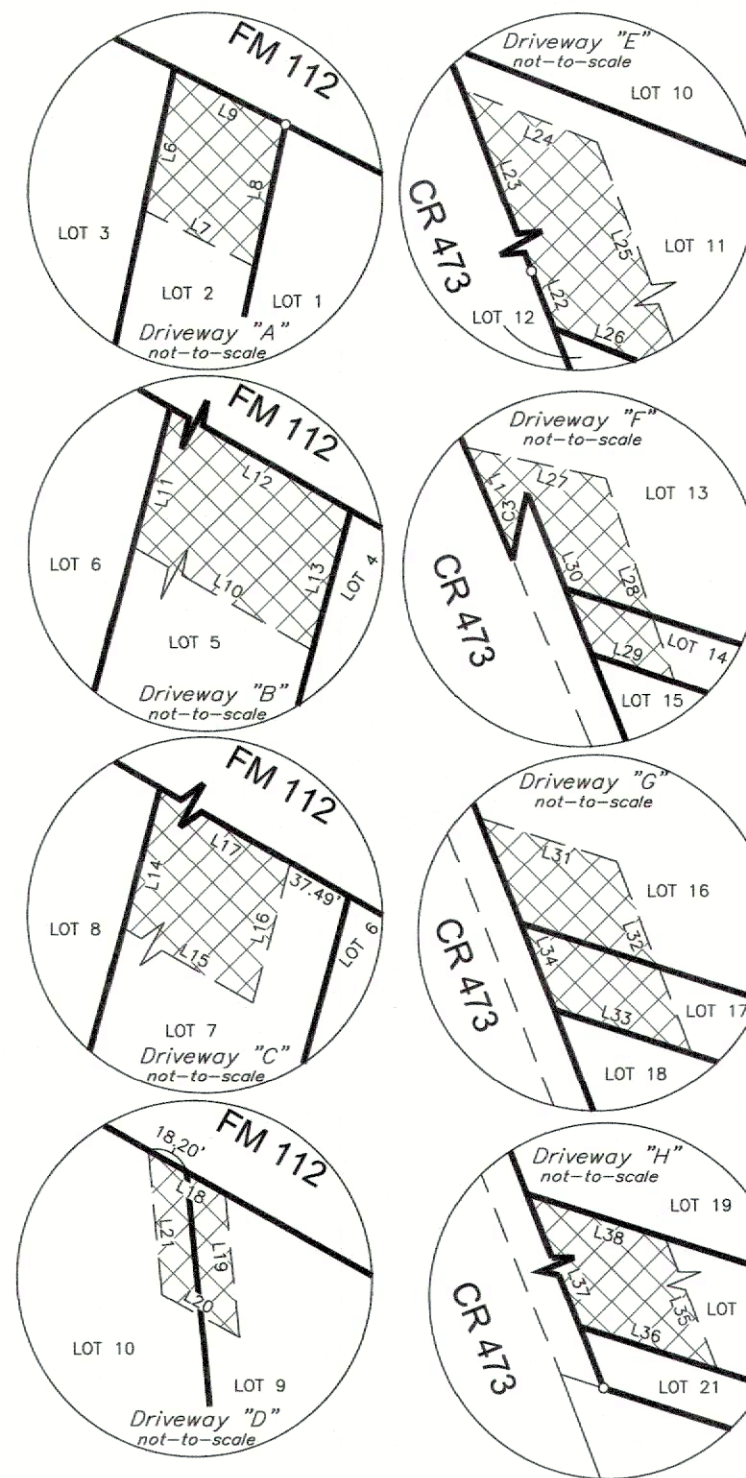
I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of December, 2020.

GIVEN UNDER MY HAND & SEAL, this the 24th day of June, 2026.

Jace D. Scarbrough - R.P.L.S. No. 6289



WILLIAMSON COUNTY, TEXAS



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

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.

"O" 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.

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:

- Fifteen foot (15') wide area on the sides of each Lot that share a common boundary line with another Lot.
- 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.
- Fifty foot (50') wide setback along F.M. 112 and a Twenty-five foot (25') setback along C.R. 473.
- 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.

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.

The minimum FFE shall be at least one foot above the adjacent finished grade and BFE. Exceptions can be made at entrance and egress points, where necessary, to meet the Americans with Disabilities Act (ADA). Recreational vehicle parking pads must also be placed at least one foot above BFE.

A certificate of compliance is hereby issued for all residential lots within this subdivision. This certificate of compliance is valid until such time as FEMA or the county revises or newly adopts floodplain boundaries in this vicinity.

Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the county, its officers and employees harmless from any liability 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.

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.

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 8th DAY OF July, 2020 A.D.

Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHORIZATION 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 WILLIAMSON COUNTY, TEXAS 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

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

FINAL 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: 03-16-2026
REVISED: 9-23-2025	REVISED: 03-31-2026
REVISED: 9-30-2025	REVISED: 05-26-2026
REVISED: 11-21-2025	REVISED: 05-28-2026
REVISED: 12-18-2025	REVISED: 06-24-2026

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**30.****Meeting Date:** 07/21/2026

Utility Services (501P Wilco Building Fire Lane) – Cobb Fendley – WA#3 SWA#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. 1 to Work Authorization No. 3 to the Utility Coordination and Utility Engineering Services (501P Wilco Building Fire Lane (Liberty Hill Bypass Project)) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:22 AM

Started On: 07/13/2026 10:57 AM

Commissioners Court - Regular Session**31.****Meeting Date:** 07/21/2026

Utility Services (West Main Street – City of Florence Waterline Relocations) – Cobb Fendley – WA#4

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on Work Authorization No. 4 to the Utility Coordination and Utility Engineering Services (West Main Street – City of Florence Waterline Relocations) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:22 AM

Started On: 07/13/2026 10:58 AM

Commissioners Court - Regular Session**32.****Meeting Date:** 07/21/2026

Chandler Road Extension – Huitt-Zollars – WA#1 SWA#10

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on Supplemental No. 10 to Work Authorization No. 1 to the Chandler Road Extension (Corridor B3) contract executed on June 4, 2019, between Williamson County and Huitt-Zollars, Inc. relating to the LRTP/Corridor Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:23 AM

Started On: 07/13/2026 11:02 AM

Commissioners Court - Regular Session**33.****Meeting Date:** 07/21/2026

CR 314 – SLG – WA#4 SWA#11

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on Supplemental No. 11 to Work Authorization No. 4 to the CR 314 Road Improvement contract executed on April 23, 2020, between Williamson County and Seiler Lankes Group, LLC relating to the 2019 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:23 AM

Started On: 07/13/2026 11:04 AM

Commissioners Court - Regular Session**34.****Meeting Date:** 07/21/2026

Surveying Services (West Main Street) – SAM – WA#4 SWA#5

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on Supplemental No. 5 to Work Authorization No. 4 to the On-Call Surveying Services (West Main Street) contract executed on May 13, 2024, between Williamson County and Surveying and Mapping, LLC as successor in the interest of Austin Survey Company, LLC dba Inland Geodetics relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:23 AM

Started On: 07/13/2026 11:05 AM

Commissioners Court - Regular Session**35.****Meeting Date:** 07/21/2026

Environmental Services (Liberty Hill Bypass West) – SWCA – WA#8 SWA#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. 1 to Work Authorization No. 8 to the On-Call Environmental Services (Liberty Hill Bypass West – Segment 1) contract executed on May 9, 2024, between Williamson County and SWCA Environmental Consultants relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:23 AM

Started On: 07/13/2026 11:08 AM

Commissioners Court - Regular Session**36.****Meeting Date:** 07/21/2026

Seward Junction East - CAR Curation Agreement

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action regarding the Center for Archeological Research (CAR) Governmental Agency Curation Agreement for the Seward Junction Loop East project, a Road Bond Project in Commissioner Pct. 2.

Public Background

The Texas Historical Commission (THC) requires that, as part of the Environmental Due Diligence Investigations, any records are to be kept by the Center for Archeological Research (CAR). This agreement documents the transfer of archeologic records from Williamson County to the Center for Archeological Research per 13 TAC 26.16 and 26.17 for their records.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:23 AM

Started On: 07/13/2026 11:09 AM

Commissioners Court - Regular Session**37.****Meeting Date:** 07/21/2026

On-Call PI Services (Road Bond) – Rifeline – WA#3

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on Work Authorization No. 3 to the Public Involvement Services (Road Bond Program) contract executed July 29, 2025, between Williamson County and Rifeline, LLC relating to the Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:24 AM

Started On: 07/13/2026 02:54 PM

Commissioners Court - Regular Session**38.****Meeting Date:** 07/21/2026

On-Call PI Services (Corridor) – Rifeline – WA#4

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Consent

Information**Agenda Item**

Discuss, consider, and take appropriate action on Work Authorization No. 4 to the Public Involvement Services (Corridor Program) contract executed July 29, 2025, between Williamson County and Rifeline, LLC relating to the LTP Corridor Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:24 AM

Started On: 07/13/2026 02:56 PM

Commissioners Court - Regular Session**Meeting Date:** 07/21/2026

New Justice Complex Update

Submitted By: Hal Hawes, General Counsel**Department:** General Counsel**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Hear and discuss an update from the Williamson County Manager regarding the new Williamson County Justice Center Complex planning & development programming and processes, to include, but not be limited to project phase updates, timelines, public engagement, and interim planning efforts.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Hal Hawes

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Date

07/13/2026 11:51 AM

Started On: 07/13/2026 11:16 AM

Commissioners Court - Regular Session**40.****Meeting Date:** 07/21/2026

TAC Bonds

Submitted By: Hal Hawes, General Counsel**Department:** General Counsel**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving the bonds to the State of Texas and to Williamson County, Texas of the Williamson County Tax Assessor-Collector, Catherine Totty, who was appointed by the Williamson County Commissioners Court on July 14, 2026, to be effective as of July 21, 2026, and to serve thereafter until the next general election (Tex. Tax Code §6.28).

Public Background

A person elected or appointed as county assessor-collector must, before beginning to perform the duties of the office, give bonds to the state and to the county, conditioned on the faithful performance of the person's duties as assessor-collector. TEX. TAX CODE §6.28(a).

The bond for state taxes must be payable to the Governor and his successors in office in an amount equal to five percent of the net state collections from motor vehicle sales and use taxes and motor vehicle registration fees in the county during the year ending August 31 preceding the date the bond is given, except that the amount of the bond may not be less than \$2,500 or more than \$100,000. TEX. TAX CODE §6.28(b). To be effective, the bond must be approved by the commissioners court and the State Comptroller of Public Accounts. TEX. TAX CODE §6.28(b).

The bond for county taxes must be payable to the commissioners court in an amount equal to 10 percent of the total amount of county taxes imposed in the preceding tax year, except that the amount of the bond may not be less than \$2,500 or more than \$100,000. TEX. TAX CODE §6.28(c). The commissioners' court of a county with a population of 1.5 million or more by order may set the maximum amount of the bond in an amount greater than \$100,000. To be effective, the bond must be approved by the commissioners' court. TEX. TAX CODE §6.28(c).

Additionally, the assessor-collector's bonds for state and county taxes shall be recorded in the office of the county clerk, and the county judge shall submit the bond for state taxes to the State Comptroller of Public Accounts. TEX. TAX CODE §6.28(e); see also TEX. GOV. CODE §604.003.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Hal Hawes

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:36 AM

Started On: 07/14/2026 07:30 PM

Commissioners Court - Regular Session**41.****Meeting Date:** 07/21/2026

2026 Gold Bell Seal for Workplace Mental Health Recognition

Submitted For: Allen Frederick**Submitted By:** Shelley Loughrey, Human Resources**Department:** Human Resources**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action regarding the 2026 Gold Bell Seal for Workplace Mental Health recognition.

Public Background

Williamson County is proud to announce that it has been awarded, for the third year in a row, as the 2026 Gold Bell Seal for Workplace Mental Health, the nation's top recognition for U.S. employers committed to creating mentally healthy workplaces. The Bell Seal is issued by Mental Health America, the nation's leading nonprofit dedicated to promoting the mental health and well-being of all people living in the U.S.

Williamson County was evaluated on its policies and practices in four areas: culture, benefits, compliance, and whole-health wellness programs. Mental Health America considered our EAP program, stress reduction offerings, medical coverage leadership and commitment to making our workplace a supportive environment in awarding the Gold level.

Williamson County is committed to providing the best for its employees and looks forward to continuing work to ensure they uphold the standards the Bell Seal for Workplace Mental Health set forth.

Since 2019, Mental Health America has awarded the Bell Seal to hundreds of employers for supporting the mental health of 5.1 million employees combined, following decades of research into best practices in workplace mental health.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Shelley Loughrey

Final Approval Date: 06/25/2026

Reviewed By

Delia Colon

Date

06/25/2026 02:00 PM

Started On: 06/24/2026 03:10 PM

Commissioners Court - Regular Session**42.****Meeting Date:** 07/21/2026

Annual Update from the Williamson County Economic Development Partnership

Submitted By: Connie Odom, Public Information Office**Department:** Public Information Office**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action on the annual update from the Williamson County Economic Development Partnership.

Public Background

The Williamson County Economic Development Partnership is a self-funded collaboration of county and city leaders acting together to improve the economic well-being and quality of life for the region. Under the values of strategic growth, professionalism and integrity, and a shared pro-business mentality, the partnership works to build shared prosperity in the region. Founded in 2014, the WilCo EDP was created as a partnership between Williamson County and city economic development leaders to market and promote economic development in Williamson County. Its board of directors is made up of representatives from each of the contributing governmental entities, including Williamson County, Cedar Park, Coupland, Georgetown, Hutto, Jarrell, Leander, Liberty Hill, Round Rock and Taylor. Its executive director is Dave Porter.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

PPT COMMISSIONERS COURT

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Connie Odom

Final Approval Date: 07/07/2026

Reviewed By

Delia Colon

Date

07/07/2026 03:38 PM

Started On: 07/07/2026 02:42 PM



Economic Development Partnership

The Future of High Tech in Texas

July 21, 2026

2025 Gross Domestic Product (GDP)

U.S.

- \$30.7 trillion
- 2.1% growth, driven by consumer spending and A.I. investment

Texas

- \$2.9 trillion (8th largest global economy)
- 2.5% growth

Austin MSA

- \$202.6 billion (51st largest global economy)
- 3.7% growth

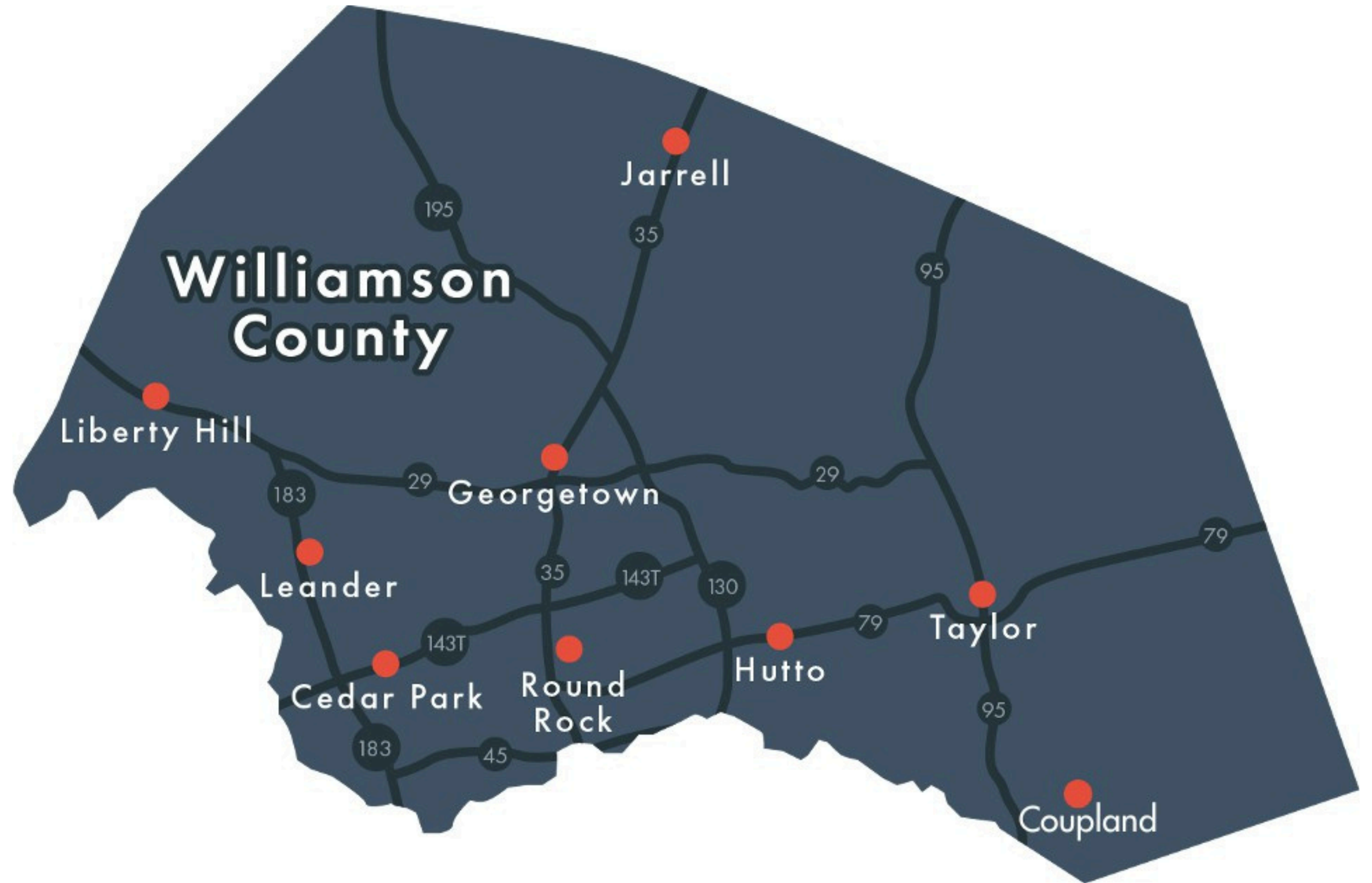
Austin MSA by County

- Travis County - \$202.6 billion
- Williamson County - \$44.6 billion (90th largest global economy)
- Hays County - \$15.3 billion
- Bastrop County - \$4.3 billion
- Caldwell County - \$1.5 billion



Partners

- Williamson County
- Cedar Park
- Hutto
- Jarrell
- Liberty Hill
- Leander
- Round Rock Chamber
- Georgetown
- Taylor
- Coupland



Wilco EDP 2025/2026

Promoting Williamson County

- ARMA Expo (Sponsor | Oct. 2025)
- Korea Trip #1 (Joint Trip with Asian Chamber | Oct. 2025)
- ABJ Growth Summit (Sponsor | Dec. 2025)
- Korea Trip #2 (Feb. 2026)
- SXSW Event (Sponsor | Mar. 2026)
- Space Symposium (Apr. 2026)
- SelectUSA Investment Summit (May 2026)
- 5-Year Strategic Plan Completed (Jun. 2026)



Results 2025/2026

Assisted 8 companies with locating in Wilco (total 30 company announcements)

- 2,224 announced jobs (3,467 jobs | 30 companies)
- \$500 million capital investment (\$2.53 billion | 30 companies)
- Williamson County will receive \$10.23 million in net new tax revenue over a 10-year period
- All local taxing districts are expected to receive \$212.5 million in new tax revenue over 10 years
- School districts will receive \$107.3 million in tax revenue over 10 years



Results (CONT.)

Williamson County's Investment in the Wilco EDP - \$500,000

- For every \$1 of investment the county receives \$22 in additional tax revenue
- \$142 in tax revenue for all local taxing districts
- \$23,777 in economic output

Williamson County ROI - 204%



A Look Ahead FY 2026/2027

Implementation of New Five-Year Strategic Plan

- Competitor Markets
 - Wilco, TN
 - Maricopa County, AZ
 - Savannah, GA
 - Raleigh, NC
 - Denver, CO
- Domestic Target Markets
 - Northern California
 - Los Angeles & Long Beach
 - Nashville
 - Seattle
 - Maricopa County, AZ



Implementation of New Five-Year Strategic Plan (CONT.)

Targeted Industry Sectors

- Advanced Manufacturing
 - Semiconductor
 - Electrical Equipment
 - Computer & Electronic Products
- Technology
 - Computer Systems Design
 - R&D
 - Engineering
 - AG Tech
- Professional Services
 - Back Office
 - Marketing
- Defense
 - Aerospace
 - Cybersecurity
 - Computer & Electrical Products
- Life Sciences
 - Medical Equipment Manufacturing
 - R&D
 - Pharma Manufacturing



Implementation of New Five-Year Strategic Plan (CONT.)

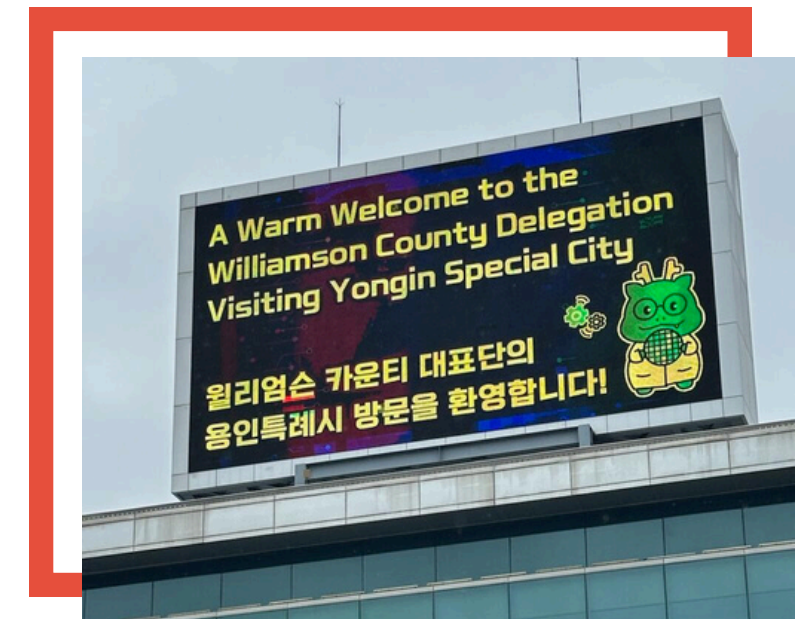
- International Target Markets
 - Japan
 - Korea
 - Taiwan
 - U.K.
 - Czech Republic
 - Monterrey, Mexico Corridor
 - Canada
 - Germany

- Marketing Williamson County
 - Prospect Marketing
 - Disciplined CRM approach to nurture active leads and warm prospects
 - International Marketing
 - Data-driven digital and in-market strategies
 - Launch digital campaigns in Taiwan & Japan
 - Establish a presence at two to three international industry events annually
 - Website and Marketing Collateral Update
 - Wilco Marketing Message - A Unified, County-Wide Message



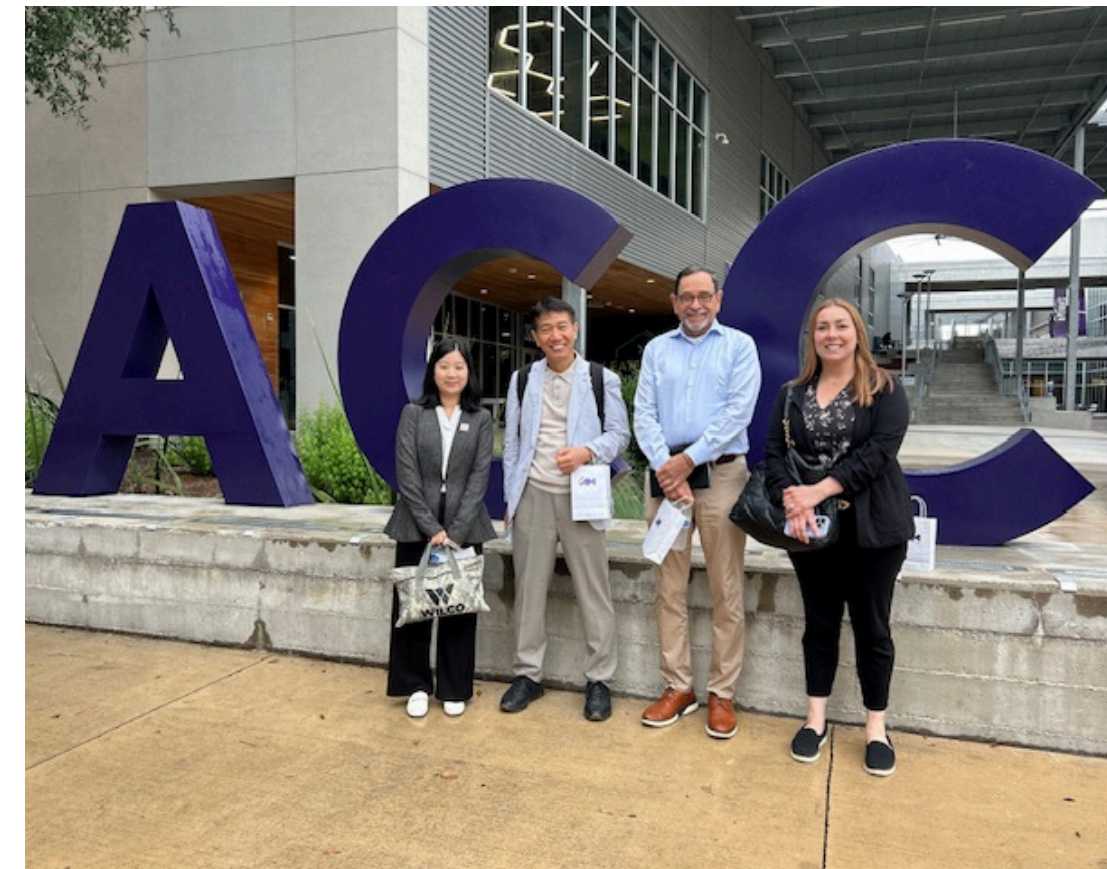
Implementation of New Five-Year Strategic Plan (CONT.)

- Spaceport Development & Promotion
 - Define the EDP's role within the County's spaceport designation
 - Wilco spaceport designation is a significant competitive advantage
 - Build a target marketing program for business attraction across all member cities
 - Attend relevant industry conference and site selector network
 - Develop a spaceport-specific marketing package distinct from general EDP collateral marketing
- Domestic Marketing Missions
 - Develop a 12-month calendar assigning each mission to a specific target industry
- Site Selector Outreach
 - Identify the top 25-30 site selectors
 - Newsletter
 - Host annual event
- Yongin Sister City
 - Build depth and durability into the County's inaugural sister city
 - Structured programming across culture, education, and economic development
 - Establish a sister city committee
 - Pursue additional funding through Sister Cities International



Implementation of New Five-Year Strategic Plan (CONT.)

- Workforce
 - Workforce Council
 - A standing council of employers, education partners, workforce organizations and EDO's to coordinate talent strategies
 - Military Talent Bridge
 - Connect transitioning service members from Fort Hood to county employers in target industries - Tap office at Fort Hood
 - Youth Talent Pipeline
 - Connect K-12 students to career pathways
 - Live Here, Work Here
 - Strategy to promote job opportunities in Wilco
- Ecosystem Engagement
 - County infrastructure task force
 - Electricity, water, wastewater capacity
 - Addresses the constraints that represent the county's most critical bottleneck to economic growth



A Look Ahead 2026/2027



- Domestic Marketing Missions
 - Northern California (Oct. 26)
 - LA/Longbeach (Jun. 26)
- International Marketing Mission
 - South Korea (Feb. 27)
 - Taiwan (May 27)
 - Japan (TBD)
- Space Symposium (Apr. 27)
- SelectUSA Investment Forum (May 27)



**Thank You
For Your Investment!**



Commissioners Court - Regular Session**43.****Meeting Date:** 07/21/2026

Interim space plans

Submitted For: Rebecca Clemons**Submitted By:** Becky Pruitt, County Manager**Department:** County Manager**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on interim space plans including, but not limited to, the current Justice Center, historic courthouse, and recently vacated offices in downtown Georgetown.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Becky Pruitt

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 09:56 AM

Started On: 07/13/2026 04:56 PM

Commissioners Court - Regular Session**44.****Meeting Date:** 07/21/2026

Adoption of 2026-2027 Budget

Submitted For: Ashlie Holladay**Submitted By:** Ashlie Holladay, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on advertising and set a date for the public hearing on the 2026-2027 county budget for Tuesday, September 1st, 2026 at 9:30 AM.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ashlie Holladay

Final Approval Date: 07/07/2026

Reviewed By

Delia Colon

Date

07/07/2026 03:33 PM

Started On: 07/07/2026 01:16 PM

Commissioners Court - Regular Session**45.****Meeting Date:** 07/21/2026

FY27 Proposed Vehicle Replacement Schedule

Submitted By: Ashlie Holladay, Budget Office**Department:** Budget Office**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on the vehicle replacement schedule for FY27.

Public Background

Please see attached. Each year, the Budget Office, in conjunction with the Fleet Director, review the vehicle replacement schedule for any necessary updates. In reviewing the current replacement criteria on livestock trucks of "11 years and 132K miles", the Fleet Director is recommending replacement at "8 years and 132K miles" instead. This recommendation is based on costly repairs between years 8 and 11 as well as patterns of usage, i.e. on and off-road usage, towing of trailers, hauling of 4-wheelers, etc.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ashlie Holladay

Final Approval Date: 07/08/2026

Reviewed By

Delia Colon

Date

07/08/2026 08:28 AM

Started On: 07/07/2026 02:54 PM

Commissioners Court - Regular Session**46.****Meeting Date:** 07/21/2026

Bridge Church Property Amendment

Submitted By: Hal Hawes, General Counsel**Department:** General Counsel**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action on the approval of a Commercial Contract Amendment to the Commercial Contract – Improved Property between Iglesias Evangelica Latina, referred to therein as Buyer, and Williamson County, referred to therein as Seller, relating to the sale and purchase of approximately 3.772 acres (more or less and subject to final survey) of real property located at 747 County Road 138, Hutto, Williamson County, Texas, to amend the original sales price amount of \$5,300,000.00 to \$5,053,000.00 and to set an earlier closing date of August 27, 2026; and authorize the County Judge to execute the Commercial Contract Amendment.

Public Background

This amendment will decrease the original sales price from \$5,300,000.00 to \$5,053,000.00 (\$247,000 reduction) to allow for various property condition repairs to be made by the buyer following closing. The amendment will also move the closing date up one week to an earlier closing date of August 27, 2026.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Hal Hawes

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Date

07/13/2026 12:06 PM

Started On: 07/13/2026 11:36 AM

Commissioners Court - Regular Session**47.****Meeting Date:** 07/21/2026

Lakeside MUD

Submitted By: Hal Hawes, General Counsel**Department:** General Counsel**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action approving the filing of a Motion for Rehearing and, if necessary, the filing of a future appeal in relation to Williamson County's formal protest and request for a contested case hearing to the Texas Commission on Environmental Quality relating to a petition for the creation of Lakeside Estates Municipal Utility District - TCEQ Docket No. 2026-0568-DIS.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Hal Hawes

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:36 AM

Started On: 07/14/2026 07:46 PM

Commissioners Court - Regular Session**48.****Meeting Date:** 07/21/2026

Award of RFCSP #26RFCSP30 Cedar Park Annex Chiller Plant for Facilities Management

Submitted For: Joy Simonton**Submitted By:** Michelle McKinney, Purchasing**Department:** Purchasing**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action awarding RFCSP #26RFCSP30 Cedar Park Annex Chiller Plant to Southland Industries, Inc. in the amount of Six Hundred Thirty-Eight Thousand Three Hundred Thirty-Eight and No/100 Dollars (\$638,338.00) and authorize execution of the agreement (The funding source is 01.0100.0509.004509).

Public Background

After an independent and collective evaluation of the qualifications submitted in response to the solicitation, the evaluation committee determined that Southland Industries, Inc. is the most qualified firm to provide the services required for the Cedar Park Annex Chiller Plant project.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Michelle McKinney

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 12:49 PM

Started On: 07/09/2026 08:44 AM

Commissioners Court - Regular Session**49.****Meeting Date:** 07/21/2026

Approval of the Guaranteed Maximum Price GMP01 for RFP #25RFP52 WCRAS Building Addition for Facilities Management

Submitted For: Joy Simonton**Submitted By:** Michelle McKinney, Purchasing**Department:** Purchasing**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving the Guaranteed Maximum Price Proposal GMP01, with awarded RFP 25RFP52 for the WCRAS Building Addition to Bartlett Cocke General Contractors, LLC in the amount of Six Hundred Thirty-Two Thousand Six Hundred Forty-One Dollars (\$632,641.00) and authorize the execution of the GMP01 (The funding source is P719).

Public Background

The guaranteed maximum price of GMP01 is for the Williamson County Regional Animal Shelter Building Addition RFP #25RFP52, awarded on 08.19.2025 with agenda item #66 with Bartlett Cocke General Contractors, LLC, to perform the work approved on the above-referenced mentioned project.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Michelle McKinney

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 10:22 AM

Started On: 06/30/2026 10:50 AM

Commissioners Court - Regular Session**50.****Meeting Date:** 07/21/2026

July 2026 Road Construction Summary Report and PowerPoint Presentation

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Receive the July 2026 Road Construction Summary Report and PowerPoint Presentation.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 02:45 PM

Started On: 07/13/2026 11:57 AM

Commissioners Court - Regular Session**51.****Meeting Date:** 07/21/2026

Project transfer for Road & Bridge Division

Submitted For: Matt Williamson**Submitted By:** Jenifer Favreau, Infrastructure**Department:** Infrastructure**Division:** Road & Bridge**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action on transferring \$13,500.00 from P733 (Misc Signal Construction) to P752 (Pedestrian Beacons at Grovedale Trail).

Public Background

This transfer is necessary in order to create P752 (Pedestrian Beacons at Grovedale Trail).

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Jenifer Favreau

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 02:48 PM

Started On: 07/14/2026 02:29 PM

Commissioners Court - Regular Session**52.****Meeting Date:** 07/21/2026

Ratification of emergency PO for Kinloch Equipment & Supply for Elgin Broom Bear Single Engine Street Sweeper resulting from unexpected loss of the equipment for Road and Bridge Department

Submitted For: Joy Simonton**Submitted By:** Ann Sanchez, Purchasing**Department:** Purchasing**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action to ratify Emergency Purchase Order (PO) #192185 in the amount of \$401,615.00 for Kinloch Equipment & Supply, exempting this purchase from the competitive bidding requirements, per Texas Local Government Code Sec. 262.024(a)(3), which allows an exemption when an item is necessary due to unforeseen damage to public property. (Funding source: 01.0200.0210.005700).

Public Background

The Road and Bridge Department submitted requisition #140637 for the purchase of an Elgin Broom Bear Single Engine Street Sweeper with dual-side brooms from Kinloch Equipment & Supply on May 22, 2026, and requested the purchase to be escalated as an emergency purchase on June 02, 2026, due to the unexpected loss of the equipment and the operational necessity of maintaining adequate sweeping capacity as well as the extent of the damage and associated costs. An emergency agreement was executed and is submitted for ratification with this agenda item.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ann Sanchez

Final Approval Date: 07/14/2026

Reviewed By

Delia Colon

Date

07/14/2026 12:54 PM

Started On: 07/09/2026 11:19 AM

Commissioners Court - Regular Session**53.****Meeting Date:** 07/21/2026

RM 2243 – Supplemental Utility Agreement with Pedernales Electric Cooperative (PEC)

Submitted By: Julissa Romero, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action regarding the Supplemental Utility Agreement with PEC for utility relocations on the RM 2243 Project, a Road Bond Project in Commissioner Precinct 2.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Julissa Romero

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:20 AM

Started On: 07/07/2026 10:05 AM

Commissioners Court - Regular Session**54.****Meeting Date:** 07/21/2026

On-Call Utility Services – Cobb Fendley – PSA 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 Utility Coordination and Utility Engineering Services (Road Bond and Corridor Projects) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:22 AM

Started On: 07/13/2026 10:53 AM

Commissioners Court - Regular Session**55.****Meeting Date:** 07/21/2026

Red Bud Lane – SLG – PSA Amendment #3

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. 3 to the Red Bud Lane contract executed March 19, 2024, between Williamson County and Seiler Lankes Group, LLC relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:23 AM

Started On: 07/13/2026 11:00 AM

Commissioners Court - Regular Session**56.****Meeting Date:** 07/21/2026

Utility Services (Road Bond) – Cobb Fendley – WA#5

Submitted By: Ragan Riggs, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action on Work Authorization No. 5 to the Utility Coordination and Utility Engineering Services (Road Bond Program) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:22 AM

Started On: 07/13/2026 10:54 AM

Commissioners Court - Regular Session**57.****Meeting Date:** 07/21/2026

Utility Services (Corridor) – Cobb Fendley – WA#6

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 No. 6 to the Utility Coordination and Utility Engineering Services (Corridor Programs) contract executed July 22, 2025, between Williamson County and Cobb, Fendley & Associates, Inc. relating to the LRTP/Corridor Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ragan Riggs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:22 AM

Started On: 07/13/2026 10:56 AM

Commissioners Court - Regular Session**58.****Meeting Date:** 07/21/2026

Interlocal Agreement with City of Leander for Hero Way

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 an Interlocal Agreement Regarding the participation of the City of Leander, Texas and Williamson County, Texas in the Design and Construction for the Harmony School Driveway Improvements with the Hero Way Roadway Expansion Project.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:24 AM

Started On: 07/13/2026 04:35 PM

Commissioners Court - Regular Session**59.****Meeting Date:** 07/21/2026

ILA with City of Jarrell for CR 305

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 an Interlocal Agreement regarding the participation of the City of Jarrell, Texas and Williamson County, Texas, in the design and construction of utilities related to the CR 305 construction project.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:24 AM

Started On: 07/13/2026 08:07 PM

Commissioners Court - Regular Session**60.****Meeting Date:** 07/21/2026

CR 201 Purchase Contract

Submitted For: Don Childs**Submitted By:** Don Childs, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on a real estate contract with David G. Howard to acquire 0.096 AC needed as right of way on the CR 201 project (Parcel 53).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:26 AM

Started On: 07/13/2026 08:16 PM

Commissioners Court - Regular Session**61.****Meeting Date:** 07/21/2026

Seward Junction Relocation Claim

Submitted For: Don Childs**Submitted By:** Don Childs, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on a claim for actual moving expenses with Kimberly Krause (Parcel 10) caused by the acquisition of right of way needed for the Seward Junction construction project.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:26 AM

Started On: 07/13/2026 08:29 PM

Commissioners Court - Regular Session**62.****Meeting Date:** 07/21/2026

Ronald Reagan Segment Relocation Claim

Submitted For: Don Childs**Submitted By:** Don Childs, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on a claim for actual moving expenses with Hector Acosta caused by the acquisition of right of way needed for the Ronald Reagan segment C (Parcel 32).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:26 AM

Started On: 07/13/2026 08:36 PM

Commissioners Court - Regular Session**63.****Meeting Date:** 07/21/2026

Ronald Reagan Segment C Relocation Claim

Submitted For: Don Childs**Submitted By:** Don Childs, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on a claim for actual moving expenses with Kevin Merritt caused by the acquisition of right of way needed for the Ronald Reagan segment C (Parcel 32).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:26 AM

Started On: 07/13/2026 08:58 PM

Commissioners Court - Regular Session**64.****Meeting Date:** 07/21/2026

CR 255 Agreed Final Judgment

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 an agreed final judgment with Larry Lane Roberts, Christopher M Reeves, and Teena C. Reeves to acquire 0.431 ac needed as right of way on the CR 255 project (Parcel 35).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:27 AM

Started On: 07/14/2026 02:03 PM

Commissioners Court - Regular Session**65.****Meeting Date:** 07/21/2026

CR 255 Agreed Final Judgment

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 an agreed final judgment with Christopher M. Reeves, and Teena L. Reeves to acquire 0.776 ac needed as right of way on the CR 255 project (Parcel 32).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:28 AM

Started On: 07/14/2026 02:07 PM