

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Call to Order and Announce Quorum

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

General Announcements

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by:

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Public Comments (on Agenda items only)

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____-____-____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by:

**VAN ZANDT COUNTY COMMISSIONERS' COURT
AGENDA FACT SHEET**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA 07/29/2026

NAME: Ben Miraglia, County Auditor

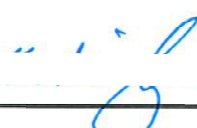
Phone: 903-567-7379

SUBJECT DESCRIPTION:

Discuss and consider approval of the Audit Report for Fiscal Year ending 09/30/2025 presented by Patillo, Brown, & Hill, LLP out of Waco, Texas.

AGENDA DESCRIPTION:(Using appropriate agenda wording):

Discuss and consider approval of the Audit Report for Fiscal Year ending 09/30/2025 presented by Patillo, Brown, & Hill, LLP out of Waco, Texas.

SIGNATURE:  _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on 07/29/2026

Reviewed and approved by: _____

**VAN ZANDT COUNTY COMMISSIONERS' COURT
AGENDA FACT SHEET**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

Date: July 21, 2026 DATE OF AGENDA: July 29, 2026

NAME: Judge Andy Reese

Phone: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION:(Using appropriate agenda wording):

Discuss and consider designating Emily Reeves as the acting Van Zandt County Chief Appraiser for the Van Zandt County Appraisal District

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

Reviewed and approved by: _____

RESOLUTION

A RESOLUTION OF COMMISSIONERS COURT OF VAN ZANDT COUNTY, TEXAS, DESIGNATING THE ACTING VAN ZANDT COUNTY CHIEF APPRAISER OF THE VAN ZANDT COUNTY APPRAISAL DISTRICT AS OFFICER TO CALCULATE THE NO-NEW REVENUE TAX RATE AND THE VOTER APPROVAL TAX RATE IN ACCORDANCE WITH THE TEXAS TAX CODE.

WHEREAS, the State Legislature amended the Texas Tax Code in 2019 as part of its Property Texas reform; and

WHEREAS, Texas Tax Code Section 26.04(c) and 26.17(e) now require an officer or an employee designated by the governing body to calculate the no-new-revenue tax rate and the voter-approval tax rate for the taxing unit after the assessor submits the certified appraised roll; and

WHEREAS, in 2023, Emily Reeves was designed as a qualified professional to calculate the no-new revenue tax rate and the voter-approval tax rate for the County of Van Zandt; and

WHEREAS, Emily Reeves is serving as Chief Appraiser of the Van Zandt County Appraisal District; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF VAN ZANDT COUNTY, TEXAS, THAT:

Emily Reeves, Chief Appraiser of Van Zandt County Appraisal District, is hereby designated as a qualified professional to calculate the no-new revenue tax rate and the voter-approval tax rate of Van Zandt County in accordance with Section 26 of the Texas Tax Code.

PASSED AND APPROVED this ____ day of _____, 2026.

Andy Reese, County Judge

ATTEST:

Susan Strickland, County Clerk

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: July 29, 2026

NAME: Scott Slaton

TELEPHONE OR EMAIL CONTACT: 903-567-4915 / sslaton@vanzandtcounty.org

SUBJECT DESCRIPTION:

Discuss and consider purchasing DataSnipper Accel for three users in the Auditor's Office using Contingency funds transferred to IT's budget line 010-503-572 and for the County Judge to sign any relative software agreement.

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider purchasing DataSnipper Accel for three users in the Auditor's Office using Contingency funds transferred to IT's budget line 010-503-572 and for the County Judge to sign any relative software agreement.

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____



Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

SCOTT SLATON,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
	7/14/2026			\$11,974.35

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
DATASNIPPER ACCEL PK MS EXCEL PLUGIN	3		\$3,991.45	\$11,974.35

Mfg. Part#:

Term: One (1) year from the date of purchase. No signature or executed agreement is required to activate or maintain this subscription. Term begins upon purchase/order processing and remains active for one (1) year thereafter.

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software GOV ONLY (121923)

SUBTOTAL \$11,974.35

SHIPPING \$0.00

SALES TAX \$0.00

GRAND TOTAL **\$11,974.35**

PURCHASER BILLING INFO

DELIVER TO

Billing Address:

VAN ZANDT COUNTY COURTHOUSE
ACCOUNTS PPAYAB
121 E DALLAS ST
CANTON, TX 75103-1400
Phone: (903) 567-4915
Payment Terms: NET 30-VERBAL

Shipping Address:

VAN ZANDT COUNTY COURTHOUSE
SCOTT SLATON
121 E DALLAS ST
CANTON, TX 75103-1400
Shipping Method: ELECTRONIC DISTRIBUTION

Please remit payments to:

CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515

**Sales Contact Info**

Clare Reynolds | (877) 496-2488 | clare.reynolds@cdwg.com

Need Help?[My Account](#)[Support](#)[Call 800.800.4239](tel:800.800.4239)

[About Us](#) | [Privacy Policy](#) | [Terms and Conditions](#)

This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

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**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: July 29, 2026

NAME: Brandon Barton

TELEPHONE OR EMAIL CONTACT: 903-567-2166

SUBJECT DESCRIPTION:

Discuss and consider abatement of 140 Oak Circle, Murchison located in Precinct 4

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider abatement of 140 Oak Circle, Murchison located in Precinct 4

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: July 29, 2026

NAME: Bobby Phillips

TELEPHONE OR EMAIL CONTACT: 903-567-2166

SUBJECT DESCRIPTION:

Discuss and consider annual license renewal for Santos Luna d/b/a Luna Towing of 2924 Thistlewood Dr., Seagoville, Texas 75159 to operate an Automotive Wrecking and Salvage Yard located at 30782 State Highway 64, Wills Point, Van Zandt County, Texas 75169.

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider annual license renewal for Santos Luna d/b/a Luna Towing of 2924 Thistlewood Dr., Seagoville, Texas 75159 to operate an Automotive Wrecking and Salvage Yard located at 30782 State Highway 64, Wills Point, Van Zandt County, Texas 75169.

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____

LICENSE

THE STATE OF TEXAS

§
§
§

COUNTY OF VAN ZANDT

A license is hereby granted to: _____

_____, to operate a(n) _____

_____ located at _____

pursuant to and in compliance with Van Zandt County Ordinance No. ____, adopted September 10, 2025.

Approved by the Van Zandt County Commissioners Court on the ____ day of _____,

_____.
Issued this ____ day of _____, _____, and effective until the ____ day of _____, _____.

Andy Reese, County Judge
Van Zandt County, Texas

ACKNOWLEDGEMENTS

STATE OF TEXAS

COUNTY OF VAN ZANDT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____
_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE
PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR VAN ZANDT COUNTY, TEXAS

ATTEST:

Susan Strickland, County Clerk
Van Zandt County, Texas

I, the undersigned, swear under penalty of perjury that the above information is true and correct.

Applicant

Subscribed and sworn to before me the undersigned notary of the ____ day of _____
_____, 20 ____.

Notary Public, in and for State of Texas
Van Zandt County

THIS LICENSE IS RENEWABLE ANNUALLY ACCORDING TO SECTION 6 OF VAN ZANDT COUNTY ORDINANCE
NO. 001, AS AMENDED



Van Zandt County
Application for Licensing of Junkyard,
Auto Salvage and Wrecking Yards

Has any Owner of the applicant business had license under this Ordinance revoked, suspended, or renewal application denied by **ANY** County? NO (Yes/No)

If answered "Yes", give date(s), detail reason(s), and the ultimate action(s) of the Commissioners' Court of each County.

Has any owner of the applicant business ever been convicted under Section 8 of County Ordinance Number? ☐ - Yes ☒ - No

If yes, give details of all case numbers, court dates, and names of the owner who was convicted. **Provide copy of judgement*

FILING REQUIREMENTS CHECK LIST

For an application to be accepted for consideration, it must meet the filing requirements contained within the Van Zandt County Ordinance including:

Initial:

- _____ A current paid tax certificate or receipt for property
- _____ Identification of property Owner and Authorized Agent (Full name, title, home and business address, phone numbers, and email addresses)
- _____ A copy of the property Warranty Deed
- _____ A copy of any Deed Restrictions (If applicable)
- _____ A copy of maps and site plans showing location of the operations and structures. Such maps and plans shall become a part of the application
- _____ Description of the property and the nature of the development that is the subject of the application
- _____ Identification of all accompanying applications
- _____ Application signed by the owner of an interest in the land subject to the application, or the owner's designated agent and
- _____ Shall be signed under oath stating that the applicant believes the information contained therein is true to the best of his or her knowledge
- _____ Obtaining Certificate of Compliance from the Fire Marshal's Office
- _____ List of any disciplinary actions (current or pending) by any state agency or regulatory authority for year prior to application date
- _____ Provide a map/drawing depicting in scale the entire location of the existing/proposed improvements on the property



Van Zandt County
Application for Licensing of Junkyard,
Auto Salvage and Wrecking Yards

**ONCE PAPERWORK GOES TO COURT, THE APPLICANT MUST PAY \$25 LICENSE FEE
TO COUNTY CLERK'S OFFICE, AND SUBMIT THE FOLLOWING WITHIN 45 DAYS OR
APPLICATION WILL BE DENIED**

Initial:

- _____ Van Zandt County Environmental Compliance (Security of Automotive Fluids)
- _____ Legal description of the boundaries of the Site, either by a metes and bounds description accompanied by a survey or by identification of lot and block in a recorded subdivision
- _____ Copy of TCEQ Storm Water Permit (New Facility or Existing Facility)
- _____ Copy of Lease Agreement (if Applicable)
- _____ Any State Issued License
- _____ Applicant to pay for a notice in the local paper for a public hearing notification and a 2x4 foot sign of application approval located at the 911 address point.

Note: Commissioners' Court must approve location for license to be granted. License is only good for one (1) year and must be renewed annually.

ACKNOWLEDGEMENT

By signing this document, I acknowledge that I have read and fully understand all the terms and conditions contained herein. I further acknowledge that I have had the opportunity to review this document with legal counsel of my choosing and that I am entering into this Agreement voluntarily, with full knowledge of its contents, nature, and consequences.

X _____

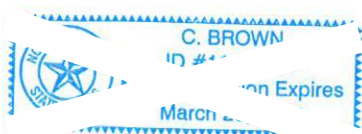
STATE OF TEXAS

COUNTY OF VAN ZANDT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Santos

Luna KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF May, 2026.



NOTARY PUBLIC IN AND FOR VAN ZANDT COUNTY, TEXAS.

SANTOS LUNA DBA LUNA TOWING

30782 HWY64, WillsPoint,TX 75169

214-723-3219

Facility Information

Describe the facility's industrial activities and processes:

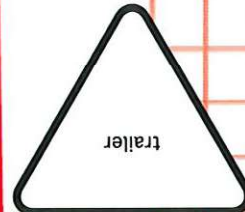
Santos Luna dba Luna Towing is a towing company that serves the DFW and the metroplex areas. In addition to towing services, the company operates an auto salvage yard located at 30782 HWY 64, Wills Point, TX 75169. The site is an auto salvage yard primarily functioning as a storage and processing facility for junk and end-of-life vehicles.

Upon arrival at the salvage yard, every vehicle undergoes a formal process of evaluation. While the entire yard is utilized for secure vehicle storage, core industrial activities are concentrated within a dedicated dismantling area. Most of the yard consists of an outdoor junk vehicle storage area and a small shed used for the secure storage of equipment, battery storage, and fluid containers.

Operational & Environmental Standards:

- **Fluid Management:** Prior to crushing, all vehicle fluids are systematically removed. This process is managed by **Auto Crush**, who ensures that all hazardous fluids are safely collected and removed from the yard for proper disposal or recycling.
- **Dismantling & Processing:** Vehicles are brought to the dismantling area for disassembly. High-quality auto parts are removed for resale and stored in designated areas, while other components are hauled off- site every other day.
- **Recycling:** After parts are harvested and fluids are cleared, the remaining chassis and parts are processed for scrap metal and recycled.
- **Site Maintenance:** The dismantling area is swept and cleared of debris on a daily basis to maintain a safe and clean working environment.

Outfall 001



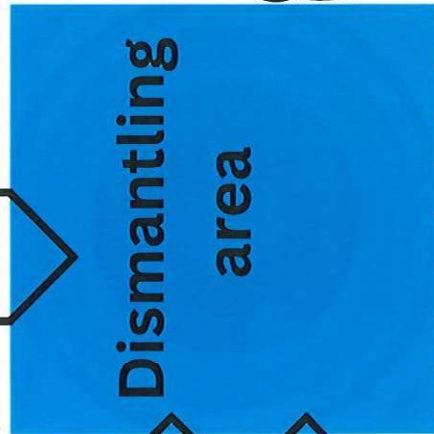
Car holding area



Drop area



Gasoline Drainage



Car holding area



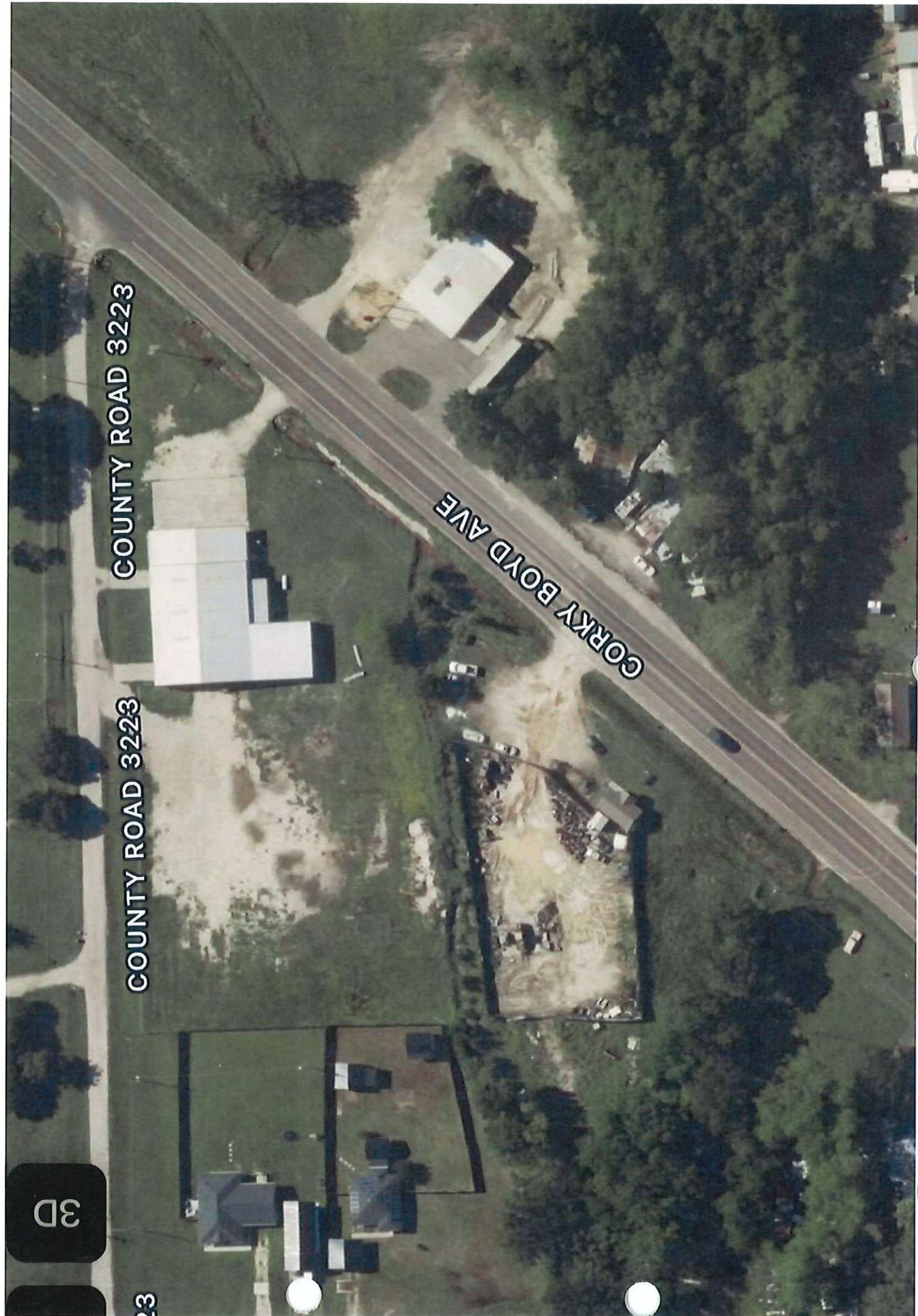
Car holding area

3D

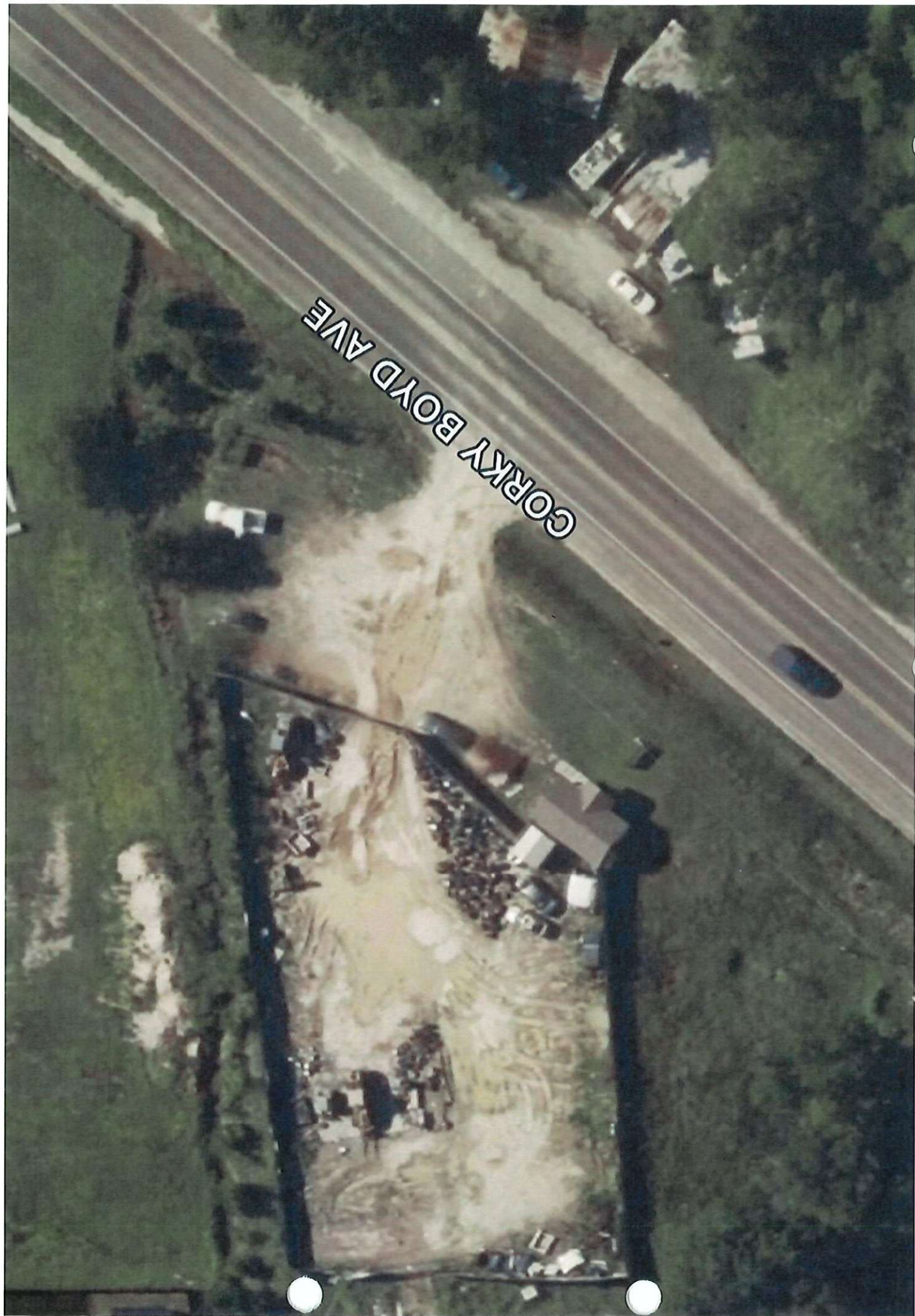
COUNTY ROAD 3223

COUNTY ROAD 3223

GORKY BOYD AVE



CORKY BOYD AVE



VAN ZANDT COUNTY COMMISSIONERS' COURT
AGENDA FACT SHEET

Instructions: Fill out all appropriate blanks. Please print or write legibly.

Date: July 22, 2026 DATE OF AGENDA: July 29, 2026

NAME: Judge Andy Reese
Phone: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION:(Using appropriate agenda wording):

FY 2027 Preliminary Budget Overview

SIGNATURE: _____

Expenditure Required \$ _____
Amount Budgeted \$ _____ (Line Item ____ - ____ - ____)
Additional Funding Requested \$ _____

Reviewed and approved by: _____

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: July 29, 2026

NAME: Bobby Phillips

TELEPHONE OR EMAIL CONTACT: 903-567-2166

SUBJECT DESCRIPTION:

Discuss and consider approval of Anderson Acres - Phase Two Subdivision Plat located on VZCR 3223 in Precinct 3

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider approval of Anderson Acres - Phase Two Subdivision Plat located on VZCR 3223 in Precinct 3

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

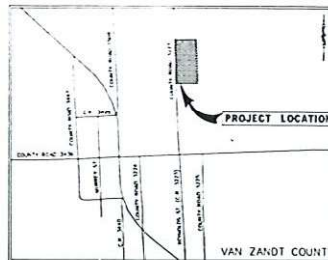
Reviewed and approved by: _____

ANDERSON ACRES - PHASE 2 FINAL PLAT

SCALE IN FEET
0 50 100

LEGEND

- OFFICIAL PUBLIC RECORDS
- VAN ZANDT COUNTY TEXAS
- POINT OF BEGINNING
- POINT OF REFERENCE
- MONUMENT FOUND AS NOTED
- 1/4 SECTION 28 WITH SERVICE
- CAP STAMPED THE 1/4 SET
- CALCULATED POINT
- SUBJECT TRACT BOUNDARY LINE
- ADJACENT TRACT BOUNDARY LINE
- CONTIGUOUS LINE
- ADJACENT LINE
- OVERHEAD ELECTRIC LINE
- POLE
- EDGE OF EXISTING ASPHALT PAVING
- EDGE OF PROPOSED CONCRETE PAVING



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

BEING A 7.244 ACRE TRACT OF LAND LOCATED IN THE JOSEPH SALINGUA SURVEY, ABSTRACT NO. 708 AND THE WALTER FERRELL SURVEY, ABSTRACT NO. 861, VAN ZANDT COUNTY, TEXAS, BEING A PORTION OF TEXAS STREET, A PORTION OF STATE STREET, A PORTION OF BLOCK 28 AND ALL OF BLOCK 29 OF THE ORIGINAL TOWN OF MYRTLE SPRING, TEXAS, ACCORDING TO A PLAT RECORDED IN BOOK 75-A OF THE PLAT RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.244 ACRE TRACT AS DESCRIBED IN A DEED FROM JOHANN PRIGODA BEING TO THE RECORDED IN DOCUMENT NO. 2022-00048, RECORDED IN DOCUMENT NO. 2022-00048 OF THE OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS (S.A. V.Z.C.T.) SAID 7.244 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4 SECTION 28 WITH A CAP STAMPED "S.A. V.Z.C.T. 1/4 SET" FOUND AT THE NORTHWEST CORNER OF SAID 7.244 ACRE TRACT AND BEING IN THE SOUTH LINE OF A CALLED 1/4 ACRE TRACT AS DESCRIBED IN A DEED FROM GLEN DEAR AND WIFE, TRAVIS DEAR TO JAMES H. HANCOCK AND WIFE, BEING A HANCOCK, DATED JULY 1, 2018 AND RECORDED IN DOCUMENT NO. 2018-00107 OF A.P. V.Z.C.T. AND BEING IN THE EAST LINE OF VAN ZANDT COUNTY ROAD 3028, FROM WHOM A 1/4 SECTION 28 WITH A CAP STAMPED "S.A. V.Z.C.T. 1/4 SET" BEING SOUTH IN DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 20.53 FEET.

THENCE NORTH IN DEGREES 45 MINUTES 45 SECONDS EAST, WITH THE COMMON LINE OF SAID 7.244 ACRE TRACT AND SAID HANCOCK TRACT, AT 10.47 FEET PASSING A 1/4 SECTION 28 WITH A CAP STAMPED "S.A. V.Z.C.T. 1/4 SET" FOUND AT THE NORTHWEST CORNER OF SAID 7.244 ACRE TRACT AND BEING A COMMON CORNER OF SAID HANCOCK TRACT AND A CALLED 1/4 ACRE TRACT, DESCRIBED AS TRACT TWO IN A DEED FROM HOPE BATES REED AND S.A. BATES, COLLINS TO HOPE BATES REED, DATED MAY 8, 2018 AND RECORDED IN DOCUMENT NO. 2018-00107, OF A.P. V.Z.C.T. AND CONTAINING SAID COURSE AND WITH THE COMMON LINE OF SAID 7.244 ACRE TRACT AND SAID REED TRACT FOR A TOTAL DISTANCE OF 38.58 FEET TO A 1/4 SECTION 28 WITH A CAP STAMPED "S.A. V.Z.C.T. 1/4 SET" FOUND AT THE SOUTHWEST CORNER OF SAID 7.244 ACRE TRACT, SAID REED TRACT AND A CALLED 1/4 ACRE TRACT AS DESCRIBED IN A DEED FROM NOVILL ALLEN TO OT PROPERTIES, LLC AND TON LAND COMPANY, LLC, DATED JULY 18, 2022 AND RECORDED IN DOCUMENT NO. 2022-00048, OF A.P. V.Z.C.T.

THENCE SOUTH 22 DEGREES 21 MINUTES 46 SECONDS EAST, WITH THE COMMON LINE OF SAID 7.244 ACRE TRACT AND SAID OT PROPERTIES, LLC AND TON LAND COMPANY, LLC TRACT, A DISTANCE OF 122.32 FEET TO A 1/4 SECTION 28 WITH A CAP STAMPED "S.A. V.Z.C.T. 1/4 SET" FOUND AT THE SOUTHWEST CORNER OF SAID 7.244 ACRE TRACT, FROM WHOM A 1/4 SECTION 28 WITH A CAP STAMPED "S.A. V.Z.C.T. 1/4 SET" BEING SOUTH IN DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 122.32 FEET.

THENCE SOUTH IN DEGREES 22 MINUTES 28 SECONDS WEST, WITH THE SOUTH LINE OF SAID 7.244 ACRE TRACT, A DISTANCE OF 312.43 FEET TO A 1/4 SECTION 28 WITH A CAP STAMPED "S.A. V.Z.C.T. 1/4 SET" FOUND AT THE SOUTHWEST CORNER OF SAID 7.244 ACRE TRACT AND BEING IN THE EAST LINE OF SAID VAN ZANDT COUNTY ROAD 3028, A DISTANCE OF 1.8733 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.244 ACRES OF LAND MORE OR LESS.

NOTES

- ALL BEARING, DISTANCES, COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND 83 (GSP), DEOD 18. DISTANCES SHOWN HEREON ARE GROUND.
- NO ATTEMPT WAS MADE BY BGS AND MATHEWS ENVIRONMENTAL, LLC TO LOCATE UNDERGROUND PIPELINES OR UTILITIES. ALL UTILITIES SHOWN HEREON ARE BASED UPON THE GROUND SURVEY OF MARKED AND/OR VISIBLE UTILITIES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE. THERE MAY BE EXISTENCE OF OTHER INTERESTS OF RECORD NOT SHOWN.
- ACCORDING TO TEXAS PLUGGING AND PLUGGING ACT, COMMUNITY PLANNING, ANTI-SEISMIC EFFECTIVE DECEMBER 10, 2015, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE P, OTHER AREA, BEING DESIGNATED AS PLUGGING ZONE P, TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.
- IF ANY CONVEYANCE PROPOSED TO BE SET ASSET, THIS SHALL BE PERFORMED WITH 10% HIGHWAY RIGGS WITH A CRANE PLASTIC CAP STAMPED "BATE TEST".
- APPROVAL OF THIS SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT VAN ZANDT COUNTY WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ROADS, STREETS, ALLEYS OR OTHER AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.
- VAN ZANDT COUNTY MAKES NO REPRESENTATION THAT ADEQUATE SEWAGE FACILITIES WILL BE LEGALLY FEASIBLE WITHIN THIS SUBDIVISION. ALL SEWAGE SYSTEMS MUST COMPLY WITH REGULATIONS ESTABLISHED BY THE STATE.
- VAN ZANDT COUNTY MAKES NO REPRESENTATION THAT ADEQUATE WATER, SUITABLE FOR HUMAN CONSUMPTION, WILL BE AVAILABLE WITHIN THIS SUBDIVISION.

COUNTY CLERK

BOOKING INFORMATION

DATE OF PLAT

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS RECORDED TO THE FOREGOING INSTRUMENT AND KNOWING HIM TO BE THAT HE REQUESTED THE SIGNATURE OF THE FOREGOING AND CONSENTED THERETO.

WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

CERTIFICATE OF COUNTY APPROVAL OF PLAT

I, _____, COUNTY CLERK OF VAN ZANDT COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THE COMMISSIONERS COURT OF VAN ZANDT COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THE PLAT OF _____, A SUBDIVISION OF VAN ZANDT COUNTY, TEXAS, THAT HAS BEEN DULY ENTERED IN THE PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS, AND THAT THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AS ALDGE _____ IN THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, VAN ZANDT COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT _____, HUSBAND AND WIFE, HAVE GRANTED AND CONVEYED UNDER THE LAWS OF THE STATE OF TEXAS, WITH FULLY RECOVERED POWER LOCATED AT _____, AND THE DEEDS OF CERTAIN REAL PROPERTY (THE PROPERTY) BEING A PORTION OF THE JOSEPH SALINGUA SURVEY, ABSTRACT NO. 708 AND THE WALTER FERRELL SURVEY, ABSTRACT NO. 861, VAN ZANDT COUNTY, TEXAS, FOR A TOTAL OF 7.244 ACRES, AS CONVEYED BY DEED DATED MAY 14, 2022, AND RECORDED IN DOCUMENT NO. 2022-00048, OF THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS.

DEED, DEED DOES HEREBY SUBDIVIDE THE PROPERTY AND HERETOBY IT SHALL BE KNOWN AS THE ANDERSON ACRES - PHASE 2, A SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL AND ALL EASEMENTS OR RESTRICTIONS HEREON OF RECORD AND DOES HEREBY DEDICATE TO THE PUBLIC FOR THE USE OF THE PROPERTY SHOWN HEREON OF PUBLIC UTILITIES OF THE STREET AND HIGHWAY PURPOSES.

IN WITNESS WHEREOF, THE SIGNED AND CONVEYED TO THE DEEDS _____, A.D. 20____, TO ACT IN BEHALF OF THE DEEDS THIS _____ DAY OF _____, A.D. 20____.

THE STATE OF TEXAS

(COUNTY OF VAN ZANDT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS RECORDED TO THE FOREGOING INSTRUMENT AS AN OFFICER OF _____, AND KNOWING HIM TO BE THAT HE REQUESTED THE SIGNATURE OF THE FOREGOING AND CONSENTED THERETO.

WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

CERTIFICATE OF SURVEY

SUBDIVISION NAME: ANDERSON ACRES - PHASE 2
SUBDIVISION MAP: 1/4 SECTION 28
SUBDIVISION LICENSE NO.: 1/4 SECTION 28

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND SURVEY OF THE SUBDIVISION SHOWN HEREON AND SURVEY PREPARED HEREON BY THE VAN ZANDT COUNTY CLERK, TEXAS, RESEMBLING THAT JANUARY 14, 2022, AND RECORDED IN DOCUMENT NO. 2022-00048, OF THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS, THAT THE PLAT OF THE SUBDIVISION SHOWN HEREON IS A TRUE AND CORRECT LAND AND NO PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER NO SUPERVISION ON THE DATE AND THAT THE CORNER MARKS WERE PROPERLY PLACED AND SET BY THE SURVEYOR.



Comm. Expires 12-23-2026

PROJECT NAME: ANDERSON ACRES - PHASE 2
DATE: 07/21/26
DRAWN BY: R. MAXFIELD
DRAWING SCALE: 1" = 50'
SHEET: 01 OF 01

ANDERSON ACRES-PHASE 2
7.244 ACRES LOCATED IN THE JOSEPH SALINGUA SURVEY,
A-765 AND THE WALTER FERRELL SURVEY, A-861
VAN ZANDT COUNTY, TEXAS

BME

BIGGS & MATHEWS ENVIRONMENTAL
121 E FRANK STREET
GRAND SALINE, TEXAS 75140

VAN ZANDT COUNTY

PRECINCT 1 – MITCH CURTIS
PRECINCT 2 – CLIFF WILLIAMS



PRECINCT 3 – BOBBY PHILLIPS
PRECINCT 4 – BRANDON BARTON

COMMISSIONERS OFFICE

121 E. DALLAS ST.
ROOM 207
CANTON, TX 75103

KEEGAN CALDWELL
ADMINISTRATOR
KCALDWELL@VANZANDTCOUNTY.ORG

VOICE: (903) 567-2166
FAX: (903) 567-5473

Applicant Name: Raylie Travis

Rental Property Name: Anderson Acres Phase Two

Rental Property Address: VECR 3223

Approved by Commissioner/Administrator (per Commissioner's Approval):

[Signature] Date: 7-22-24

Rental Property Development Fees

Application Fee:

Review Fee: \$500.00

Rental Space Fees: \$100.00 x 20 = \$ 2000

Additional Rental Space Fees: \$15.00 x _____ = \$ _____

Total of Fees: \$ 2500

Exemption / Other : _____

Approved by: _____ Initials: [Signature]

NOTES: _____

REC NO: 229847

Van Zandt County, Texas
Susan Strickland, County Clerk
121 E. Dallas St. Room 202
Canton, Texas 75103
(903) 567-7555

DATE: 07/22/2026

TIME: 10:46am

REGISTER NO: LEATH

RECEIVED FROM: ANDERSON ACRES PHASE TWO

CASHIER: SLEATH

ITEM DESCRIPTION	CLERK/CAUSE #	QTY	FEES PAID
SUBDIVISION DEVELOPMENT FEES		1	\$2,500.00
TOTAL FEES PAID			\$2,500.00
AMOUNT TENDERED			
CHECK			\$2,500.00
TOTAL RECEIVED			\$2,500.00
TRANSACTION SUMMARY			
TOTAL RECEIVED			\$2,500.00
TOTAL FEES PAID			\$2,500.00
CHANGE DUE BACK			\$0.00
CHECKS, MONEY ORDERS, or DIRECT DEPOSITS			
1 Checks, Money Orders, or Direct Deposits Received			\$2,500.00

Thank You,
Susan Strickland
County Clerk



Commissioners Office
121 E. Dallas St.
Room 207
Canton, TX 75103
Phone (903) 567-2166
Fax (903) 567-5473

Application for Subdivision of Land in Van Zandt County, Texas

Name of Applicant: 1 Time Remodeling/ Tanner Anderson

Check One:

☒ **Owner**

☐ **Developer**

Name of Subdivision: Anderson Acres Phase 2

Designated Contact Person for Applicant:

- a. Name: Tanner Anderson
- b. Address: _____
- c. City/Zip: _____
- d. Phone Number: _____

Name of all Title Owner(s) of Property to be subdivided:

- a. Name: 1 Time Remodeling/ Tanner Anderson
- b. Address: 1111 Goodnight Blvd
- c. City/Zip: Wills Point, TX 75169
- d. Phone Number: 469-474-1172

Van Zandt County Appraisal District tract or parcel ID Number for land to be developed: 41401

County Precinct in which land to be developed is located: Precint 3

Location of Land to be Developed

- a. Legal/Mailing Address: 399 VZCR 3223, Wills Point, TX 75169
- b. 911 Address: 399 VZCR 3223, Wills Point, TX 75169
- c. Coordinates: _____
- d. Topo or other suitable map depicting entire area to be subdivided

Certifications required by Subdivision Regulations:

- a. No outstanding tax liability to County
- b. Title Owners have authorized subdivision
- c. Required fees have been paid
- d. Required number of copies of plat are provided
- e. County is authorized to review and act upon application

Before application and plat can be considered for approval, the following approvals or certifications shall be required. It is the duty of the Applicant to obtain these approvals or certifications, and to present the same to the County Engineer/Designee not less than three business days prior to plat approval hearing.

- a. Utility Service Approval and Certification of Ability to Provide Service for all required utilities, i.e. electric, water, sewer, telephone, cable TV etc.
- b. 911 Addressing: A letter from the County's 911 Addressing Coordinator shall be provided certifying approved names for any drives, streets, or entryways.
- c. If located in the ETJ of a municipality, certification of approval signed by appropriate representative of any city having extraterritorial jurisdiction over the area in which the MHRC is located.

Applicant Signature:  _____

Date: 7/2/2026



July 21, 2026

Mr. Tanner Anderson

Re: Anderson Acres Phase 2 – Tier 1 Plat – Precinct 3
VZCR 3223 – Van Zandt County, Texas

Dear Mr. Anderson,

We have completed our review of the above-referenced development. This review was limited to general conformance with applicable County requirements and does not relieve the developer, surveyor, or design engineer of record from full responsibility for the accuracy, adequacy, or completeness of the survey, plans, and design, or for compliance with all applicable Local, State, and Federal regulations.

The plat dated July 21, 2026, for Anderson Acres Phase 2, located on VZCR 3223, as shown in Exhibit A, has been conditionally approved. This conditional approval does not constitute final approval by the Van Zandt County Commissioners Court. To complete this approval, submit hard copies of all items from the preliminary review to the commissioner's office, including but not limited to:

1. 1 – full size mylar plat with original signatures
2. 1 – full size bond plat with original signatures
3. 6 – 8.5"x11" reduced plat with signatures
4. Will serve letters
5. Property Tax Certificate
6. Conditional approval letter
7. Plat review invoice marked paid

All required submittal and checklist items must be received by the Commissioner's Office prior to consideration by the Commissioner's Court.



**ABBOTT
CONSULTING &
ENGINEERING, LLC**

Brian C. Abbott, P.E.
Anderson Acres Phase 2
July 21, 2026

Sincerely,

Brian C. Abbott, P.E.



**ABBOTT
CONSULTING &
ENGINEERING, LLC**

INVOICE

Project ID
25227-03
Anderson Acres Phase 2 Plat Review

Invoice No. 1559R
Invoice Date 6/15/2026
Terms Due on Receipt
Due Date 6/15/2026

Bill To:

1 Time Remodeling Inc.
1107 Goodnight Boulevard
Wills Point, TX 75169

Description	Rate	Total
Plat Review	\$1,500.00	\$1,500.00
Total		\$1,500.00

Please make checks payable to Abbott Consulting & Engineering, LLC

THANK YOU FOR YOUR BUSINESS!

Myrtle Springs Water Supply Corporation
P. O. Box 99 Canton, TX 75103
821 VZCR 3202 Wills Point, TX 75169
903-865-8402

July 7, 2026

1 Time Remodeling
(469)474-1172

Re: Water Utility Service to Mobile Home Community, 399 VZCR 3223

Dear Mr. Anderson,

Myrtle Springs Water Supply Corporation (MSWSC) has received request for water utility service to 399 VZCR 3223 Wills Point, TX, 75169. The address is located on the east side of VZCR 3223 and generally located south of VZCR 3211.

The address is located within the certified service area (CCN # 11200) of MSWSC, and as such, MSWSC would be the retail water utility service provider. In order to provide adequate service to each home in the development as proposed, line extensions/upgrades will be necessary per the Engineer's Evaluation. Customers are required to meet the non-standard service requirements of MSWSC and other conditions of service as provided in the corporation's tariff. All improvements would be at the expense of the customer and have been paid in full by Mr. Anderson.

Thank you,

Shelly Granberry
System Manager
Myrtle Springs Water Supply Corporation

Water is life, please help conserve it!

Myrtle Springs WSC
P.O. Box 99
Canton, TX 75103



SHEET 1 OF 1

WATERLINE EXHIBIT
FOR
MYRTLE SPRINGS
WATER SUPPLY CORPORATION
VAN ZANDT COUNTY, TEXAS

ANDERSON ACRES - CR 3223



DUNAWAY

118 McKinney St. • P.O. Box 606 • Farmersville, Texas 75442
Tel: 972.784.7777
(TXENG FIRM F-1114)

DESIGNED: E.W.D.	DATE: 8-26-2025
DRAWN: C.W.	REVISION:
FILE: P:\Legacy\DBF\Myrtle Springs WSC\Developer\CR 3223 - Anderson - Mobley Homes - 08-09-2025\WL Exhibit - Anderson Acres	

Myrtle Springs Water Supply Corporation
P. O. Box 99 Canton, TX 75103
821 VZCR 3202 Wills Point, TX 75169
903-865-8402

July 7, 2026

1 Time Remodeling
(469)474-1172

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Thank you,

Shelly Granberry
System Manager
Myrtle Springs Water Supply Corporation

Water is life, please help conserve it!



July 16, 2026

Ms. Shelly Granberry, General Manager
Myrtle Springs Water Supply Corporation
P.O. Box 265
Wills Point, Texas 75169

RE: Water Utility Service to Proposed Anderson Acres Development

Dear Shelly:

Myrtle Springs Water Supply Corporation (MSWSC) has received a request for water utility service to a mobile home rental community from Tanner Anderson with 1 Time Remodeling. There are 20 proposed mobile home lots. The property is located on the east side of CR 3223 and generally south of CR 3211. The property can further be identified by Van Zandt County CAD property ID# R000041401. The entire property is located within the certificated service area (CCN # 11200) of MSWSC and as such, MSWSC would be the retail water utility service provider to the development.

In order to provide adequate water service to the development, the following will be required:

- A new 6" waterline will be installed along the east side of CR 3223. The new 6" waterline will extend north along CR 3223 from the existing 6" waterline on the south side of CR 3204. A bore from the new 6" waterline will extend west under CR 3223 to connect to the existing 6" waterline on the west side of CR 3223, south west of the property. The new 6" waterline will then extend north along the east side of CR 3223 and connect to the existing 3" waterline on the south side of CR 3211.
- The property will be served by a 4" master meter to be installed on the new 6" waterline.
- Since the property will be served by a master meter, the entire property must have common ownership. The Owner will have the water service in their name.
- An RPZ backflow assembly downstream of the proposed master meter will be required and must be installed by MSWSC's contractor, with all associated fees paid by The Owner. The Owner will be required to provide annual test reports to MSWSC for the backflow assembly and the Owner will be required to make any necessary repairs to the RPZ in the future at the Owner's expense.
- In addition to the current new service connection fees and equity buy-in fees for the master meter, I recommend an additional \$80,000 (20 meter equivalents @ \$4,000/meter equivalent) be paid for the master meter for well production capacity replacement.
- All required fees, service charges and facility costs will be at the Developer's expense.
- Service shall be in accordance with the approved Myrtle Springs WSC policies.
- A Non-Standard Service Agreement (NSSA) will be required.

This letter may be used as the will-serve letter to accomplish necessary platting. This evaluation will be valid for 6 months after which a re-evaluation may be required. If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddy Daniel".

Eddy Daniel, P.E.
Corporation Engineer

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com



VAN ZANDT COUNTY FIRE MARSHAL'S OFFICE

24634 ST HWY 64
CANTON, TX 75103
903-567-6026

From Designated Representative Sharon Marical:

On Site Sewage Facility (OSSF) Plat Approval

1. After review of the "Anderson Acres Prelim Plat- Phase 2- (7.244 acres)", this office has determined that it meets and/or exceeds the one (1) acre land size requirement per the Van Zandt County OSSF Ordinance and the Texas Commission on Environmental Quality (TCEQ).
2. This letter does not serve as an Authority To Construct (ATC) or a final acceptance letter.
3. All OSSF systems shall be permitted through this office.
4. All forms for septic system permitting can be found on the Van Zandt County Fire Marshal's website.
5. The Point of Contact for this letter is the undersigned.

Respectfully,

SHARON MARICAL^c  7-7-26
Environmental Specialist / Designated Representative (#0S0040337)
Van Zandt County Fire Marshal's Office
24634 State HWY 64
Canton, TX 75103
(903) 567-6026 (office)

References: 1. OSSF State Regulations-Van Zandt County
2. Anderson Acres Prelim Plat- Phase 2- (7.244 acres)



7/2/2026

Garon Yamashita
750 S U.S. HWY 77
Waxahachie, TX 75165
garon.yamashita@oncor.com
682.261.1677

399 VZ CR 3223
Wills Point, TX 75169

Re: Anderson Acres- 399 VZ CR 3223 Wills Point, TX 75169

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Garon Yamashita", with a long horizontal flourish extending to the right.

Garon Yamashita
NCM Supervisor



BIGGS & MATHEWS ENVIRONMENTAL

205 N. Green Street
Grand Saline, Texas 75140 ♦ Phone: 903-497-4998
TBPE No. F-256 ♦ TBPB No. 50222 ♦ TBPELS No. 10194895

EXHIBIT "B"

15' WIDE UTILITY EASEMENT ONCOR ELECTRIC DELIVERY COMPANY, LLC

BEING A 0.347 ACRE TRACT OF LAND LOCATED IN THE JOSEPH SALINGUA SURVEY, ABSTRACT NO. 765 AND THE WALTER FERRELL SURVEY, ABSTRACT NO. 861, VAN ZANDT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 7.244 ACRE TRACT AS DESCRIBED IN A DEED FROM SHANNON PRUDOM PITMAN TO 1 TIME REMODELING INC., DATED MAY 14, 2025 AND RECORDED IN DOCUMENT NO. 2025-004432 OF THE OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS (O.P.V.Z.C.T.), SAID 0.347 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP FOUND IN THE SOUTH LINE OF A CALLED 0.51 ACRE TRACT AS DESCRIBED IN A DEED FROM GLEN GEBAUER AND WIFE, TRACIE GEBAUER TO JAMES K. HACKNEY AND WIFE, BELINDA A. HACKNEY, DATED JULY 1, 2010 AND RECORDED IN DOCUMENT NO. 2010-005237, O.P.R.V.Z.C.T. AND THE EAST LINE OF VZ COUNTY ROAD 3223, AT THE NORTHWEST CORNER OF SAID 7.244 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.51 ACRE TRACT BEARS SOUTH 84 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 20.03 FEET;

THENCE NORTH 84 DEGREES 42 MINUTES 45 SECONDS EAST, WITH THE COMMON LINE OF SAID 7.244 ACRE TRACT AND SAID 0.51 ACRE TRACT, A DISTANCE OF 15.02 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 7.244 ACRE TRACT, AT THE SOUTHEAST CORNER OF SAID 0.51 ACRE TRACT BEARS NORTH 84 DEGREES 42 MINUTES 45 SECONDS EAST, A DISTANCE OF 89.94 FEET;

THENCE SOUTH 02 DEGREES 11 MINUTES 31 SECONDS EAST, ACROSS SAID 7.244 ACRE TRACT, A DISTANCE OF 1,008.24 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID 7.244 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP FOUND AT THE SOUTHEAST CORNER OF SAID 7.244 ACRE TRACT BEARS NORTH 87 DEGREES 30 MINUTES 28 SECONDS EAST, A DISTANCE OF 297.40 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 28 SECONDS WEST, WITH THE SOUTH LINE OF SAID 7.244 ACRE TRACT, A DISTANCE OF 15.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP FOUND IN THE EAST LINE OF SAID VZ COUNTY ROAD 3223, AT THE SOUTHWEST CORNER OF SAID 7.244 ACRE TRACT;

THENCE NORTH 02 DEGREES 11 MINUTES 31 SECONDS WEST, WITH THE EAST LINE OF SAID VZ COUNTY ROAD 3223, SAME BEING THE WEST LINE OF SAID 7.244 ACRE TRACT, A DISTANCE OF 1,007.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.347 OF AN ACRE (15,118 SQUARE FEET) OF LAND, MORE OR LESS.

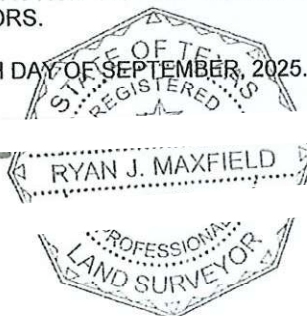
BASIS OF BEARING: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (2011), AND WERE DERIVED BY USING G.P.S. EQUIPMENT.

SURVEY PLAT OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.

I, RYAN J. MAXFIELD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, NUMBER 6763, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

GIVEN UNDER MY HAND AND SEAL, THIS THE 8TH DAY OF SEPTEMBER, 2025.

RYAN J. MAXFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO.



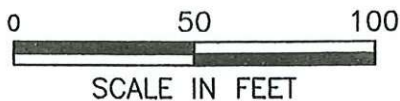


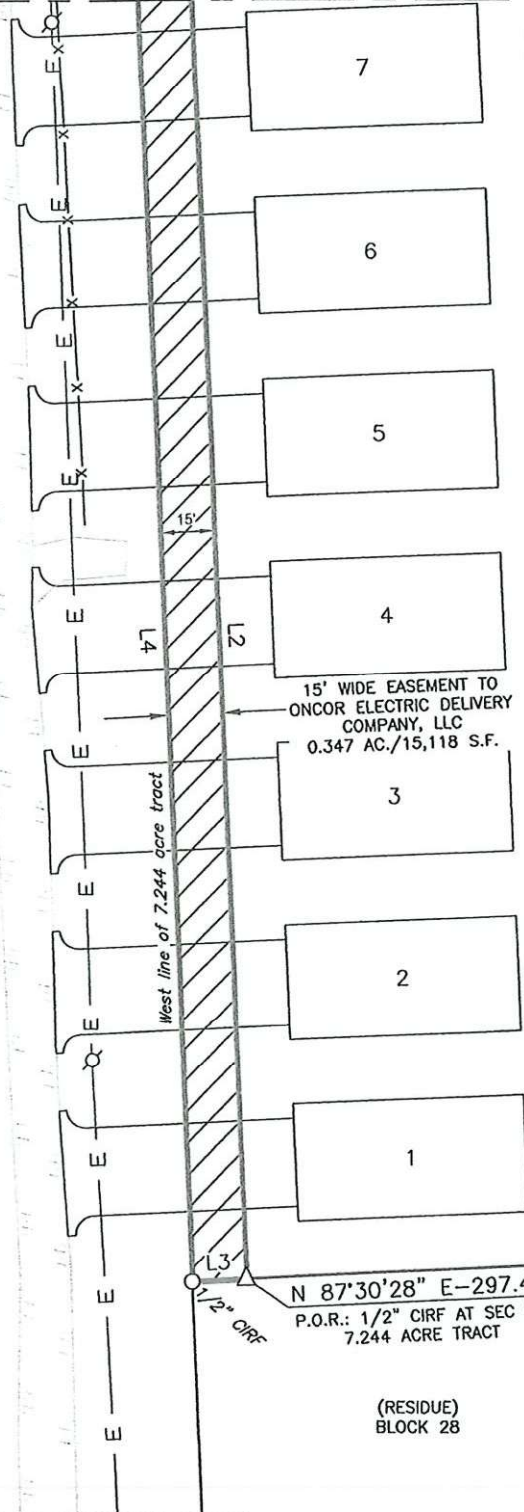
EXHIBIT "A"

SCALE IN FEET

MATCH LINE: SHEET 2 OF 3

WALTER FERRELL
SURVEY, A-861

VZ County Road 3223



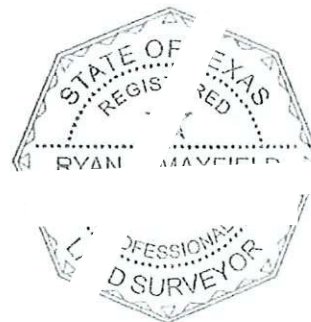
LEGEND:

- O.P.R.V.Z.C.T. OFFICIAL PUBLIC RECORDS
- P.O.B. VAN ZANDT COUNTY, TEXAS
- P.O.R. POINT OF BEGINNING
- POINT OF REFERENCE
- MONUMENT FOUND (AS NOTED)
- CALCULATED POINT
- PROPOSED EASEMENT LIMITS
- BOUNDARY LINE
- ABSTRACT LINE
- OVERHEAD ELECTRIC LINE
- PROPOSED EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY, LLC

SURVEY NOTES:

1. ALL BEARINGS, DISTANCES, COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011), GEOID 18. DISTANCES SHOWN HEREON ARE GRID.
2. NO ATTEMPT WAS MADE BY BIGGS AND MATHEWS ENVIRONMENTAL (BME) TO LOCATE UNDERGROUND PIPELINES OR UTILITIES. ALL UTILITIES SHOWN HEREON ARE BASED UPON AN ON THE GROUND SURVEY OF MARKED AND/OR VISIBLE UTILITIES.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SURVEY PLAT.

CALLLED 7.244 ACRES
SHANNON PRUDOM PITMAN
TO
1 TIME REMODELING INC.
MAY 14, 2025
DOCUMENT NO. 2025-004432
O.P.R.V.Z.C.T.



I, RYAN J. MAXFIELD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, NUMBER 6763, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

GIVEN UNDER MY HAND & SEAL, THIS THE 8TH DAY OF SEPTEMBER, 2025.

RYAN J. MAXFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
FIRM REGISTRATION NO.

PLAT OF SURVEY

**15' WIDE UTILITY EASEMENT
LOCATED IN THE JOSEPH
SALINGUA SURVEY, A-765 AND
WALTER FERRELL SURVEY, A-861
VAN ZANDT COUNTY, TEXAS**

BME

**BIGGS & MATHEWS
ENVIRONMENTAL**
205 N. GREEN STREET
GRAND SALINE, TEXAS 75140
903-497-4998

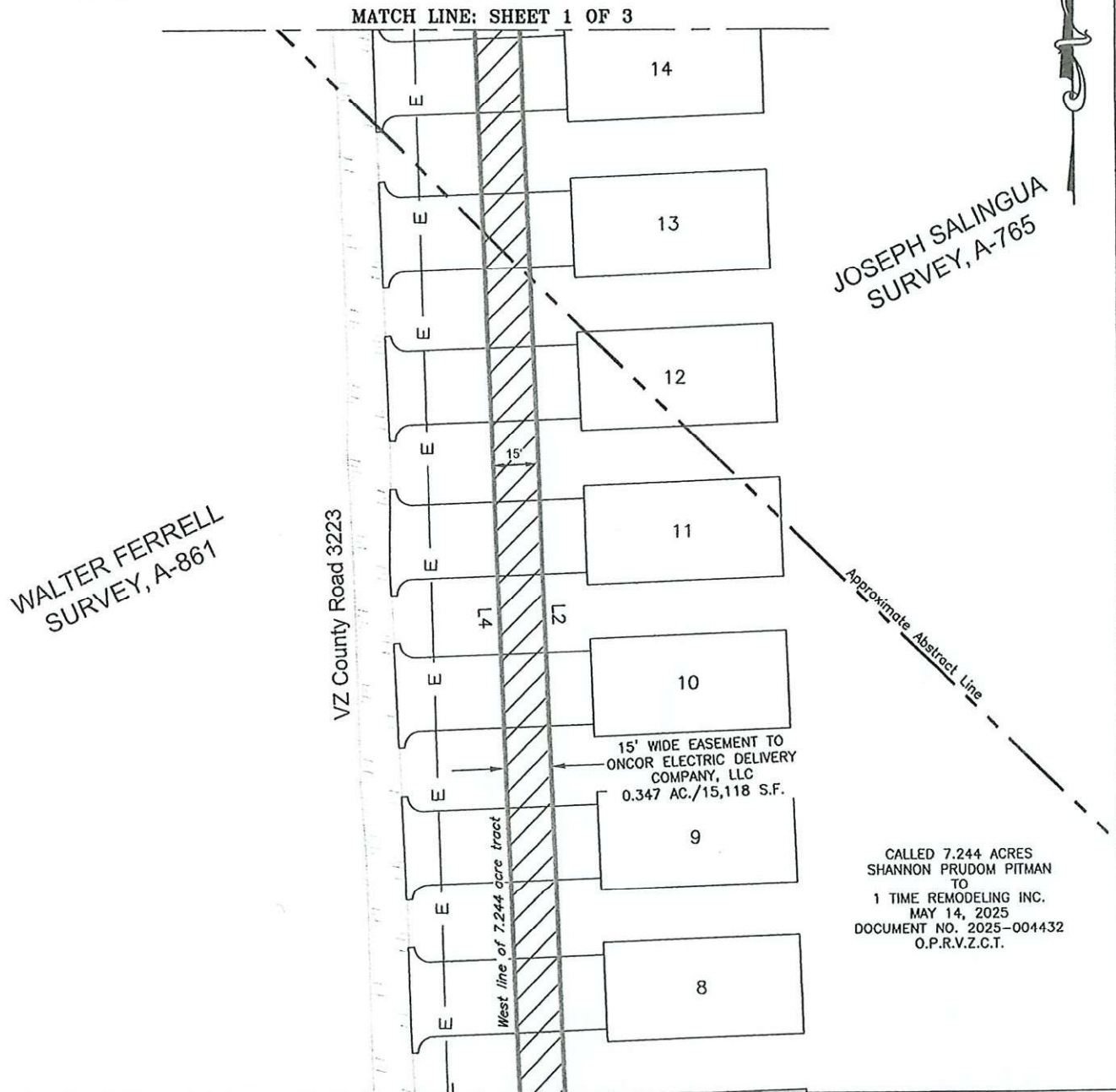
LINE	BEARING	DISTANCE
L1	N 84°42'45" E	15.02'
L2	S 02°11'31" E	1008.24'
L3	S 87°30'28" W	15.00'
L4	N 02°11'31" W	1007.50'
L5	S 84°42'45" W	20.03'

BME Job No.: 400.01-047

1"=50' DATE: 09/08/25 DRAWN: RM SHEET: 3 OF 3

0 50 100
SCALE IN FEET

EXHIBIT "A"



CALLLED 7.244 ACRES
SHANNON PRUDOM PITMAN
TO
1 TIME REMODELING INC.
MAY 14, 2025
DOCUMENT NO. 2025-001432
O.P.R.V.Z.C.T.

SURVEY NOTES:

1. ALL BEARINGS, DISTANCES, COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011), GEOID 18. DISTANCES SHOWN HEREON ARE GRID.
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3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SURVEY PLAT.
5. SEE SHEET 3 OF 3 FOR LINE TABLE, LEGEND AND SURVEYOR'S CERTIFICATION.

BME Job No.: 400.01-047

PLAT OF SURVEY

**15' WIDE UTILITY EASEMENT
LOCATED IN THE JOSEPH
SALINGUA SURVEY, A-765 AND
WALTER FERRELL SURVEY, A-861
VAN ZANDT COUNTY, TEXAS**

BME

**BIGGS & MATHEWS
ENVIRONMENTAL**

205 N. GREEN STREET
GRAND SALINE, TEXAS 75140
903-497-4998

1"=50' DATE: 09/08/25 DRAWN: RM SHEET: 2 OF 3

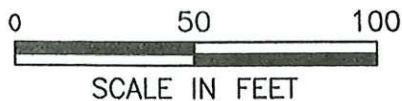
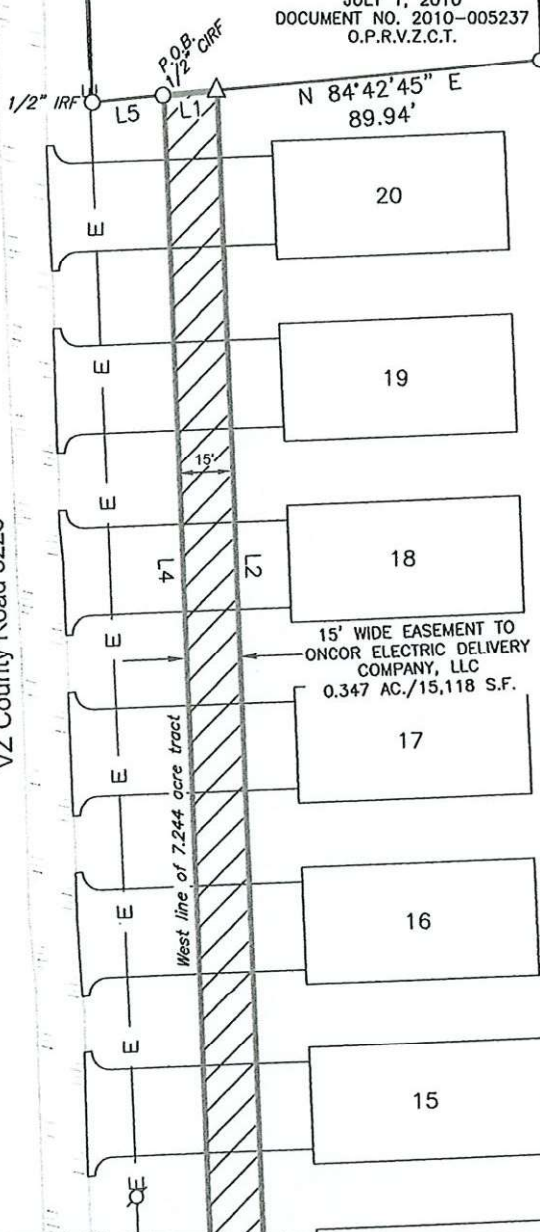


EXHIBIT "A"

CALLED 0.51 AC.
GLEN GEBAUER AND
WIFE, TRACIE GEBAUER
TO
JAMES K. HACKNEY AND
WIFE, BELINDA A. HACKNEY
JULY 1, 2010
DOCUMENT NO. 2010-005237
O.P.R.V.Z.C.T.

CALLED 7.64 ACRES
HOPE BATES REED AND
GAIL BATES DOLLARHIDE
TO
HOPE BATES REED
MAY 6, 2021
TRACT TWO
DOCUMENT NO. 2021-007502
O.P.R.V.Z.C.T.

VZ County Road 3223



JOSEPH SALINGUA
SURVEY, A-765

CALLED 7.244 ACRES
SHANNON PRUDOM PITMAN
TO
1 TIME REMODELING INC.
MAY 14, 2025
DOCUMENT NO. 2025-004432
O.P.R.V.Z.C.T.

MATCH LINE: SHEET 2 OF 3

PLAT OF SURVEY

**15' WIDE UTILITY EASEMENT
LOCATED IN THE JOSEPH
SALINGUA SURVEY, A-765 AND
WALTER FERRELL SURVEY, A-861
VAN ZANDT COUNTY, TEXAS**

BME

**BIGGS & MATHEWS
ENVIRONMENTAL**

205 N. GREEN STREET
GRAND SALINE, TEXAS 75140
903-497-4000
TBPELS FIRM NO.

SURVEY NOTES:

1. ALL BEARINGS, DISTANCES, COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011), GEOID 18. DISTANCES SHOWN HEREON ARE GRID.
2. NO ATTEMPT WAS MADE BY BIGGS AND MATHEWS ENVIRONMENTAL (BME) TO LOCATE UNDERGROUND PIPELINES OR UTILITIES. ALL UTILITIES SHOWN HEREON ARE BASED UPON AN ON THE GROUND SURVEY OF MARKED AND/OR VISIBLE UTILITIES.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
4. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SURVEY PLAT.
5. SEE SHEET 3 OF 3 FOR LINE TABLE, LEGEND AND SURVEYOR'S CERTIFICATION.

BME Job No.: 400.01-047

1"=50'

DATE: 09/08/25

DRAWN: RM

SHEET: 1 OF 3

O.P.A.V.E.C.I.	OFFICIAL PUBLIC RECORDS
P.O.S.	VAN DANDY COUNTY, TEXAS
F.O.R.	POINT OF BEGINNING
○	POINT OF REFERENCE
○	MONUMENT FOUND IN MIDDLE
△	15' FROM POB WITH ORANGE
—	CAP STAMPED "THIS SET
—	CALL TO THIS POINT
—	SUBJECT TRACT BOUNDARY LINE
—	ADJACENT TRACT BOUNDARY LINE
—	CONTOUR LINE
—	ATTRACT LINE
—	10' TO 15' ELECTRIC LINE
—	FENCE
—	EDGE OF EXISTING ASPHALT PAVING
—	EDGE OF PROPOSED CONCRETE PAVING

BEING A 7.244 ACRE TRACT OF LAND LOCATED IN THE JOSEPH SALSBUARY SURVEY, ABSTRACT NO. 765 AND THE WINTER PERDUE SURVEY, ABSTRACT NO. 861, VAN ZANT COUNTY, TEXAS, AND BEING A PORTION OF TEXAS TRACTS A PORTION OF STATE STREET A TRACT OF BLOCK 28, AND ALL OF BLOCK 29, THE ORIGINAL TOWN OF MYRTLE SPRINGS, TEXAS, ACCORDING TO A PLAT RECORDED IN SLIDE 74 OF THE PLAT RECORDS, VAN ZANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.24 ACRE TRACT AS DESCRIBED IN A DEED FROM SHANNON PUDUM PUDUM TO 1 TIME PRODUCTIONS INC., DATED MAY 14, 2005 AND RECORDED IN DOCUMENT NO. 201504642 OF THE OFFICIAL PUBLIC RECORDS, VAN ZANT COUNTY TEXAS (3 P.A.R.V.C.T.), SAID 7.24 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible]

THE STATE OF TEXAS)
COUNTY OF WILCOX)

I, _____, COUNTY CLERK OF WILCOX COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, THE COMMISSIONERS COURT OF WILCOX COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE PLAIN FOR RECORD OF THE PLAT OF _____, A SUBDIVISION OF WILCOX COUNTY, TEXAS, THAT SAID ORDER HAS BEEN FULLY PERFORMED TO THE SATISFACTION OF THE SAID COURT AND _____ HAS THAT THE PLAT OF THE SAID SUBDIVISION BE RECORDED AT CLERK _____, IN THE PLAT BOOKS OF WILCOX COUNTY, TEXAS.

DATE PLACED INTO SERVICE

I DO HEREBY RESERVE THE PROPERTY AND HOMESITE IF IT SHALL BE FOUND AS THE SUCCESSOR TO THE PLAT IN ACCORDANCE WITH THE PLAT SHOWN HEREON SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC FOR "CONDA OF THE PROPERTY SHOWN HEREON FOR A ROAD W/ ADJACENT LOT OF THE STREETS AND EASEMENTS SHOWN HEREON.

relative

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARS _____ KNOWN BY ME TO BE THE PERSON
WHOSE NAME IS ASSIGNED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATION OF FOREGOING.

EXHIBIT RECEIVED AND SEAL OF OFFICE DIED THE _____ DAY OF _____ 20____

SIGNATURE NAME: ROBERTA K. HARRIS, PH.D.
 SIGNATURE NO: 701-110-1010
 SIGNATURE CODE: 2011-01-01

I, ROBERTA K. HARRIS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND ENGINEER IN THE STATE OF TEXAS. I DO HEREBY CERTIFY THAT THE PLAN AND SURVEY OF THE SUBMISSION COMPLY WITH THE PLAN AND SURVEY ACTS AND REGULATIONS OF THE LAND ENGINEERING BOARD OF TEXAS. I HEREBY CERTIFY THAT THE PLAN AND SURVEY OF THE SUBMISSION COMPLY WITH THE PLAN AND SURVEY ACTS AND REGULATIONS OF THE LAND ENGINEERING BOARD OF TEXAS. I HEREBY CERTIFY THAT THE PLAN AND SURVEY OF THE SUBMISSION COMPLY WITH THE PLAN AND SURVEY ACTS AND REGULATIONS OF THE LAND ENGINEERING BOARD OF TEXAS.

DEVELOPS
THE TENGROU H.G. INC.
THE GOODNIGHT BIRD
WILL POINT, TEXAS 75080

ENGINEERING
ADDITION CONSULTING & ENGINEERS, LLC
P.O. BOX 917
CANTON, TEXAS 75024
(940) 835-8187

FRANCESCO F. L.

ENVIRONMENTAL TOXICOLOGY AND CHEMISTRY
AN INTERNATIONAL JOURNAL

DAVID GREENGLASS
DRYDEN, CALIF. 92326
(714) 437-4050

REVISED 0713

PERSON ACRES.F

PERSON AGREED-
ED IN THE 1960

ED IN THE JUNE

WALTER FERRI

ZANDT COUNTY

PROJECT NAME:	ANDERSON ACRES -- PHASE 2
---------------	---------------------------

DATE	02/10/2025
------	------------

DATE:	09/12/25
-------	----------

DRAWN BY:	R. MAXFIELD
-----------	-------------

DRAWING SCALE: 1" = 50'

SHEET: 01 OF 01

ANDERSON ACRES-PHASE 2
7.244 ACRES LOCATED IN THE JOSEPH SALINGUA SURVEY,
A-765 AND THE WALTER FERRELL SURVEY, A-861
VAN ZANDT COUNTY, TEXAS

BME

**BIGGS & MATHEWS
ENVIRONMENTAL**
205 N. GREEN STREET
GRAND SALINE, TEXAS 75140
903-497-49
TBPELS FIRM NO. 1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 14th, 2025

Grantor: SHANNON PRUDOM PITMAN, A SINGLE WOMAN

Grantor's Mailing Address (including county):

4390 CR 2220
Caddo Mills, Hunt County, Texas 75135

Grantee: 1 TIME REMODELING INC, A TEXAS CORPORATION

Grantee's Mailing Address (including county):

1107 Goodnight Blvd.
Wills Point, Van Zandt County, Texas 75169

Consideration:

TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, and a note of even date that is in the principal amount of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$142,500.00) DOLLARS, and is executed by Grantee, payable to the order of the HOMEBANK TEXAS. The note is secured by a vendor's lien retained in favor of HOMEBANK TEXAS, in this Deed and by a Deed of Trust of even date from Grantee to Christopher M. Prater, Trustee.

Property (including improvements):

All that certain lot, tract or parcel of land situated in the Joseph Salingua Survey, Abstract No. 765 and the Walter Ferrell Survey, Abstract No. 861, Van Zandt County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Reservations from Conveyance and Warranty: NONE

Exceptions to Conveyance and Warranty:

Liens described a part of the consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason any governmental or other entity authorized to establish regulations and assess taxes and liens, including, but not limited to, the county where the property is located and water improvement districts; applicable zoning regulations; and taxes for the current year, which Grantee assumes and agrees to pay; but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, and successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

HOME BANK TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **HOME BANK TEXAS**, and are transferred to **HOME BANK TEXAS**, without recourse against Grantor.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

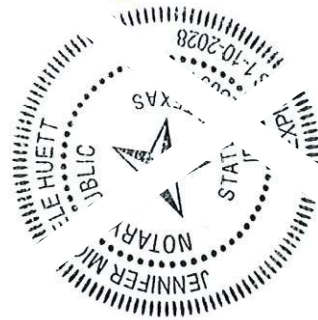
When the context requires, singular nouns and pronouns include the plural.


SHANNON PRUDOM PITMAN

STATE OF TEXAS §
COUNTY OF Van Zandt §

This instrument was acknowledged before me on the 14th day of May, 2025 by
SHANNON PRUDOM PITMAN.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE LAW OFFICE OF:

Celia C. Flowers
Attorney at Law
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701

AFTER RECORDING RETURN TO:

1 Time Remodeling Inc
1107 Goodnight Blvd.
Wills Point, Texas 75169

EXHIBIT "A"

BEING A 7.244 ACRE TRACT OF LAND LOCATED IN THE JOSEPH SALINGUA SURVEY, ABSTRACT NO. 765 AND THE WALTER FERRELL SURVEY, ABSTRACT NO. 861, VAN ZANDT COUNTY, TEXAS, AND BEING A PORTION OF TEXAS STREET, A PORTION OF STATE STREET, A PORTION OF BLOCK 28, AND ALL OF BLOCK 29 OF THE ORIGINAL TOWN OF MYRTLE SPRINGS, TEXAS, ACCORDING TO A PLAT RECORDED IN GLIDE 75-A OF THE PLAT RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.246 ACRE TRACT AS DESCRIBED IN A DEED FROM BETTY C. HEIKKA TO SHANNON PRUDOM PITMAN, DATED APRIL 6, 2023 AND RECORDED IN DOCUMENT NO. 2023-003131 OF THE OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS (O.P.R.V.Z.C.T.), SAID 7.244 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "BG&A RPLS 5569" FOUND AT THE NORTHWEST CORNER OF SAID PITMAN TRACT AND BEING IN THE SOUTH LINE OF A CALLED 0.51 ACRE TRACT AS DESCRIBED IN A DEED FROM GLEN GEBAUER AND WIFE, TRACIE GEBAUER TO JAMES K. HACKNEY AND WIFE, BELINDA A. HACKNEY, DATED JULY 1, 2010 AND RECORDED IN DOCUMENT NO. 2010-005237, O.P.R.V.Z.C.T. AND BEING IN THE EAST LINE OF VAN ZANDT COUNTY ROAD 3223, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID HACKNEY TRACT BEARS SOUTH 84 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 20.03 FEET;

THENCE NORTH 84 DEGREES 42 MINUTES 45 SECONDS EAST, WITH THE COMMON LINE OF SAID PITMAN TRACT AND SAID HACKNEY TRACT, AT 104.97 FEET PASSING A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF SAID PITMAN TRACT AND BEING A COMMON CORNER OF SAID HACKNEY TRACT AND A CALLED 7.64 ACRE TRACT, DESCRIBED AS TRACT TWO IN A DEED FROM HOPE BATES REED AND GAIL BATES DOLLARHIDE TO HOPE BATES REED, DATED MAY 6, 2021 AND RECORDED IN DOCUMENT NO. 2021-007502, O.P.R.V.Z.C.T., AND CONTINUING SAID COURSE AND WITH THE COMMON LINE OF SAID PITMAN TRACT AND SAID REED TRACT FOR A TOTAL DISTANCE OF 309.80 FEET TO A 1-INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID PITMAN TRACT, SAID REED TRACT AND A CALLED 51.73 ACRE TRACT AS DESCRIBED IN A DEED FROM NOVELL ALLEN TO QT PROPERTIES, LLC AND TKDH LAND COMPANY, LLC, DATED JULY 19, 2022 AND RECORDED IN DOCUMENT NO. 2022-008681, O.P.R.V.Z.C.T.;

THENCE SOUTH 02 DEGREES 21 MINUTES 46 SECONDS EAST, WITH THE COMMON LINE OF SAID PITMAN TRACT AND SAID QT PROPERTIES, LLC AND TKDH LAND COMPANY, LLC TRACT, A DISTANCE OF 1,022.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BG&A RPLS 5569" FOUND AT THE SOUTHEAST CORNER OF SAID PITMAN TRACT AND BEING IN THE EAST LINE OF SAID QT PROPERTIES, LLC AND TKDH LAND COMPANY, LLC TRACT, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE RECOGNIZED SOUTHEAST CORNER OF BLOCK 27 BEARS SOUTH 02 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 992.20 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 28 SECONDS WEST, WITH THE SOUTH LINE OF SAID PITMAN TRACT, A DISTANCE OF 312.40 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BG&A RPLS 5569" FOUND AT THE SOUTHWEST CORNER OF SAID PITMAN TRACT AND BEING IN THE EAST LINE OF SAID VAN ZANDT COUNTY ROAD 3223;

THENCE NORTH 02 DEGREES 11 MINUTES 31 SECONDS WEST, WITH THE WEST LINE OF SAID PITMAN TRACT AND THE EAST LINE OF SAID VAN ZANDT COUNTY ROAD 3223, A DISTANCE OF 1,007.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.244 ACRES OF LAND, MORE OR LESS.

Final HUD-1, Attachment

Borrower: 1 Time Remodeling, Inc
1107 Goodnight Blvd
Wills Point, TX 75169

Seller:

Lender: Homebank Texas

Settlement Agent: Free State Abstract
(903)567-5664

Place of Settlement: 309 S. Buffalo St.
Canton, TX 75103

Close of Escrow: May 14, 2025

Disbursement Date: May 14, 2025

Property Location: 399 VZ CR 3223
Canton, TX 75103
Van Zandt County, Texas

Acres 7.246, BLK: 28-29, LOT: 13-36 1 & 2-48, ADDN: ORIG MS

Additional Disbursements

Payee/Description	Note/Ref. No.	Borrower	Seller
Free State Abstract		100.00	
Loan policy premium			
Free State Abstract		1,306.00	
Owner's policy premium			
East Texas Tax and Land Services		32.48	
Tax Certificate			
Texas Title Insurance Guaranty Association		2.00	
Policy Guaranty Fee- Lenders			
Total Additional Disbursements		1,440.48	0.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

1 Time Remodeling, Inc

Shannon Prudom Pitman

BY:

Tanner Anderson, Director

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Free State Abstract

BY:

Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**VAN ZANDT CAD**

P.O. Box 926
Canton, Texas 75103
903-567-6171

Statement Date: 07/08/2026
Owner: 1 TIME REMODELING INC
Mailing Address:
1107 GOODNIGHT BLVD
WILLS POINT TX 75169

Tax Certificate**Property Account Number:****R000041401**

Property Location: 0000399 VZ COUNTY ROAD
Legal: BLK: 28-29| LOT: 13-36 1 &
2-48| ADDN: ORIG MS

TAX CERTIFICATE FOR ACCOUNT : R000041401
AD NUMBER: 086.4000.0028.0013.0000
GF NUMBER: R000041401
CERTIFICATE NO : 364261

DATE : 7/8/2026

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

BLK: 28-29| LOT: 13-36 1 & 2
-48| ADDN: ORIG MS

COLLECTING AGENCY

Van Zandt CAD
27867 State Hwy 64
P.O. Box 926
Canton Texas 75103

0000399 VZ COUNTY ROAD 3223
7.244 ACRES

REQUESTED BY

1 TIME REMODELING INC

PROPERTY OWNER

1 TIME REMODELING INC

1107 GOODNIGHT BLVD
WILLS POINT TX 75169

1107 GOODNIGHT BLVD
WILLS POINT TX 75169

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF VAN ZANDT CAD ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES

LAND MKT VALUE: 118,440
AG LAND VALUE: 0
APPRAISED VALUE: 118,440
EXEMPTIONS:
LAWSUITS:

IMPROVEMENT : 0
DEF HOMESTEAD: 0
LIMITED VALUE: 0

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	VAN ZANDT COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2025	VZC SPECIAL ROAD TAX	0.00	0.00	0.00	0.00	0.00	0.00
2025	WILLS POINT ISD	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

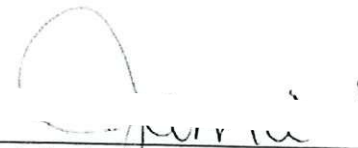
TOTAL CERTIFIED TAX DUE 7/2026 :**\$0.00****ISSUED TO :**

1 TIME REMODELING INC

ACCOUNT NUMBER:

R000041401

CERTIFIED BY:


Authorized agent of Van Zandt County Tax Office



**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: July 29, 2026

NAME: Bobby Phillips

TELEPHONE OR EMAIL CONTACT: 903-567-2166

SUBJECT DESCRIPTION:

Discuss and consider RePlat of Three Ponds Addition Subdivision located on State Highway 64 in Precinct 3

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider RePlat of Three Ponds Addition Subdivision located on State Highway 64 in Precinct 3

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____



Commissioners Office
121 E. Dallas St.
Room 207
Canton, TX 75103
Phone (903) 567-2166
Fax (903) 567-5473

Application for Subdivision of Land in Van Zandt County, Texas

Name of Applicant: Three Ponds

Check One:

☒ Owner

☐ Developer

Name of Subdivision: Three Ponds

Designated Contact Person for Applicant:

- a. Name: _____
- b. Address: _____
- c. City/Zip: _____
- d. Phone Number: _____

Name of all Title Owner(s) of Property to be subdivided:

- a. Name: _____
- b. Address: _____
- c. City/Zip: _____
- d. Phone Number: _____

Van Zandt County Appraisal District tract or parcel ID Number for land to be developed: R 000037848

County Precinct in which land to be developed is located: Precinct 2

Location of Land to be Developed

- a. Legal/Mailing Address: _____
- b. 911 Address: _____
- c. Coordinates: _____
- d. Topo or other suitable map depicting entire area to be subdivided

Certifications required by Subdivision Regulations:

- a. No outstanding tax liability to County
- b. Title Owners have authorized subdivision
- c. Required fees have been paid
- d. Required number of copies of plat are provided
- e. County is authorized to review and act upon application

Before application and plat can be considered for approval, the following approvals or certifications shall be required. It is the duty of the Applicant to obtain these approvals or certifications, and to present the same to the County Engineer/Designee not less than three business days prior to plat approval hearing.

- a. Utility Service Approval and Certification of Ability to Provide Service for all required utilities, i.e. electric, water, sewer, telephone, cable TV etc.
- b. 911 Addressing: A letter from the County's 911 Addressing Coordinator shall be provided certifying approved names for any drives, streets, or entryways.
- c. If located in the ETJ of a municipality, certification of approval signed by appropriate representative of any city having extraterritorial jurisdiction over the area in which the MHRC is located.

Applicant Signature: _____

Date: July 21, 2026



July 21, 2026

Re: Three Ponds Addition – Tier 1 Replat – Precinct 3
SH 64 & VZCR 3418 – Van Zandt County, Texas

Dear Mr. George,

We have completed our review of the above-referenced development. This review was limited to general conformance with applicable County requirements and does not relieve the developer, surveyor, or design engineer of record from full responsibility for the accuracy, adequacy, or completeness of the survey, plans, and design, or for compliance with all applicable Local, State, and Federal regulations.

The plat dated May 20, 2026, for Plat Name, located on SH 64 & VZCR 3418, as shown in Exhibit A, has been conditionally approved. This conditional approval does not constitute final approval by the Van Zandt County Commissioners Court. To complete this approval, submit hard copies of all items from the preliminary review to the commissioner's office, including but not limited to:

1. 1 – full size mylar plat with original signatures
2. 1 – full size bond plat with original signatures
3. 6 – 8.5"x11" reduced plat with signatures
4. Will serve letters
5. Property Tax Certificate
6. Conditional approval letter
7. Plat review invoice marked paid

All required submittal and checklist items must be received by the Commissioner's Office prior to consideration by the Commissioner's Court.

Sincerely,

Brian C. Abbott, P.E.



EXHIBIT A





**ABBOTT
CONSULTING &
ENGINEERING, LLC**

INVOICE

Project ID
2026-014
Three Ponds Addition

Invoice No. 014
Invoice Date 6/2/2026
Terms Due on Receipt
Due Date 6/2/2026

Bill To:

Description	Rate	Total
Plat Review – Three Ponds Addition	\$1,500.00	1,500.00
Total		\$1,500.00

Please make checks payable to Abbott Consulting & Engineering, LLC

THANK YOU FOR YOUR BUSINESS!



VAN ZANDT COUNTY FIRE MARSHAL'S OFFICE

24634 ST HWY 64
CANTON, TX 75103
903-567-6026

From Designated Representative Sharon Marical:

On Site Sewage Facility (OSSF) Plat Approval

1. After review of the "Three Ponds Addition", this office has determined that the proposed lots 1-7 meets and/or exceeds the one (1) acre land size requirement per the Van Zandt County OSSF Ordinance and the Texas Commission on Environmental Quality (TCEQ).
2. This letter does not serve as an Authority To Construct (ATC) or a final acceptance letter.
3. All OSSF systems shall be permitted through this office.
4. All forms for septic system permitting can be found on the Van Zandt County Fire Marshal's website.
5. The Point of Contact for this letter is the undersigned.

Respectfully,

SHARON MARICAL  50040337 6-1-2026
Environmental Specialist / Designated Representative (#0S0040337)
Van Zandt County Fire Marshal's Office
24634 State HWY 64
Canton, TX 75103
(903) 567-6026 (office)

References: 1. OSSF State Regulations-Van Zandt County
2. Three Ponds Addition

RAN OUT of Power last night (6-1-26)



ON HUMAN CHAIRS AND SEAT
CUSHION SIZES
WIDE AREA

(201-704-7741)
STANGER

100

GLIDE 4-4A. A REPEAT OF THREE PONDS ADDITION
D. CLAPP SURVEY, ABSTRACT NO. 127
VAN ZANDT COUNTY, TEXAS

[illegible]

STATE OF TEXAS X
COUNTY OF TAMUIC X

ANDY NEEDS COUNTY JUDGE, VAN ZANDT COUNTY, TEXAS, DO HETTER
COUNTY THAT THE ABOVE PLAY AND EDUCATION WAS APPROVED FOR FILMS IN
THE PLAY RECORDS OF VAN ZANDT COUNTY, TEXAS, ON 07-11-1979. ONLY 07
WAS 2012.

77000 ALH020
2014 2014

ESTHAR WE ARE UNDERSTOOD, A NATURAL PUBLIC IN AND FOR THE STATE OF TEXAS, ON HIS DAY PERSONALLY APPEARED AND NEEDS (CAPACITY) ADJUDICATION TO BE PERSONALLY TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE WAS EXERCISING THE NAME FOR THE PURPOSE AND CONSENTED THAT HE HAD DONE SO.

EVERY PERSON WE HAD AND TALK OF OFFICE THIS THE DAY OF

SUBMITTING IN AND FOR COMPANY YEARS
BY COMMISSION EXPIRY

FRANK FANELL & GARY FORDS
JAN 20 11 22
WALL MOUNT TEL 25146

[illegible]

02-11-2020

155040357

100

11

Sharon Merica! 6-1-26

100

**VAN ZANDT CAD**

P.O. Box 926
Canton, Texas 75103
903-567-6171

Statement Date: 05/29/2026
Owner:
Mailing Address:

Tax Certificate

Property Account Number:
R000037848

Property Location: 0000000 ST HWY 64
Legal: ABST: 127| SUR: D CLAPP

TAX CERTIFICATE FOR ACCOUNT : R000037848
AD NUMBER: 086.0127.0510.0001.0000
GF NUMBER: Owner Geroge
CERTIFICATE NO : 353654

DATE : 5/29/2026

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

ABST: 127| SUR: D CLAPP

COLLECTING AGENCY

Van Zandt CAD
27867 State Hwy 64
P.O. Box 926
Canton Texas 75103

0000000 ST HWY 64
32.361 ACRES

REQUESTED BY**PROPERTY OWNER**

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF VAN ZANDT CAD ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES

LAND MKT VALUE:	567,380	IMPROVEMENT :	5,490
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	572,870	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	VAN ZANDT COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2025	VZC SPECIAL ROAD TAX	0.00	0.00	0.00	0.00	0.00	0.00
2025	WILLS POINT ISD	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 5/2026 : **\$0.00**

ISSUED TO :
ACCOUNT NUMBER: R000037848

CERTIFIED L...
Authorized agent of Van Zandt County Tax Office





May 28, 2026

To Whom it May Concern:

This is to confirm that TXU Energy provides / provided electric service to:

Customer Name:	
Service Address:	34402 STATE HIGHWAY 64 WILLS POINT TX 75169-7549
Service Start Date:	04/20/2026
Service End Date:	ACTIVE

For answers to any questions regarding this information or any other account information, feel free to visit us online at txu.com, or call us toll-free at 1-888-399-5501.

Sincerely,

TXU Energy
Customer Care Center

TXU Energy Retail Company LLC
REP Certificate No

MacBee
Special Utility District

PO Box 780
Wills Point, Texas 75169-0780

903-873-2109
Fax: 903-873-2748

www.macbeewater.com

May 28, 2026

Van Zandt County Commissioner Court
121 E. Dallas Street
Canton, Texas 75103

Re: Three Pond Addition 6 lots
Highway 64 and VZCR 3418

Dear Commissioner Court,

_____ has completed an engineering study for water service for the proposed development on Highway 64 and VZ County Road 3418.

MacBee SUD has sufficient infrastructure to provide water service to the six-lot development.

Please let me know if you need additional information.

Thank you,

Vonda K. Farthing
Office Manager
MacBee Special Utility District

Tyler N. Hendrickson, P.E.

Founders:

W. Wayne Weeks, P.E.

Neal E. Velvin, P.E.



Texas Registered Engineering Firm F-151

Phone: 903-675-3903 vwce@velvin-weeks.com Fax: 903-675-8345

930 E. Corsicana Street

P.O. Box 1007

Athens TX 75751

April 20, 2026

Vonda Farthing
Office Manager
MacBee SUD

RE: Request for service for 6 residential services for a proposed Development on VZCR 3418 and SH 64, in Van Zandt County

Vonda:

As you know, _____ has requested 6 residential services for a proposed Development on VZCR 3418 and SH 64, as shown on the attached **Plates 1 – 4**, in the Edgewood Pressure Plane. As you can see, on **Plate 3** there is an existing 12-inch transmission line and a 3-inch distribution line on the south side of VZCR 3418, and a 4-inch distribution line on the east side of SH 64 fronting the proposed lots of the development. Lot numbers 4 and 5 on SH 64 are fronted by a 1" line on the east side of 64. The lots fronting CR 3418 should be connected to the existing 3-line not the 12-line transmission line. Lots fronting SH 64 should be connected to the existing 4-inch line. The 1-inch line fronting lots 4 and 5 is not sufficient to support any new connections. These lots could either served by road bores from the existing 4-inch line on the south side of SH 64, or the 1-inch line could be replaced by a larger line.

The static pressure at this location is roughly 52 psi.

The requested connections added to the hydraulic model of the system and the proposed line improvements resulted in a reduction of the calculated residual pressure of roughly 2 psi at a uniform usage of 1.5 gpm per connection. The existing estimated calculated residual pressure was in the 41 psi range under the same conditions.

There is adequate capacity for the requested connections.

I recommend that the developer's request for service be granted. If the Developer has not proceeded with his development in 6 weeks, I recommend that the approval be voided and he be requested to start the process over. This recommended approval is contingent upon completion of the non-standard service agreement and the Developer meeting all of the district and County development requirements.

Sincerely,

VELVIN & WEEKS CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'Tyler N. Hendrickson', is written over a horizontal line.

Tyler N. Hendrickson, P.E.

Attachments

4-20-2026



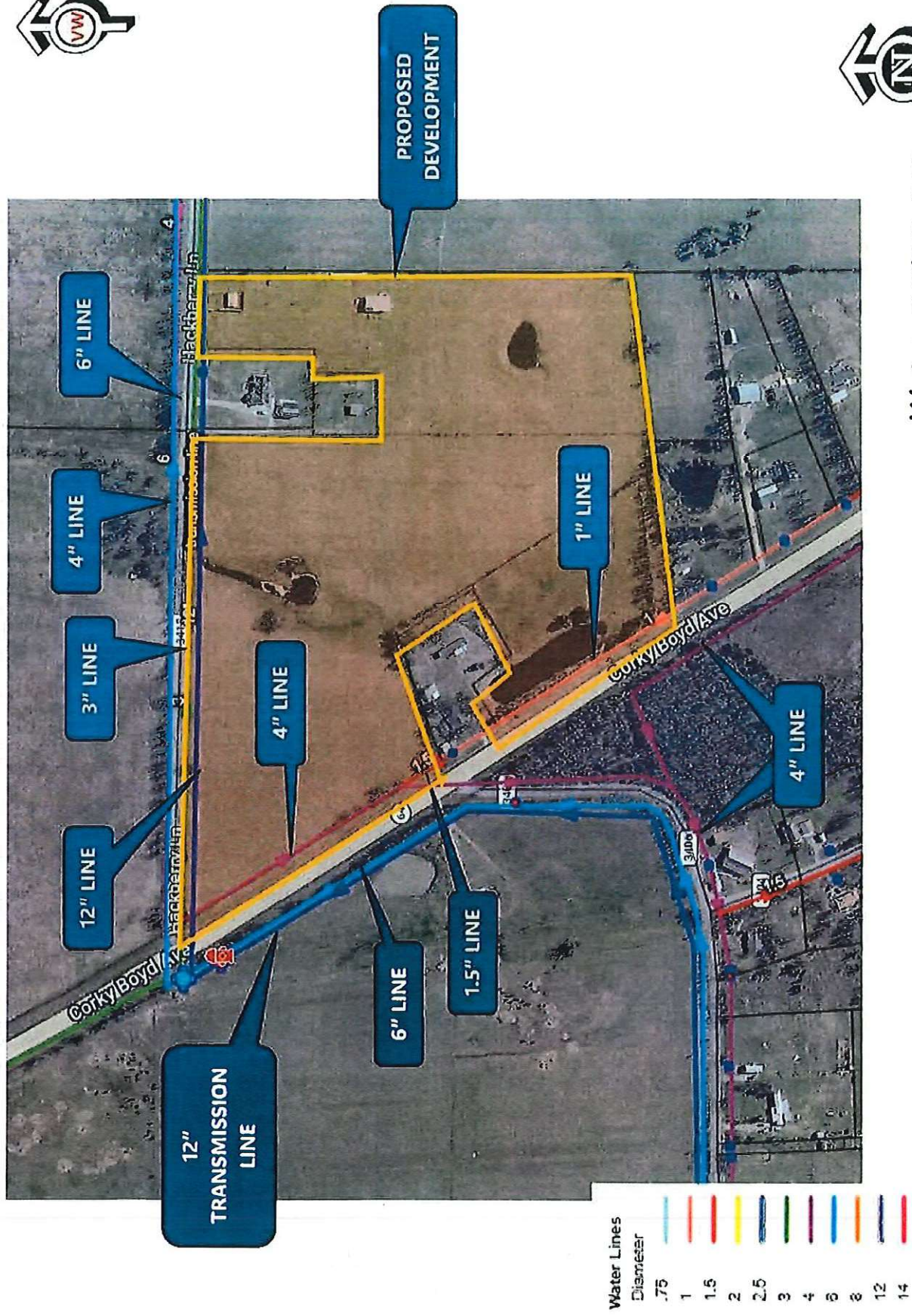
Vicinity map - Plate 1



aerial map - Plate 2



Water system map



Tyler N. Hendrickson, P.E.

Founders:

W. Wayne Weeks, P.E.

Neal E. Velvin, P.E.



Texas Registered Engineering Firm F-151

Phone: 903-675-3903 vwce@velvin-weeks.com Fax: 903-675-8345

930 E. Corsicana Street

P.O. Box 1007

Athens TX 75751

April 20, 2026

Vonda Farthing
Office Manager
MacBee SUD

RE: Request for service for 6 residential services for a proposed Development on VZCR 3418 and SH 64, in Van Zandt County

Vonda:

As you know, : has requested 6 residential services for a proposed Development on VZCR 3418 and SH 64, as shown on the attached **Plates 1 – 4**, in the Edgewood Pressure Plane. As you can see, on **Plate 3** there is an existing 12-inch transmission line and a 3-inch distribution line on the south side of VZCR 3418, and a 4-inch distribution line on the east side of SH 64 fronting the proposed lots of the development. Lot numbers 4 and 5 on SH 64 are fronted by a 1" line on the east side of 64. The lots fronting CR 3418 should be connected to the existing 3-line not the 12-line transmission line. Lots fronting SH 64 should be connected to the existing 4-inch line. The 1-inch line fronting lots 4 and 5 is not sufficient to support any new connections. These lots could either served by road bores from the existing 4-inch line on the south side of SH 64, or the 1-inch line could be replaced by a larger line.

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Sincerely,

VELVIN & WEEKS CONSULTING ENGINEERS, INC.

A handwritten signature in dark ink, appearing to read 'Tyler N. Hendrickson', is written over a horizontal line.

Tyler N. Hendrickson, P.E.

Attachments

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: July 29, 2026

NAME: Cliff Williams

TELEPHONE OR EMAIL CONTACT: 903-567-2166

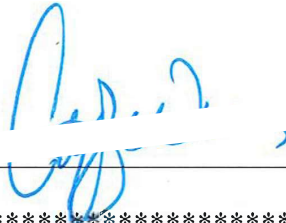
SUBJECT DESCRIPTION:

Discuss and consider the adoption of LGC 232.0034 (Access by Emergency Vehicles) into the Van Zandt County Subdivision Rules and Regulations

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider the adoption of LGC 232.0034 (Access by Emergency Vehicles) into the Van Zandt County Subdivision Rules and Regulations

SIGNATURE: _____



Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____

Tex. Local Gov't Code Section 232.0034

Additional Requirements: Access by Emergency Vehicles

- (a) This section applies only to a residential subdivision that is subdivided into 1,000 or more lots in the unincorporated area of a county.
- (b) The commissioners court **shall** adopt infrastructure standards requiring at least two means of ingress and egress in the subdivision to provide for sufficient routes of travel for use by emergency vehicles and for use during evacuations resulting from fire or other natural disasters.
- (c) This section does not limit the authority of a commissioners court under other existing laws, as applicable, to adopt infrastructure standards that are more stringent than standards required by this section.

Added by Acts 2013, 83rd Leg., R.S., Ch. 400 (S.B. 194), Sec. 1, eff. September 1, 2013.

Location: https://texas.public.law/statutes/tex._local_gov't_code_section_232.0034

Original Source: Section 232.0034 — *Additional Requirements: Access by Emergency Vehicles*, <https://statutes.capitol.texas.gov/Docs/LG/htm/LG.232.htm#232.0034> (last accessed May 10, 2025).

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese

TELEPHONE OR EMAIL CONTACT: 903-567-4071

SUBJECT DESCRIPTION:

CONSENT AGENDA

Consent agenda items are considered routine by the Commissioners Court and will be enacted by one motion. There will be no separate discussion of these items unless the County Judge, or a Commissioner requests an item be removed from the consent agenda and considered separately.

AGENDA DESCRIPTION (using appropriate agenda wording)

CONSENT AGENDA

Consent agenda items are considered routine by the Commissioners Court and will be enacted by one motion. There will be no separate discussion of these items unless the County Judge, or a Commissioner requests an item be removed from the consent agenda and considered separately.

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider dispensing with the reading of the Minutes of the meeting(s) of the Commissioners Court and approval of same for July 15, 2026 and July 17, 2026.

SIGNATURE:

Expenditure Required \$ _____
Amount Budgeted \$ _____ (Line Item ____ - ____ - ____)
Additional Funding Requested \$ _____

To be entered on agenda for Court meeting on _____

Reviewed and approved by:

**REGULAR SESSION OF THE
COMMISSIONERS COURT OF VAN ZANDT COUNTY
9:00 A.M., WEDNESDAY July 15, 2026**

The Commissioners' Court of Van Zandt County met at the above-named date and time in the County Courtroom in the Van Zandt County Courthouse in Canton, Texas. Members present were County Judge Andy Reese, Commissioner Pct. 1 Mitch Curtis, Commissioner Pct. 2 Cliff Williams, Commissioner Pct. 3 Bobby Phillips, Commissioner Brandon Barton. Notice was given by posting in compliance with Section 551.041 of the Government Code on all the following before the Court for consideration:

CALL TO ORDER AND ANNOUNCE QUORUM. 9:02 All present.

GENERAL ANNOUNCEMENTS. None

PUBLIC COMMENTS (ON AGENDA ITEMS ONLY). 1). Richard Schmidt #16 2). Nancy White #5 & 8 3). Richard Garza #5 4). Clayton Conway #5 5.) Doc Collins #5. 6). Ernie Burns #4 (Would like interaction in Workshop)

WORKSHOP – Discuss the formation of a Groundwater Conservation District with up to 15 other North East Texas Counties. 9:15 A.M. Ernie Burns -City of Van Mayor. Has the County met with Cities? No. Who pays? Metered or add meters to farms? Residencial exempt? Participating 15 to 20 Counties? Incorrect. If GCD runs out of money/get sued; who pays? Property Tax or Fees/Permits tp pay for GCD? County will have to fund District until fees begin. Is there ability to limit/ imminent domain power? Yes GCD- Chapter 36 Imminent Domain. Drafting carefully; Sledge will draft; County Judge or other delegate chosen can VZC pull out if GCD doesn't help? Yes. Legislative action in and out. Senate & House have to Vote then Governor has to sign. Closed 10:16 A.M.

DISCUSS AND CONSIDER A RESOLUTION SUPPORTING THE CREATION OF A REGIONAL GROUNDWATER CONSERVATION DISTRICT TO PROTECT AND PRESERVE THE CARRIZO-WILCOX AQUIFER IN NORTHEAST TEXAS. Motion to approve by Commissioner Brandon Barton and second by Commissioner Cliff Williams. All voted in favor.

DISCUSS AND CONSIDER AUTHORIZING THE COUNTY JUDGE TO SERVE AS THE VAN ZANDT COUNTY REPRESENTATIVE ON THE JOINT COMMITTEE FOR THE CREATION OF A REGIONAL GROUNDWATER CONSERVATION DISTRICT IN NORTHEAST TEXAS. Motion to approve by Commissioner Brandon Barton. Item dies due to lack of second.

DISCUSS AND CONSIDER ADDITIONAL FUNDING FOR THE ANIMAL PROTECTION LEAGUE THROUGH SEPTEMBER 2026. No action (skip to item number 17)

DISCUSS AND CONSIDER THE ELECTION OF COUNTY ASSISTANCE DISTRICT BY PRECINCT. BRANDON BARTON SPOKE AND STATED ELECTION WILL BE HELD BY PRECINCT. Motion to approve by Commissioner Brandon Barton and second by Commissioner Bobby Phillips. All voted in favor.

Skip to item # 23.

DISCUSS AND CONSIDER THE APPROVAL OF PARTICIPATION IN THE FEDERAL OFF-SYSTEM BRIDGE PROGRAM BY VAN ZANDT COUNTY ROAD AND BRIDGE PRECINCT 4 AND AUTHORIZE THE COUNTY JUDGE TO SIGN ALL RELATING DOCUMENTS. COUNTY ROAD 4713 PROJECT 10% MATCH PORTION. County Road 4206 Alligator Creek change three railcars to bridge \$193K for project; 5 years to match. Motion to approve by Commissioner Brandon Barton and second by Commissioner Bobby Phillips. All voted in favor.

DISCUSS AND CONSIDER APPROVAL SELECTION OF GRIEVANCE COMMITTEE PER TEXAS LOCAL GOVERNMENT CODE SECTION 152.015. Commissioner Cliff Williams back at 11:05 A.M. 1). Valerie White, 2). Heather Nipp, 3). Jim Tunnell, 4). Jerry Cassell, 5). Matthew Dickerson, 6). Nicholas Clark, 7). Levi Roberts, 8). Wesley Price, 9). Doris Sweet, Alt.1.) Jeremiah Carnes, Alt. 2.) Omar Stieffer, Alt.3.) Maria Denbow, Alt 4.) Jaylin Landes, Alt 5.) Donna Wiggins, Alt. 6.) Kristi Lozano, Alt. 7.) Linda Whalin, Alt. 8) Teri Adams, Alt. 9) Kimberly Lindberg, Alt 10) Robin Hoelting, Alt. 11) Robert Mackey, Alt. 12) Sandra Lyons, Alt. 13). Stephanie Diebert, Alt. 14) James Pinkerton, Alt. 15) Amy Rucker, Alt. 16) Gary Sullivan, Alt. 17) Jason Hathock, Alt. 18) Melissa Holmes, Alt. 19) Tracy McElvaney, Alt.20) Steven Moore. Motion to approve by Commissioner Brandon Barton and second by Commissioner Bobby Phillips. All voted in favor.

DISCUSS AND CONSIDER SELECTION OF AN ARCHITECT FOR RFQ 26-01 FOR ARCHITECTURAL SERVICES FOR THE VAN ZANDT COUNTY COURTHOUSE ANNEX PER SCORING/EVALUATION COMMITTEE RECOMMENDATIONS. Judge advised that the Committee is meeting tomorrow. Motion to table item until meeting on Friday at 9:00 A.M. by Commissioner Brandon Barton and second by Commissioner Cliff Williams. All voted in favor.

DISCUSS AND CONSIDER AWARDING THE CONTRACT FOR RFP 26-02 FOR JAIL VIDEO SURVEILLANCE SYSTEM PER SCORING/EVALUATION COMMITTEE RECOMMENDATIONS. Ernesto Zapeta spoke, Brandon Barton left to get packet at 11:14 A.M. Came back at 11: 17 A.M. Motion to approve by Commissioner Brandon Barton and second by Commissioner Bobby Phillips. All voted in favor.

DISCUSS AND CONSIDER AUTHORIZING BUDGET LINE TRANSFER FROM 010-409-800 CONTINGENCY TO 132-560-330 FUELS AND LUBRICANTS IN THE AMOUNT OF \$66,000 DUE TO INCREASED FUEL PRICES IN 2026. It is also agreed that Rebates/Refunds from the Comptrollers Office for Fuel Tax used by the Sheriff Office for the Months of October 2025 through September 2026 will be returned to 010-409-800 Contingency. (advance monies then refund come back to go into contingency. Motion to approve by Commissioner Bobby Phillips and second by Commissioner Cliff Williams. All voted in favor.

DISCUSS AND CONSIDER TRANSFER FROM CONTINGENCY FOR ROAD DAMAGES CAUSED BY SUDDEN STORM IN PRECINCT 3 ON MARCH 4, 2026 CAUSING MAJOR ROAD DAMAGES DUE TO EXCESSIVE RAIN FALLING IN SHORT PERIOD OF TIME. Andy Reese asked Commissioner Bobby Phillips to request this money. \$145,000.00 to Pct. 3 R&B from contingency. (would not qualify for FEMA). Motion to approve by Commissioner Brandon Barton and second by Commissioner Mitch Curtis. Commissioner Bobbie Phillips voted no.

DISCUSS AND CONSIDER ACCEPTANCE OF A CHECK FROM THE CALLENDAR LAKE POIA IN THE AMOUNT OF \$6,287.40 FOR PAYMENT OF COLD MIX AUTHORIZED BY INTERLOCAL AGREEMENT WITH VAN ZANDT COUNTY. REIMBURSING COUNTY. Motion to approve by Commissioner Brandon Barton and second by Commissioner Cliff Williams. All voted in favor.

DISCUSS AND CONSIDER AUTHORIZING THE TRANSFER OF 2021 FORD EXPLORER VIN#1FM5K8AB8MGB54223, INVENTORY #9322, LICENSE# 1449383 TO EMERGENCY MANAGEMENT WITH A VALUE OF \$18,000. Tonda Curry spoke; this vehicle is excess; new 2026 vehicle already has replaced this one. Motion to table by Commissioner Brandon Barton and second by Commissioner Mitch Curtis. Commissioner Cliff Williams and Commissioner Bobby Phillips abstained. Judge Andy Reece voted in favor. Motion passes.

DISCUSS AND CONSIDER ACCEPTANCE OF CHANGE ORDER REQUEST FOR THE ROAD & BRIDGE MATERIALS FROM WOODRUM CONSTRUCTION. Brian Woodrum spoke. Motion to approve by Commissioner Mitch Curtis and second by Commissioner Cliff Williams. All voted in favor.

10-minute break; be back @10:55 A.M. and start at item #9

DISCUSS AND CONSIDER ANNUAL LICENSE RENEWAL FOR SANTOS LUNA D/B/A LUNA TOWING OF 2924 THISTLEWOOD DR., SEAGOVILLE, TEXAS 75159 TO OPERATE AN AUTOMOTIVE WRECKING AND SALVAGE YARD LOCATED AT 30782 STATE HIGHWAY 64, WILLS POINT, VAN ZANDT COUNTY, TEXAS 75169. Commissioner Bobby Phillips spoke. Motion to table by Commissioner Bobby Phillips and second by Commissioner Brandon Barton. All voted in favor.

DISCUSS AND CONSIDER APPROVAL OF POST OAK ESTATES SUBDIVISION PLAT LOCATED ON VZCR 3908 IN PRECINCT 3. 4 lots; Tier 2. Motion to approve by Commissioner Bobby Phillips and second by Commissioner Mitch Curtis. All voted in favor.

DISCUSS AND CONSIDER THE ADDITION OF FILING OF COVENANTS AND RESTRICTIONS TO THE FILING OF SUBDIVISION APPLICATION. Brandon Barton spoke and suggested that this be added to the check list and covenants and restrictions to be filed before the plat is filed. Motion to approve by Commissioner Brandon Barton and second by Commissioner Bobby Phillips. All voted in favor.

DISCUSS AND CONSIDER THE ADOPTION OF LGC 232.109 (LIMITED FIRE SUPPRESSION SYSTEM) INTO THE VAN ZANDT COUNTY SUBDIVISION RULES AND REGULATIONS. Update to reflect LGC 232.0034 states shall. Motion to table by Commissioner Cliff Williams and second by Commissioner Bobby Phillips. All voted in favor.

CONSENT AGENDA

CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE BY THE COMMISSIONERS COURT AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS THE COUNTY JUDGE, OR A COMMISSIONER REQUESTS AN ITEM BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

- A.) DISCUSS AND CONSIDER DISPENSING WITH THE READING OF THE MINUTES OF THE MEETING(S) OF THE COMMISSIONERS COURT AND APPROVAL OF SAME FOR JULY 1, 2026.**
- B.) DISCUSS AND CONSIDER APPROVAL OF COUNTY'S BILLS FOR PAYMENT AS SUBMITTED**
- C.) DISCUSS AND CONSIDER RATIFYING OF COUNTY'S BILLS AS SUBMITTED**
- D.) DISCUSS AND CONSIDER APPROVAL OF FY2026 LINE ITEM TRANSFERS**
- E.) DISCUSS AND CONSIDER MONTHLY REPORTS SUBMITTED BY VARIOUS OFFICES AND DEPARTMENTS OF COUNTY GOVERNMENT AND APPROVAL ENTRY OF SAME IN THE COURT'S MINUTES AS A MATTER OF RECORD.**
- F.) DISCUSS AND CONSIDER APPROVAL OF PROPOSED INSTALLATION OF PIPE AND/OR UTILITY LINES**
 - NONE**
 - Motion to approve by Commissioner Cliff Williams and second by Commissioner Mitch Curtis. All voted in favor.**

Skip back to #8

CLOSED EXECUTIVE SESSION 10:51 A.M. in compliance with Section 551.074 of the Texas Government Code,

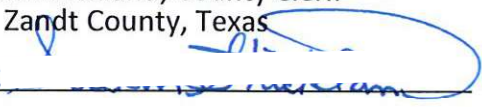
- (1) To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
- (2) To hear a complaint or charge against an officer or employee

RECONVENE TO OPEN SESSION to consider action, if any, on items discussed in Executive Session
No action.

ADJOURNMENT. 12:19 P.M. Motion to adjourn by Commissioner Cliff Williams and second by Commissioner Brandon Barton. All voted in favor.

ATTEST:

Susan Strickland, County Clerk
Van Zandt County, Texas

BY: 

County Judge

Commissioner, Pct. #1

Commissioner, Pct. #2

Commissioner, Pct. #3

Commissioner, Pct. #4

**SPECIAL SESSION OF THE
COMMISSIONERS COURT OF VAN ZANDT COUNTY
9:00 A.M., FRIDAY July 17, 2026**

The Commissioners' Court of Van Zandt County met at the above-named date and time in the County Courtroom in the Van Zandt County Courthouse in Canton, Texas. Members present were County Judge Andy Reese, Commissioner Pct. 1 Mitch Curtis, Commissioner Pct. 3 Bobby Phillips, Commissioner Pct. 4 Brandon Barton. Notice was given by posting in compliance with Section 551.041 of the Government Code on all the following before the Court for consideration:

CALL TO ORDER AND ANNOUNCE QUORUM. 9:03 A.M. Commissioner Cliff Williams absent.

GENERAL ANNOUNCEMENTS. None

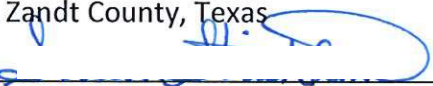
PUBLIC COMMENTS (ON AGENDA ITEMS ONLY). None

DISCUSS AND CONSIDER SELECTION OF AN ARCHITECT FOR RFQ 26-01 FOR ARCHITECTURAL SERVICES FOR THE VAN ZANDT COUNTY COURTHOUSE ANNEX PER SCORING/EVALUATION COMMITTEE RECOMMENDATIONS. Mr. Brian Cummings from the Committee spoke and recommended Komatsu. Motion to approve by Commissioner Brandon Barton and second by Commissioner Mitch Curtis. All voted in favor.

ADJOURNMENT. 9:09 A.M. Motion to adjourn by Commissioner Bobby Phillips and second by Commissioner Mitch Curtis. All voted in favor.

ATTEST:

Susan Strickland, County Clerk
Van Zandt County, Texas

BY: 

County Judge

Commissioner, Pct. #1

Commissioner, Pct. #2

Commissioner, Pct. #3

Commissioner, Pct. #4

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider approval of County's bills for payment as submitted

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by:

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider ratifying of County's bills as submitted

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by:

Page: 1

April Tawater

[illegible]

Van Zandt County, Texas
VZC A/P Bill Register w/ Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Accounting Distribution</u>	<u>Purchase Order</u>	<u>Distribution Amount</u>
7/17/2026	7/17/2026	2026-73	8/16/2026	Pay period ending 7/11/2026, 56- NATIONWIDE	010-215-101 SALARIES PAYABLE 132-215-101 SALARIES PAYABLE 133-215-101 SALARIES PAYABLE 547-215-101 SALARIES PAYABLE 818-215-101 SALARIES PAYABLE		775.00 278.07 31.93 46.60 3.40 <u>1,135.00</u>

Total for[9301] NATIONWIDE RETIREMENT SOLUTIONS

Report Total

1,135.00

Van Zandt County, Texas VZC A/P Bill Register w/ Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Accounting Distribution</u>	<u>Purchase Order</u>	<u>Distribution Amount</u>
7/17/2026	7/17/2026	2026-73	8/16/2026	Pay period ending 7/11/2026, 11- OFC OF ATTY GENERAL	023-215-101 SALARIES PAYABLE 131-215-101 SALARIES PAYABLE 132-215-101 SALARIES PAYABLE 133-215-101 SALARIES PAYABLE 567-215-101 SALARIES PAYABLE		140.64 179.93 618.83 124.20 290.77 <u>1,354.37</u>

Total for[6436] OFFICE OF THE ATTY. GENERAL (1)

Report Total

1,354.37

Van Zandt County, Texas
VZC A/P Bill Register

Num & Name	Inv Date	Act Date	Invoice Num	Due Date	Description	Account Distribution	Distribution Amount	PO Num
8100 ADULT PROB INS								
	7/02/2026	7/02/2026	2026-71	8/01/2026	Pay period ending	540-215-101 SALARIES PAYABLE	34.97	
						541-215-101 SALARIES PAYABLE	1,614.36	
						543-215-101 SALARIES PAYABLE	181.42	
						544-215-101 SALARIES PAYABLE	242.16	
						559-215-101 SALARIES PAYABLE	185.61	
	7/17/2026	7/17/2026	2026-73	8/16/2026	Pay period ending	540-215-101 SALARIES PAYABLE	34.97	
						541-215-101 SALARIES PAYABLE	1,614.27	
						543-215-101 SALARIES PAYABLE	181.40	
						544-215-101 SALARIES PAYABLE	242.14	
						559-215-101 SALARIES PAYABLE	185.61	
Total for [8100] TDCJ-CJAD							4,516.91	

Report Total

4,516.91

Van Zandt County, Texas
VZC A/P Bill Register w/ Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Description</u>	<u>Accounting Distribution</u>	<u>Purchase Order</u>	<u>Distribution Amount</u>
[3577] VAN ZANDT COUNTY (9) 7/17/2026	7/17/2026	2026-73	8/16/2026	Pay period ending 7/11/2026,FWT	010-215-101 SALARIES PAYABLE 017-215-101 SALARIES PAYABLE 021-215-101 SALARIES PAYABLE 022-215-101 SALARIES PAYABLE 023-215-101 SALARIES PAYABLE 024-215-101 SALARIES PAYABLE 026-215-101 SALARIES PAYABLE 035-215-101 SALARIES PAYABLE		12,447.64 222.69 1,164.26 867.33 1,375.23 1,197.92 35.73 154.96 34,474.00

Total for[3577] VAN ZANDT COUNTY (9)

Report Total

34,474.00

Van Zandt County, Texas
VZC A/P Bill Register w/ Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Description</u>	<u>Accounting Distribution</u>	<u>Purchase Order</u>	<u>Distribution Amount</u>
[3578] VAN ZANDT COUNTY (5) 7/17/2026	7/17/2026	2026-73	8/16/2026	Pay period ending 7/11/2026, EMPFICA, FICA	010-215-101 SALARIES PAYABLE 017-215-101 SALARIES PAYABLE 021-215-101 SALARIES PAYABLE 022-215-101 SALARIES PAYABLE 023-215-101 SALARIES PAYABLE 024-215-101 SALARIES PAYABLE 026-215-101 SALARIES PAYABLE 035-215-101 SALARIES PAYABLE		19,583.14 341.00 2,541.50 2,348.10 2,781.92 2,707.30 288.90 213.40 63,128.76
Total for[3578] VAN ZANDT COUNTY (5)							

Report Total

63,128.76

Van Zandt County, Texas
VZC A/P Bill Register w/ Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Accounting Distribution</u>	<u>Purchase Order</u>	<u>Distribution Amount</u>
[3579] VAN ZANDT COUNTY (6) 7/17/2026	7/17/2026	2026-73	8/16/2026	Pay period ending 7/11/2026, EMPFICAMED, FICAME D	010-215-101 SALARIES PAYABLE 017-215-101 SALARIES PAYABLE 021-215-101 SALARIES PAYABLE 022-215-101 SALARIES PAYABLE 023-215-101 SALARIES PAYABLE 024-215-101 SALARIES PAYABLE 026-215-101 SALARIES PAYABLE 035-215-101 SALARIES PAYABLE		4,579.96 79.74 594.42 549.14 650.62 633.14 67.56 49.92 14,764.06

Total for[3579] VAN ZANDT COUNTY (6)

Report Total

14,764.06

Van Zandt County, Texas
VZC AP Bill Register

Num & Name		Inv Date	Act Date	Invoice Num	Due Date	Description	Account Distribution	Distribution Amount	PO Num
7377	WEX BANK	6/30/2026	7/14/2026	113545341	7/24/2026	0496-00-129631-8	010-476-330 FUEL AND LUBRICANTS INVESTIG	159.75	
	P.O. BOX 6293						010-551-330 FUEL AND LUBRICANTS-CONSTABL	157.97	
	CAROL STREAM, IL 60197-6293						010-552-330 FUEL AND LUBRICANTS-CONSTABL	211.48	
							010-553-330 FUEL AND LUBRICANTS-CONSTABL	499.62	
							010-554-330 FUEL & LUBRICANTS-CONSTABLE	584.66	
							132-560-330 FUEL/LUBRICANTS	22,137.08	
							567-435-330 FUEL & LUBRICANTS	747.29	
Total for [7377] WEX BANK								24,497.85	

Report Total

24,497.85

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider approval of FY2026 Line Item Transfers

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by:



Van Zandt County

REQUEST FOR BUDGET AMENDMENT

Requested by: County Judge
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 07/29/2026
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget amendment:

FUNDS TO TRANSFER:

INCREASE REVENUE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>010-409-800</u>	<u>Contingency</u>	<u>\$ 145,000.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

INCREASE EXPENSE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>023-623-402</u>	<u>Contract Services</u>	<u>\$ 19,250.00</u>
<u>023-623-335</u>	<u>Road & Bridge Materials</u>	<u>\$ 125,750.00</u>
<u> </u>	<u> </u>	<u> </u>

Explanation for the transfer requested: Per CC 7/15/26 for flood damage

Submitted by:

Printed name

ANDY REESE

SIGN HERE

Ben Miraglia

Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #:	<u> </u>	Posting date:	<u> </u>
CCT Approval Date:	<u> </u>	Posted by:	<u> </u>

DATE	ROAD #	MANPOWER COST	MATERIAL COST	MACHINERY COST	OUTSIDE SERVICES	TOTAL COST
3/4/26	3704	\$321.69	\$1,668.00	\$1,218.70		\$3,208.39
3/4/26	3725/3710	\$321.69	\$1,322.72	\$1,218.70		\$2,863.11
3/4/26	3702	\$321.69	\$760.72	\$1,218.70		\$2,301.11
3/9/26	3409	\$178.92	\$444.00	\$1,107.85		\$1,730.77
3/9/26	3421	\$178.92	\$1,722.72	\$1,107.85		\$3,009.49
3/9/26	3212	\$178.92	\$1,308.00	\$1,107.85		\$2,594.77
3/9/26	3117	\$178.92	\$1,122.78	\$1,107.85		\$2,409.55
3/10/26	3513	\$458.18	\$2,142.72	\$2,707.45		\$5,308.35
3/10/26	3443	\$458.18	\$444.00	\$2,707.45		\$3,609.63
3/12/26	3501	\$712.86	\$2,862.00	\$4,431.40		\$8,006.26
3/30/26	3802	\$1,215.12	\$3,848.70	\$6,241.40		\$11,305.22
4/29/26	3507	\$442.87	\$17,771.47	\$3,516.80		\$21,731.14
4/6/26	3104	\$489.93	\$840.00	\$4,431.40		\$5,761.33
4/6/26	3419	\$489.93	\$1,154.00	\$4,431.40		\$6,075.33
6/16/26	3820	\$350.87	\$2,190.00	\$1,854.40		\$4,395.27
6/16/26	3104	\$350.87	\$1,799.44	\$1,015.70	\$19,250.00	\$22,416.01
4/14/26	3507	\$352.57	\$2,218.60	\$2,120.76		\$4,691.93
4/14/26	3515	\$352.57	\$1,598.00	\$2,120.76		\$4,071.33
4/16/26	3725	\$325.95	\$4,197.60	\$1,329.42		\$5,852.97
4/16/26	3514	\$325.95	\$932.00	\$1,329.42		\$2,587.37
4/16/26	3530	\$325.95	\$888.00	\$1,329.42		\$2,543.37
5/4/26	3507	\$486.81	\$5,164.09	\$2,759.40		\$8,410.30
5/4/26	3512	\$486.81	\$5,164.09	\$2,759.40		\$8,410.30
5/5/26	3512	\$984.93	\$20,890.20	\$5,518.80		\$27,393.93
5/6/26	3512	\$987.54	\$23,661.50	\$3,841.40		\$28,490.44
6/24/26	3512	\$705.79	\$6,600.00	\$2,247.04		\$9,552.83
6/25/26	3512	\$705.79	\$13,200.00	\$2,247.04		\$16,152.83
		\$12,690.22	\$125,915.35	\$67,027.76		\$224,883.33



Van Zandt County
REQUEST FOR BUDGET ADJUSTMENT

Requested by: Justice of the Peace Pct 1
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 7/29/26
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget line transfer/s:

FUNDS TO TRANSFER:

TRANSFER FROM:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>010-461-310</u>	<u>Office Supplies</u>	<u>\$ 300.00</u>
<u>010-461-311</u>	<u>Postage</u>	<u>\$ 200.00</u>
<u>010-461-485</u>	<u>Juror's Expense</u>	<u>\$ 200.00</u>

TRANSFER TO:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>010-461-107</u>	<u>Salaries - Extra Help</u>	<u>\$ 700.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Explanation for the transfer requested: To Fund Part-time Employee Account

Submitted by: Wade McMillan
Printed Name

SIGN HERE

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #:	<u> </u>	Posting date:	<u> </u>
CCT Approval Date:	<u> </u>	Posted by:	<u> </u>



Van Zandt County

REQUEST FOR BUDGET AMENDMENT

Requested by: VZC Precinct 1
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 07/29/2026
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget amendment:

FUNDS TO TRANSFER:

INCREASE REVENUE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>021-621-589</u>	<u>Equipment Payments</u>	<u>\$ 28,000.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

INCREASE EXPENSE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>021-621-335</u>	<u>Road & Bridge Materials</u>	<u>\$ 28,000.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Explanation for the transfer requested: Additional Materials

Submitted by: Mitch Curtis
Printed name

SIGN HERE CM / with permission by

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #: <u> </u>	Posting date: <u> </u>
CCT Approval Date: <u> </u>	Posted by: <u> </u>



Van Zandt County

REQUEST FOR BUDGET AMENDMENT

Requested by: VZC Precinct 1
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 07/29/2026
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget amendment:

FUNDS TO TRANSFER:

INCREASE REVENUE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>021-621-578</u>	<u>Capital Outlay Lease Equipment</u>	<u>\$ 20,000.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

INCREASE EXPENSE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>021-621-335</u>	<u>Road & Bridge Materials</u>	<u>\$ 20,000.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Explanation for the transfer requested: Additional Materials

Submitted by: Mitch Curtis
Printed name

SIGN HERE

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #:	<u> </u>	Posting date:	<u> </u>
CCT Approval Date:	<u> </u>	Posted by:	<u> </u>



Van Zandt County

REQUEST FOR BUDGET AMENDMENT

Requested by: VZC Precinct 1
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 07/29/2026
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget amendment:

FUNDS TO TRANSFER:

INCREASE REVENUE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>021-621-800</u>	<u>Contingency</u>	<u>\$ 40,000.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

INCREASE EXPENSE:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>021-621-335</u>	<u>Road & Bridge Materials</u>	<u>\$ 40,000.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Explanation for the transfer requested: Additional Materials

Submitted by: *Mitch C...*
Printed name

SIGN HERE

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #:	<u> </u>	Posting date:	<u> </u>
CCT Approval Date:	<u> </u>	Posted by:	<u> </u>



Van Zandt County

REQUEST FOR BUDGET AMENDMENT

Requested by: Rep #2
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 7-29-26
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget amendment:

FUNDS TO TRANSFER:

TRANSFER FROM:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>022-622-800</u>	<u>Contingency</u>	<u>\$150,000</u>
_____	_____	_____
_____	_____	_____

TRANSFER TO:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>022-622-335</u>	<u>Road & Bridge Mat.</u>	<u>\$150,000</u>
_____	_____	_____
_____	_____	_____

Explanation for the transfer requested: finish seal coating roads

Submitted by: Cliff Williams
Printed name

SIGN HERE

Cliff Williams - permission given by Cliff

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #:	_____	Posting date:	_____
CCT Approval Date:	_____	Posted by:	_____



Van Zandt County
REQUEST FOR BUDGET ADJUSTMENT

Requested by: R+B Pct #3
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 07/29/26
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget line transfer/s:

FUNDS TO TRANSFER:

TRANSFER FROM:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>023-380-200</u>	<u>Loan Proceeds</u>	<u>\$230,000.⁰⁰</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

TRANSFER TO:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>023-623-571</u>	<u>Equipment Purch.</u>	<u>\$230,000.⁰⁰</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Explanation for the transfer requested: purchase of equipment

Submitted by: Bobby Phillips
Printed Name

SIGN HERE

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:	
Budget Revision #: _____	Posting date: _____
CCT Approval Date: _____	Posted by: _____



Van Zandt County

REQUEST FOR BUDGET ADJUSTMENT

Requested by: VZC Sheriff's / Jail
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 7-29-26
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget line transfer/s:

FUNDS TO TRANSFER:

TRANSFER FROM:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>131-512-451</u>	<u>Repair & Maint-Mach - Non OFF</u>	<u>\$31.84</u>
_____	_____	_____
_____	_____	_____

TRANSFER TO:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>131-512-495</u>	<u>Miscellaneous</u>	<u>\$31.84</u>
_____	_____	_____
_____	_____	_____

Explanation for the transfer requested: Line item over

Submitted by: Kevin Bridger
Printed Name

SIGN HERE

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #:	_____	Posting date:	_____
CCT Approval Date:	_____	Posted by:	_____

STATEMENT OF EXPENSES
Van Zandt County, Texas
For 7/23/2026

VZC JAIL

	ENCUMBRANCE	BUDGET	M-T-D ACTUAL	Y-T-D	REMAINING	% REMAINING
131-512-103 SALARIES - EMPLOYEES	0.00	1,242,602.72	47,970.47	922,636.64	319,966.08	25.75
131-512-107 SALARIES - EXTRA HELP	0.00	0.00	0.00	1,056.32	(1,056.32)	0.00
131-512-110 SALARIES - COMP TIME	0.00	95,653.00	2,213.85	102,892.19	(7,239.19)	(7.57)
131-512-111 SALARIES - CERTIFICATE PAY	0.00	13,040.00	518.47	10,928.61	2,111.39	16.19
131-512-201 SOCIAL SECURITY TAXES	0.00	101,919.22	3,766.25	76,492.53	25,426.69	24.95
131-512-202 GROUP INSURANCE	0.00	323,087.00	12,108.09	221,027.30	102,059.70	31.59
131-512-203 RETIREMENT CONTRIBUTION	0.00	101,119.85	3,749.76	76,559.74	24,560.11	24.29
131-512-204 WORKERS COMPENSATION	0.00	23,390.08	0.00	14,848.52	8,541.56	36.52
131-512-206 UNEMPLOYMENT INSURANCE	0.00	3,648.50	0.00	6,100.14	(2,451.64)	(67.20)
TOTAL PERSONNEL COSTS	0.00	1,904,460.37	70,326.89	1,432,541.99	471,918.38	24.78
131-512-310 OFFICE SUPPLIES - JAIL	0.00	5,000.00	131.23	3,577.89	1,422.11	28.44
131-512-332 CUSTODIAL SUPPLIES	2,634.07	43,599.62	2,948.62	32,249.71	8,515.84	19.53
131-512-333 INMATE FOOD	0.00	260,000.00	32,187.24	226,281.72	33,718.28	12.97
131-512-334 OTHER JAIL SUPPLIES	0.00	8,750.51	0.00	8,750.51	0.00	0.00
131-512-339 UNIFORMS	26.87	8,000.00	983.75	6,306.43	1,666.70	20.83
131-512-350 BLDG. MAINT. SUPPLIES	435.00	12,331.96	710.18	12,092.68	(195.72)	(1.59)
131-512-357 YARD MAINT. SUPPLIES	0.00	2,000.00	0.00	1,001.81	998.19	49.91
131-512-402 CONTRACT SERVICES	0.00	368,000.00	26,136.00	297,174.68	70,825.32	19.25
131-512-418 INMATE MEDICAL EXPENSE	0.00	314,000.00	0.00	251,825.61	62,174.39	19.80
131-512-427 TRAINING	0.00	8,000.00	235.00	6,124.71	1,875.29	23.44
131-512-428 TRAVEL	0.00	6,720.37	2,388.27	6,996.73	(276.36)	(4.11)
131-512-440 ELECTRICITY	0.00	40,000.00	5,993.88	40,804.94	(804.94)	(2.01)
131-512-441 GAS	0.00	20,000.00	0.00	12,544.18	7,455.82	37.28
131-512-442 WATER	0.00	60,000.00	0.00	41,050.85	18,949.15	31.58
131-512-450 REPAIR & MAINT. BLDGS.	196,451.71	759,297.54	4,629.70	168,840.57	394,005.26	51.89
131-512-451 REPAIR & MAIN-MACH-NON OFF	806.50	15,000.00	391.85	9,707.25	4,486.25	29.91
131-512-457 MAINT & SERVICE CONTRACTS	0.00	25,000.00	230.00	15,863.17	9,136.83	36.55
131-512-483 BONDING	0.00	288.00	0.00	288.00	0.00	0.00
131-512-495 MISCELLANEOUS	0.00	4,712.00	121.80	4,743.84	(31.84)	(0.68)
TOTAL OTHER COSTS	200,554.15	1,960,700.00	77,087.52	1,146,225.28	613,920.57	31.31
131-512-571 EQUIPMENT	6,114.84	73,000.00	2,455.14	11,557.00	55,328.16	75.79
131-512-572 OFFICE EQUIPMENT	0.00	750.00	0.00	188.00	562.00	74.93
TOTAL CAPITAL EXPENDITURES	6,114.84	73,750.00	2,455.14	11,745.00	55,890.16	75.78
TOTAL- VZC JAIL	206,668.99	3,938,910.37	149,869.55	2,590,612.27	1,141,729.11	28.99

STATEMENT OF EXPENSES
Van Zandt County, Texas
For 7/23/2026

VZC JAIL COMMUNICATIONS

131-513-457 MAINT. & SERVICE CONTRACTS
TOTAL OTHER COSTS

TOTAL- VZC JAIL COMMUNICATIONS

ENCUMBRANCE	BUDGET	M-T-D ACTUAL	Y-T-D	REMAINING	% REMAINING
0.00	18,700.00	0.00	6,817.31	11,882.69	63.54
0.00	18,700.00	0.00	6,817.31	11,882.69	63.54
0.00	18,700.00	0.00	6,817.31	11,882.69	63.54



Van Zandt County

REQUEST FOR BUDGET ADJUSTMENT

Requested by: VZC Sheriff's Office
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 7-29-26
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget line transfer/s:

FUNDS TO TRANSFER:

TRANSFER FROM:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>132-560-337</u>	<u>Law Enforcement Supplies</u>	<u>\$1,102.00</u>
_____	_____	_____
_____	_____	_____

TRANSFER TO:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>132-560-575</u>	<u>Sheriff's Auto Purchase</u>	<u>\$1,102.00</u>
_____	_____	_____
_____	_____	_____

Explanation for the transfer requested: To cover a PO Bill

Submitted by: Kevin Bridger
Printed Name

SIGN HERE

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:	
Budget Revision #: _____	Posting date: _____
CCT Approval Date: _____	Posted by: _____

STATEMENT OF EXPENSES
Van Zandt County, Texas
For 7/22/2026

VZC SHERIFFS DEPT

	ENCUMBRANCE	BUDGET	M-T-D ACTUAL	Y-T-D	REMAINING	% REMAINING
132-560-101 SALARIES - COUNTY SHERIFF	0.00	81,113.00	3,119.71	65,423.05	15,689.95	19.34
132-560-103 SALARIES - EMPLOYEES	0.00	1,938,786.10	77,625.94	1,596,612.28	342,173.82	17.65
132-560-107 SALARIES - PART TIME	0.00	28,310.00	1,125.30	21,541.89	6,768.11	23.91
132-560-110 SALARIES - COMP TIME	0.00	127,535.00	5,834.47	140,891.69	(13,356.69)	(10.47)
132-560-111 SALARIES - CERTIFICATE PAY	0.00	77,680.00	2,293.80	48,997.57	28,682.43	36.92
132-560-201 SOCIAL SECURITY TAXES	0.00	172,323.91	6,621.69	137,541.09	34,782.82	20.18
132-560-202 GROUP INSURANCE	0.00	445,637.00	15,862.72	332,947.32	112,689.68	25.29
132-560-203 RETIREMENT CONTRIBUTION	0.00	170,972.05	6,659.88	140,058.57	30,913.48	18.08
132-560-204 WORKERS COMPENSATION	0.00	40,779.21	0.00	21,153.82	19,625.39	48.13
132-560-206 UNEMPLOYMENT INSURANCE	0.00	5,929.43	0.00	7,220.18	(1,290.75)	(21.77)
TOTAL PERSONNEL COSTS	0.00	3,089,065.70	119,143.51	2,512,387.46	576,678.24	18.67
132-560-310 OFFICE SUPPLIES	0.00	6,724.29	227.94	5,079.93	1,644.36	24.45
132-560-311 POSTAGE	0.00	4,800.00	0.00	3,728.61	1,071.39	22.36
132-560-330 FUEL/LUBRICANTS	0.00	236,000.00	22,439.29	169,813.21	66,186.79	28.05
132-560-337 LAW ENFORCEMENT SUPPLIES	41,054.14	89,553.00	6,956.38	22,836.60	25,662.26	28.66
132-560-339 UNIFORMS	3,924.48	30,970.00	1,938.27	21,990.66	5,054.86	16.32
132-560-402 CONTRACT SERVICES	0.00	10,000.00	379.45	2,251.90	7,748.10	77.48
132-560-416 AUTOPSIES & FORENSIC SCIENCE	0.00	5,000.00	0.00	15.00	4,985.00	99.70
132-560-427 TRAINING	0.00	15,000.00	65.00	7,445.89	7,554.11	50.36
132-560-428 TRAVEL	0.00	3,000.00	51.60	1,243.28	1,756.72	58.56
132-560-454 AUTOMOTIVE MAINTENANCE	11,422.45	153,041.42	2,067.68	90,094.25	51,524.72	33.67
132-560-455 REPAIR & MAINT - FURN & FIXT	2,704.90	8,000.00	1,603.93	4,494.61	800.49	10.01
132-560-456 TIRES & TUBES	14.00	20,000.00	34.69	16,470.87	3,515.13	17.58
132-560-457 MAINT & SERVICE CONTRACTS	0.00	18,000.00	515.00	4,420.00	13,580.00	75.44
132-560-481 SUBSCRIPTIONS/DUES	0.00	500.00	0.00	120.00	380.00	76.00
132-560-483 BONDING	0.00	200.00	0.00	0.00	200.00	100.00
132-560-495 MISCELLANEOUS	0.00	6,000.00	0.00	2,253.95	3,746.05	62.43
TOTAL OTHER COSTS	59,119.97	606,788.71	36,279.23	352,256.76	195,411.98	32.20
132-560-571 EQUIPMENT PURCHASES	690.00	28,000.00	0.00	26,568.01	741.99	2.65
132-560-575 SHERIFFS AUTO PURCHASES	60,600.58	235,647.58	0.00	175,047.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	61,290.58	263,647.58	0.00	201,615.01	741.99	0.28
TOTAL- VZC SHERIFFS DEPT	120,410.55	3,959,501.99	155,422.74	3,066,259.23	772,832.21	19.52



Van Zandt County

REQUEST FOR BUDGET ADJUSTMENT

Requested by: VZC Sheriff/Jail
(Department/Office)

Requested for consideration at Commissioners' Court Meeting: 7-29-26
(Date)

To the Honorable Commissioners' Court of Van Zandt County, I submit to you for your consideration the following budget line transfer/s:

FUNDS TO TRANSFER:

TRANSFER FROM:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>131-512-451</u>	<u>Repair & Maint-Mach Non-Off</u>	<u>\$195.72</u>
<u>131-512-451</u>	<u>Repair & Maint-Mach Non-Off</u>	<u>\$276.36</u>

TRANSFER TO:

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
<u>131-512-350</u>	<u>Bldg. Maint. Supplies</u>	<u>\$195.72</u>
<u>131-512-428</u>	<u>Travel</u>	<u>\$276.36</u>

Explanation for the transfer requested: Line items over

Submitted by: Kevin Bridger
Printed Name

SIGN HERE

Ben Miraglia
Van Zandt County Auditor

For Auditor's Office Use:

Budget Revision #:	_____	Posting date:	_____
CCT Approval Date:	_____	Posted by:	_____

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-11071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider Monthly Reports submitted by various Offices and Departments of County Government and approval entry of same in the Court's Minutes as a matter of record

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by:



VAN ZANDT COUNTY AUDITOR'S OFFICE

Monthly Bank Balance Packet

District Attorney

Prosecutor's Crime Victim Account

Month June Year 2026

All documents and this completed packet must be returned
to our office no **later than the 15th** :

- Copy of the Bank Statement
- Bank reconciliation – the page of the bank statement filled in for outstanding deposits or checks
- Account reconciliation from your system – (I am not sure if this account is even set up in your system)
- Copy of all checks issued and any voided checks.
- Copy of the actual Deposit slip and checks deposited.
- Currently – you are using generic deposit slips for deposits and because of this a copy of the deposits are not linked/ included in the bank statement pages. If checks are ever to be written on this account, then deposit slips and checks personalized to this account need to be ordered.

Comments: _____



VAN ZANDT COUNTY AUDITORS

Monthly Bank Balance Packet

District Attorney

Restitution Trust Account

Month June Year 2020

All disbursement checks must be written by the 10th of each month and this completed packet to us **no later than the 15th** :

- ☒ Bank Statement **copy***
- ☒ Bank reconciliation– handwritten or QB
- ☒ Control of Open Cases form
- ☒ Collections register
- ☒ Disbursement Summary
- ☒ Check stubs
- ☒ Refunds, NSF and voided checks

*Copies only. Nothing will be returned.

Comments: _____

RESTITUTION TRUST ACCOUNT
Reconciliation - 5/20/26
06/01/2026 - 06/30/2026

	Initials	Date
Prepared By		
Approved By		

CHECKBOOK RECONCILIATION

Beginning reconciled checkbook balance	\$199.87
Plus reconciled deposits	\$400.00
Balance after deposits	\$599.87
Less reconciled checks	\$0.00
Balance after checks	\$599.87
Plus reconciled interest	\$0.00
Balance after interest	\$599.87
Plus reconciled adjustments	\$0.00
Balance after adjustments	\$599.87
Less reconciled service charges	\$0.00
Reconciled checkbook balance	\$599.87

OUTSTANDING TRANSACTIONS

Ending balance this period	-\$1,415.30
Less outstanding deposits	\$0.00
Balance after deposits	-\$1,415.30
Plus outstanding checks	\$2,015.17
Balance after checks	\$599.87
Less outstanding interest	\$0.00
Balance after interest	\$599.87
Less outstanding adjustments	\$0.00
Balance after adjustments	\$599.87
Plus outstanding service charges	\$0.00
Balance to reconcile to	\$599.87

**** STATEMENT AND CHECKBOOK ARE OUT OF BALANCE ****
Review account 5/20/26 and fix errors.

Bank statement balance entered:
Reconciled checkbook balance: \$599.87



VAN ZANDT COUNTY AUDITOR'S OFFICE

Monthly Bank Balance Packet

District Attorney

Pretrial Intervention

Month June Year 2026

All documents and this completed packet must be returned to our office no **later than the 15th** :

- Account reconciliation from your system – this will include a list of deposits, checks written, receipt summary, and a drawer summary.
- A copy of the letter to the Treasurer's Office requesting a deposit into the Pretrial Intervention line item (which lists the case# and defendant).
- A copy of the payment (check, money order, cashier's check).
- A copy of the Treasurer's receipt if you have received it.
- Even if there are no transactions in the month – I STILL NEED a copy of the account reconciliation from your system. (This will show that no activity happened during this month.

Comments: _____

No transaction

DISTRIBUTION SUMMARY

JUDGE DON ASHLOCK 06/01/2026 TO 06/30/2026 TYPE: ALL PAY TYPES: CKOD

CODE	FEE DESCRIPTION	GL ACCT	COLL.	REVS.	LIABAL.	09-01-1991 THRU 12-31-2003	01-01-2004 THRU 12-31-2019	01-01-2020 FORWARD
LCCC	LOCAL CONSOLIDATED COURT COST \$14		\$ 952.41		\$ 952.41			\$ 952.41
PC30	PRIVATE COLLECTION 30%		\$ 714.11		\$ 714.11			\$ 714.11
SCCF	STATE CONSOLIDATE CIVIL \$54		\$ 609.00		\$ 609.00			
SERV	CIVIL SERVICE FEE		\$ 1000.00		\$ 1000.00			
TOTAL DEPT					\$3,275.52			\$1,666.52
TOTAL FUND					\$3,275.52			\$1,666.52
010								
208								
DPSAF	DPS - ARREST FEE \$5.00	010-208-102	\$ 321.36		\$ 321.36			\$ 321.36
SSBF	STATE SEAT BELT FINE	010-208-128	\$ 100.00		\$ 100.00			\$ 100.00
SCCC	STATE CONSOLIDATED COURT COSTS \$62	010-208-129	\$ 4217.82		\$ 4217.82			\$ 4217.82
STF	STATE TRAFFIC FINE \$50	010-208-160	\$ 1666.97		\$ 1666.97			\$ 1666.97
CSS	CHILD SAFETY SEAT	010-208-176	\$ 0.15		\$ 0.15			\$ 0.15
TOTAL DEPT		208			\$6,306.30			\$6,306.30
340								
LAF	LANGUAGE ACCESS	010-340-703	\$ 87.00		\$ 87.00			
TPCO	TIME PAY COUNTY - \$15.00 EFF. 01/20	010-340-800	\$ 86.09		\$ 86.09			\$ 86.09
ARRFE	COUNTY - ARREST FEE \$5.00	010-340-802	\$ 18.78		\$ 18.78			\$ 18.78
DEF	DEFERRED ADJUDICATION	010-340-802	\$ 869.00		\$ 869.00			\$ 869.00
DISM	DISMISAL FEE	010-340-802	\$ 20.00		\$ 20.00			\$ 20.00
DSC	DEFENSIVE DRIVING FEE	010-340-802	\$ 30.00		\$ 30.00			\$ 30.00
JCSF	JUSTICE COURT SUPPORT FUND	010-340-802	\$ 725.00		\$ 725.00			
MISC	MISC CIVIL, CERT COPIES, ECT	010-340-802	\$ 35.00		\$ 35.00			\$ 30.00
OMNC	OMNI-COUNTY	010-340-802	\$ 36.00		\$ 36.00			\$ 36.00
TR	TRAFFIC	010-340-802	\$ 100.02		\$ 100.02			\$ 100.02
OMNI	OMNI	010-340-806	\$ 54.00		\$ 54.00			\$ 54.00
TOTAL DEPT		340			\$2,060.89			\$1,243.89
343								
WRIT	WRIT - SERVICE FEE \$200.00	010-343-222	\$ 10.00		\$ 10.00			
TOTAL DEPT		343			\$10.00			
350								
FINE	COUNTY FINE	010-350-222	\$ 7274.64		\$ 7274.64			\$ 7274.64
TOTAL DEPT		350			\$7,274.64			\$7,274.64
TOTAL FUND		010			\$15,651.83			\$14,824.83
819								
340								

DISTRIBUTION SUMMARY

JUDGE DON ASHLOCK 06/01/2026 TO 06/30/2026 TYPE: ALL PAY TYPES: CKOD

CODE	FEE DESCRIPTION	GL ACCT	COLL.	REVS.	LIABAL.	09-01-1991 THRU	01-01-2004 THRU	01-01-2020
CDR	COUNTY DISPUTE RESOLUTION	819-340-101	\$ 145.00		\$ 145.00	12-31-2003	12-31-2019	FORWARD
TOTAL DEPT					\$145.00			
TOTAL FUND		LASTSECTION			\$145.00			

TOTALS	\$19,072.35	\$19,072.35	\$16,491.35
Less Money without a GL Account Number	\$3,275.52	\$3,275.52	\$1,666.52
Total Money with a GL Account Number	\$15,796.83	\$15,796.83	\$14,824.83

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Kenny Edwards

TELEPHONE OR EMAIL CONTACT: 903-567-2551

SUBJECT DESCRIPTION:

Discuss and consider acceptance of June 2026 Financial & Investment Report of County Treasurer to be entered into the Minutes of Commissioners Court

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider acceptance of June 2026 Financial & Investment Report of County Treasurer to be entered into the Minutes of Commissioners Court

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese

TELEPHONE OR EMAIL CONTACT: 903-567-4071

SUBJECT DESCRIPTION:

Discuss and consider approval of Proposed Installation of Pipe and/or Utility Lines

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider approval of Proposed Installation of Pipe and/or Utility Lines

SIGNATURE: _____

Expenditure Required	\$ _____	(Line Item ____ - ____ - ____)
Amount Budgeted	\$ _____	
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: _____

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: July 29, 2026

NAME: Andy Reese

TELEPHONE OR EMAIL CONTACT: 903-567-4071

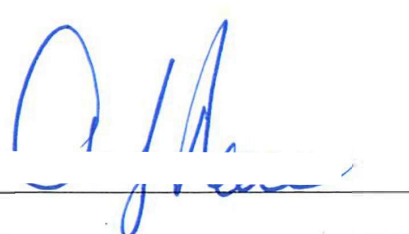
SUBJECT DESCRIPTION:

Discuss and consider acceptance of 2025 Financial Audit Report for Van Zandt County Emergency Services District No. 2 to be entered into the Minutes of Commissioners Court

AGENDA DESCRIPTION (using appropriate agenda wording):

Discuss and consider acceptance of 2025 Financial Audit Report for Van Zandt County Emergency Services District No. 2 to be entered into the Minutes of Commissioners Court

SIGNATURE: _____

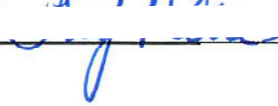


Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____



Reviewed and approved by: _____



ANNUAL FINANCIAL REPORT

OF

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2

FOR THE

FISCAL YEAR ENDED

SEPTEMBER 30, 2025



**VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

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INTRODUCTORY SECTION

Board Members
Van Zandt County Emergency Services District No. 2
Fiscal Year Ended September 30, 2025

Bobby Colacino	President
Steve Erwin	Vice President
Lance Mayhugh	Secretary
John David Savage	Treasurer
Kelly Walker	Board Member

FINANCIAL SECTION

Mike Ward Accounting & Financial Consulting, PLLC

Mike Ward, CPA
266 RCR 1397
Point, Texas 75472

(903) 269-6211

mward@mikewardcpa.com

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Van Zandt County Emergency Services District, No. 2
P.O. Box 7
Grand Saline, Texas 75140

Members of the Board of Directors:

Opinions

I have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Van Zandt County Emergency Services District, No. 2 as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Van Zandt County Emergency Services District, No. 2's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of Van Zandt County Emergency Services District, No. 2 as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Van Zandt County Emergency Services District, No. 2, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements related to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Van Zandt County Emergency Services District, No. 2's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinions.

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Van Zandt County Emergency Services District, No. 2's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Van Zandt County Emergency Services District, No. 2's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Other Information

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

In connection with the audit of the basic financial statements, my responsibility is to read the other information and consider whether a material inconsistency exists between the other information and

the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, I conclude that an uncorrected misstatement of the other information exists, I am required to describe it in my report.

Respectfully Submitted,

Mike Ward Accounting & Financial Consulting, PLLC

Mike Ward Accounting & Financial Consulting, PLLC

Point, Texas
June 29, 2026

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2

MANAGEMENT DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2025

As management of the Van Zandt County Emergency Services District No. 2 ("ESD"), we offer readers of the ESD's financial statements this narrative overview and analysis of the financial activities of the ESD for the fiscal year ended September 30, 2025. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the ESD's financial statements, which follow this narrative.

Financial Highlights

- The assets of the ESD exceeded its liabilities at the close of the fiscal year by \$1,178,088 (net position). Of this amount, \$567,258, or 48% is considered unrestricted and may therefore be used to meet the ESD's on-going obligations to residents and creditors. \$610,830, or 52%, is invested in capital assets, net of related debt, which does not directly generate revenue and is not available for future spending.
- The ESD's total net position increased \$275,905, or 30.6%, for the fiscal year.
- As of the close of the current fiscal year, the ESD's governmental funds reported an ending fund balance of \$548,897. This total amount of \$548,897 is available for spending at the ESD's discretion (unassigned fund balance).
- As of September 30, 2025, the unassigned fund balance for the General Fund of \$548,897 represents approximately 61% percent of total general fund expenditures for the fiscal year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Van Zandt County Emergency Services District No. 2's basic financial statements. The ESD's basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The basic financial statements present two different views of the ESD through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the ESD.

**VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025**

Financial Analysis of the ESD's Funds

As noted earlier, the Van Zandt County Emergency Services District No. 2 uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - The focus of the ESD's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the ESD's financing requirements. Specifically, unassigned fund balance can be a useful measure of a government's net resources available for spending.

The General Fund is the only fund of the ESD and reported an ending fund balance of \$548,897, which is a 4% decrease in comparison to the prior year's total ending fund balance.

General Fund Budgetary Highlights: Generally, budget amendments fall into one of three categories: (1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; (2) amendments made to recognize new funding amounts from external sources, such as federal and state grants; and (3) increases in appropriations that become necessary to maintain services.

During the 2025 fiscal year, expenditures were less than budgeted.

Requests for Information

This report is designed to provide a general overview of the ESD's finances for those with an interest in the ESD's finances. Questions concerning any of the information provided in this report or requests for financial information should be addressed to the Van Zandt County Emergency Services District No. 2, P.O. Box 7, Grand Saline, Texas 75140.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025

Capital Assets - The ESD's investment in capital assets for its governmental activities, as of September 30, 2025, totals \$910,830 (net of accumulated depreciation).

Van Zandt County Emergency Services District No. 2
Capital Assets
as of September 30, 2025
(net of accumulated depreciation)

	Governmental 2025
Machinery & Equipment	\$ 910,830
Total	\$ 910,830

More detailed information about the ESD's capital assets is presented in Note D to the financial statements.

Long-term Debt - The ESD's long-term debt for its governmental activities, as of September 30, 2025, totals \$300,000.

Van Zandt County Emergency Services District No. 2
Long-term Debt
as of September 30, 2025

	Governmental 2025
Capital Lease Obligation	300,000
Total	\$ 300,000

More detailed information about the ESD's long-term debt is presented in Note E to the financial statements.



BASIC FINANCIAL STATEMENTS

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	<u>Primary Government</u>
	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 548,898
Receivables (net of allowance for uncollectibles)	18,360
Capital assets, net of accumulated depreciation:	
Machinery & equipment	910,830
Total Assets	<u>1,478,088</u>
LIABILITIES	
Accounts payable	-
Noncurrent liabilities:	
Due within one year:	
Capital Lease Payable	54,353
Due in more than one year:	
Capital Lease Payable	245,647
Total Liabilities	<u>300,000</u>
NET POSITION	
Net investment in capital assets	610,830
Unrestricted	567,258
Total Net Position	<u>\$ 1,178,088</u>
Total Liabilities and Net Position	<u>\$ 1,478,088</u>

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

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Function/Program Activities	Program Revenues			Net (Expense) Revenue & Changes in Net Position Primary Government Governmental Activities
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities:				
Administrative Services	311,491	-	-	258,000
Total Governmental Activities	\$ 311,491	\$ -	\$ -	\$ 258,000
				(53,491)

General Revenues:	
Property Taxes	\$ 321,880
Misc Revenue	-
Investment Income	7,516
Total General Revenues	329,396
Change in Net Position	275,905
Net Position - beginning	902,183
Net Position - ending	\$ 1,178,088

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

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund
ASSETS	
Cash and Cash Equivalents	\$ 548,897
Receivables (net of allowances for uncollectibles)	18,360
Prepaid Expenses	-
Total Assets	<u>567,257</u>
 LIABILITIES	
Accounts Payable	-
Total Liabilities	-
 DEFERRED INFLOWS OF RESOURCES	
Unavailable Revenues - Property Taxes	18,360
Total Deferred Inflows of Resources	18,360
 FUND BALANCE	
Unassigned	548,897
Total Fund Balance	\$ 548,897
 Total Liabilities and Fund Balance	 \$ 567,257

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

**VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
RECONCILIATION OF THE BALANCE SHEET OF THE GOVERNMENTAL FUND
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balance - governmental funds balance sheet **\$ 548,897**

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 1,277,081

Long-term debt is not included in the governmental fund financial statements. (300,000)

Accumulated depreciation is not included in the governmental fund financial statements. (366,250)

Revenue reported as unearned revenue in the governmental fund financial statements was recorded as revenue in the government-wide statement. 18,360

Net position of governmental activities - statement of net assets \$ 1,178,088

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

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund
REVENUE	
Property Taxes	\$ 319,907
Grant income	258,000
Total Revenues	<u>577,907</u>
EXPENDITURES	
Current:	
Contracted Services	5,876
Professional Services	13,866
Administrative Services	238,856
Capital Outlay	647,015
Total Expenditures	<u>905,613</u>
Excess (deficiency) of revenues over (under) expenditures	(327,706)
OTHER FINANCING SOURCES (USES)	
Debt proceeds	300,000
Interest Income	7,516
Total Other Financing Sources (uses)	<u>307,516</u>
Net Change in Fund Balance	(20,190)
Fund Balance, October 1	569,087
Fund Balance, September 30	<u>\$ 548,897</u>

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

**VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balance - total governmental funds **\$ (20,190)**

Amounts reported for governmental activities in the statement of activities are different because:

Current year capital outlays are expenditures in the fund financial statements, but these are shown as an increase in capital assets in the government-wide financial statements. The effect of removing the capital outlays is to increase net position. 647,015

Current year debt issuances is considered a revenue in the fund financial statements, but these are shown as long-term debt liabilities in the government-wide financial statements. The effect of removing this income item is to decrease the net position. (300,000)

Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The effect of recording the current year's depreciation is to decrease net position. (52,893)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements. 1,973

Change in net position of governmental activities - statement of activities \$ 275,905

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

**VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budget			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUE				
Property Taxes (including P&I)	\$ 319,590	\$ 319,590	\$ 319,907	\$ 317
Grant Proceeds	-	-	258,000	258,000
Total Revenues	<u>319,590</u>	<u>319,590</u>	<u>577,907</u>	<u>258,317</u>
EXPENDITURES				
Current:				
Contracted Services	15,000	15,000	5,876	9,124
Professional services	94,700	94,700	13,866	80,834
Administrative Services	210,000	210,000	238,856	(28,856)
Capital Outlay	850,000	850,000	647,015	202,985
Total Expenditures	<u>1,169,700</u>	<u>1,169,700</u>	<u>905,613</u>	<u>264,087</u>
Excess (deficiency) of revenues over (under) expenditures	(850,110)	(850,110)	(327,706)	522,404
Other Revenues and Financing Sources (Uses)				
Debt proceeds	-	-	300,000	300,000
Interest Income	-	-	7,516	7,516
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>307,516</u>	<u>307,516</u>
Net Change in Fund Balance	(850,110)	(850,110)	(20,190)	829,920
Fund Balances/Equity, October 1	569,087	569,087	569,087	
Fund Balances/Equity, September 30	<u>\$ (281,023)</u>	<u>\$ (281,023)</u>	<u>\$ 548,897</u>	

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Van Zandt County Emergency Services District No. 2 ("ESD") have been prepared in accordance with generally accepted accounting principles in the United States of America ("GAAP"), applicable to state and local governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting and reporting policies and practices used by the ESD are described below.

1. Financial Statement Presentation

The basic financial statements are prepared in conformity with GAAP which requires the government-wide financial statements to be prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements do not provide information by fund. Significantly, the ESD's Statement of Net Position includes both noncurrent assets and noncurrent liabilities.

In addition to the government-wide financial statements, the ESD has prepared fund financial statements, which uses the modified accrual basis of accounting and a current financial resources measurement focus.

Management's Discussion and Analysis provides an analytical overview of the ESD's financial activities.

2. Reporting Entity

The ESD was established in 2007, and is a special district governed by a five-member board, which has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the ESD is a financial reporting entity as defined by GASB in its Statement No. 14, "The Financial Reporting Entity," as amended by GASB 39, "Determining Whether Certain Organizations are Component Units."

The accounting and reporting policies of the ESD, relating to the funds included in the accompanying basic financial statements, conform to accounting principles generally accepted in the United States of America, applicable to state and local government. Generally accepted accounting principles for local governments include those principles prescribed by the GASB and the American Institute of Certified Public Accountants in the publication entitled *State and Local Governments-Audit and Accounting Guide*. The more significant accounting policies of the ESD are described below:

Under GASB Statement No. 14, component units are organizations for which the ESD is financially accountable and all other organizations for which the nature and significance of their relationship with the ESD are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Financial accountability exists if the ESD appoints a voting majority of an organization's governing board and is either able to impose its will on that organization, or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the ESD. The ESD may be financially accountable to other governmental organizations with a separately elected governing board, a governing board appointed by another government, or a jointly appointed board that is fiscally dependent on the ESD. The financial statements of the component units may be discretely presented in a separate column from the primary government or blended with the financial statements of the primary government. GASB Statement No. 39 added clarification to GASB Statement No. 14 by including entities which meet all three of the following requirements:

1. The economic resources received or held by the separate organization are entirely for the direct benefit of the primary government, its component units, or its constituents.
2. The primary government, or its component units, is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the separate organization.
3. The economic resources received or held by an individual organization that the specific primary government, or its component units is entitled to, or has the ability to otherwise access, are significant to the primary government.

**VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Reporting Entity (continued)

In addition, GASB Statement No. 61 considers an organization that does not meet the financial accountability criteria to be considered a component unit if management's professional judgment determines it to be necessary and misleading if omitted. This evaluation includes consideration of whether a financial benefit or burden exists in the relationship between the entities. Management has not identified any additional organizations that fit this criteria.

Based upon the application of these tests, the ESD does not have any discretely presented or blended component units. The Van Zandt County Emergency District No. 2 is not a component unit of any other reporting entity as defined by the GASB Statement.

a. Basis of Presentation

The basic financial statements include both government-wide (based on the ESD as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) reports information on all of the ESD's primary government entities. Governmental activities are supported by taxes and intergovernmental revenues.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category (i.e., administrative services, emergency services, etc.) or program are offset by program revenues. Direct expenses are those that are clearly identifiable within specific functions or programs. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program, b) grants and contributions that are restricted to meeting the operational requirements of a particular function or program, or c) grants and contributions that are restricted to meeting the capital requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenues. Internally dedicated resources are also reported as general revenues rather than as program revenues.

The fund financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The ESD's major governmental fund is the General Fund. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses) for the determination of major funds.

When both restricted and unrestricted resources are available for use, the ESD uses restricted funds first, then unrestricted resources as they are needed.

b. Measurement Focus, Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The economic resources measurement focus means all assets and liabilities (whether current or noncurrent) are included within the statement of net position and the operating statements present increases (revenues) and decreases (expenses) in total net position.

**VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

b. Measurement Focus, Basis of Accounting (continued)

Governmental fund level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period. For this purpose, the ESD considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when the obligation has matured and is due and payable shortly after year end, as required by GASB Interpretation No. 6.

Ad valorem taxes associated with the current fiscal period are considered to be susceptible to accrual, and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The ESD reports the following major fund category:

Governmental Funds:

Governmental funds are those through which most governmental functions of the ESD are financed. The acquisition, use, and balances of the ESD's expendable financial resources, and the related liabilities, are accounted for through governmental funds. The measurement focus is upon determination of changes in financial position, rather than upon net income determination. The following is a description of the major Governmental Fund of the ESD:

- a. The General Fund is the operating fund of the ESD. This fund is used to account for all financial resources. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges, and capital improvement costs are paid from the General Fund.

4. Financial Statement Amounts

a. Cash and Cash Equivalents

The ESD's cash and cash equivalents are considered to be cash on hand and demand deposits.

b. Property Taxes

Property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real personal property located in the Van Zandt County Emergency District No. 2. Assessed value represents the appraisal value, less applicable exemptions authorized by the board. The Appraisal Board of Review establishes appraised values at 100% for estimated market value. A tax lien attaches to the property on January 1 of each year, to secure the payment of all taxes, penalties, and interest imposed for the year on that property, whether or not the taxes are imposed in the year the lien attaches.

Taxes are due October 1, immediately following the levy date and are delinquent after the following January 31st. Revenues are recognized as the related ad valorem taxes are collected. Additional delinquent property taxes estimated to be collectible within 60 days following the close of the fiscal year have been recognized as a revenue at fund level.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4. Financial Statement Amounts (continued)

c. Capital Assets

Capital assets, which include land, buildings, equipment, and infrastructure, purchased or acquired, are reported in the government-wide financial statements. The ESD defines capital assets as assets with an initial individual cost of more than \$1,000 and an estimated useful life in excess of three years. Such assets are recorded at historical cost or estimated historical cost, if historical cost is not available. Contributed assets are recorded at fair market value, as of the date donated. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed.

Capital assets will be depreciated using the straight-line method using the following estimated lives.

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Machinery and Equipment	7-20 years

d. Fund Equity

In the fund financial statements, the General Fund reports fund balance as nonspendable, restricted, committed, (assigned or unassigned) based primarily on the extent to which the ESD is bound to honor constraints on how specific amounts can be spent.

- *Nonspendable fund balance* - includes amounts not in spendable form, such as inventory or amounts required to be maintained intact legally or contractually (principal endowment).
- *Restricted fund balance* - includes amounts constrained for a specific purpose by external parties (e.g. Debt Service, Capital Projects, State and Federal Grant Funds).
- *Committed fund balance* - includes amounts constrained for a specific purpose by the board using its highest level of decision making authority (e.g. Major Maintenance, Capital Replacement Reserve, Land, etc). Commitments may be changed or lifted only by the board taking the same formal action that originally imposed the constraint.
- *Assigned fund balance* - includes general fund amounts constrained for a specific purpose by the board. Assignments of fund balance are much less formal than commitments.
- *Unassigned fund balance* - is the residual classification for the general fund. Unassigned amounts are technically available for any purpose. Negative residual amounts for all other governmental funds are reported in this classification.

e. Restricted Assets

Assets are reported as restricted when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation. There were no restricted assets in the current fiscal year.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4. Financial Statement Amounts (continued)

f. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. The separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditures) until then. The ESD has no item that qualifies for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The ESD has no item that qualifies for reporting in this category.

g. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

h. Net Position Flow Assumption

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

i. Fund Balance Flow Assumption

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

j. Use of Estimates

The preparation of financial statements, in conformity with GAAP, requires the use of management's estimates.

k. Program Expenses

Certain indirect costs, such as administrative costs, are included in the program expense reported for individual functional activities.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

B. COMPLIANCE AND ACCOUNTABILITY

1. Finance-Related Legal and Contractual Provisions

In accordance with GASB Statement No. 38, "Certain Financial Statement Note Disclosures," violations of finance-related legal and contractual provisions, if any, are reported below, along with actions taken to address such violations:

<u>Violation</u>	<u>Action Taken</u>
None reported	Not applicable

2. Deficit Fund Balance or Fund Net Position of Individual Funds

Following are funds having deficit fund balances or fund net position at year end, if any, along with remarks which address such deficits:

<u>Fund Name</u>	<u>Deficit Amount</u>
None reported	Not applicable

3. Budgetary Data

The ESD will adopt a budget of governmental fund types on a basis consistent with GAAP each fiscal year.

C. DEPOSITS AND INVESTMENTS

Cash Deposits

At September 30, 2025, the carrying amount of the ESD's deposits (cash, certificates of deposit, and interest-bearing savings accounts included in temporary investments) was \$548,898 and the bank balance was \$555,483. The ESD's cash deposits at September 30, 2025, and during the year ended September 30, 2025, were not entirely covered by FDIC or pledged securities.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits, or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investments or collateral securities that are in possession of another party. The Public Funds Act does not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The Public Funds Investment Act requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least the bank balance, less the FDIC insurance, at all times. As of September 30, 2023, the ESD's deposits were entirely covered by FDIC.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT NO. 2
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

D. CAPITAL ASSETS

Capital asset activity for the period ended September 30, 2025 were as follows:

	<u>Beginning Balances</u>	<u>Transfers</u>	<u>Additions</u>	<u>Decreases</u>	<u>Ending Balances</u>
Governmental activities:					
Capital assets, being depreciated:					
Machinery & Equipment	630,066	-	647,015	-	1,277,081
Total capital assets being depreciated	<u>630,066</u>	<u>-</u>	<u>647,015</u>	<u>-</u>	<u>1,277,081</u>
Less accumulated depreciation for:					
Machinery & Equipment	(313,358)	-	(52,893)	-	(366,251)
Total accumulated depreciation	<u>(313,358)</u>	<u>-</u>	<u>(52,893)</u>	<u>-</u>	<u>(366,251)</u>
Total capital assets, being depreciated, net	<u>316,708</u>	<u>-</u>	<u>594,122</u>	<u>-</u>	<u>910,830</u>
Governmental activities capital assets, net	<u>\$ 316,708</u>	<u>\$ -</u>	<u>\$ 594,122</u>	<u>\$ -</u>	<u>\$ 910,830</u>

E. LONG-TERM DEBT

Long-term debt as of September 30, 2025 was as follows:

In May 2025, the District entered into a capital lease agreement with Community Leasing Partners to partially fund a new 2025 One Deep South 3000 gallon tanker fire truck. The agreement calls for five yearly payments of \$69,185 and also requires interest at the yearly rate of 4.944%. The agreement matures in May 2030.

Changes in Governmental Long-term Debt

Description	Interest Rate Payable	Amounts Original Issue	Amounts Outstanding December 31, 2024	Issued	Retired	Amounts Outstanding December 31, 2025	Due Within One Year
Capital Lease	4.944%	300,000	-	300,000	-	300,000	54,353
Total		<u>\$ 300,000</u>	<u>\$ -</u>	<u>\$ 300,000</u>	<u>\$ -</u>	<u>\$ 300,000</u>	<u>\$ 54,353</u>

Debt service requirements are as follows:

Year Ending September 30:	Principal	Interest	Total Requirements
2026	54,353	14,832	69,185
2027	57,040	12,145	69,185
2028	59,861	9,325	69,186
2029	62,820	6,365	69,185
2030	65,926	3,259	69,185
Totals	<u>\$ 300,000</u>	<u>\$ 45,926</u>	<u>\$ 345,926</u>

F. INSURANCE COVERAGE

In accordance with state statute, the ESD was protected against unanticipated catastrophic individual or aggregate loss by stop-loss coverage carried through Texas Municipal League, a commercial insurer licensed or eligible to do business in Texas, in accordance with the Texas Insurance Code. Stop-loss coverage was in effect for individual claims exceeding \$3,000,000 and for aggregate loss.

G. LITIGATION

The ESD is not aware of any pending or threatened litigation at year-end.

H. SUBSEQUENT EVENTS

The ESD has evaluated all events or transactions that occurred after September 30, 2025, up through June 29, 2025, the date the financial statements were available to be issued. Based on this evaluation, no significant subsequent events were noted.

**VAN ZANDT COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

Instructions: Fill out all appropriate blanks. Please print or write legibly.

DATE OF AGENDA: **July 29, 2026**

NAME: Andy Reese, County Judge

TELEPHONE OR EMAIL CONTACT: (903) 567-4071

SUBJECT DESCRIPTION:

AGENDA DESCRIPTION (using appropriate agenda wording):

Adjournment

SIGNATURE: _____

Expenditure Required	\$ _____	
Amount Budgeted	\$ _____	(Line Item ____ - ____ - ____)
Additional Funding Requested	\$ _____	

To be entered on agenda for Court meeting on _____

Reviewed and approved by: