

June 26, 2017

AGENDA

COMMISSIONERS COURT

Commissioners Court – June 26, 2017

NOTICE OF A MEETING OF THE COMMISSIONERS COURT
OF CALDWELL COUNTY, TEXAS



Notice is hereby given that an open meeting of the Caldwell County Commissioners Court will be held on the 26th day of June, 2017 at 9:00 A.M. in the 2nd Floor Courtroom, Caldwell County Courthouse located at 110 S. Main Street, Lockhart, Texas at which time the following subjects will be discussed, considered, passed or adopted, to wit:

Call Meeting to Order.

Invocation. Lockhart Ministerial Alliance

Pledge of Allegiance to the Flags.

(Texas Pledge: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible).

Announcements. Items or comments from Court members or staff.

Citizens' Comments. At this time any person may speak to Commissioners Court if they have filled out a Caldwell County Commissioners Court Participation Form. Comments will be limited to four (4) minutes per person. No action will be taken on these items and no discussion will be had between the speaker(s) and members of the Court. The Court does retain the right to correct factual inaccuracies made by the speakers. (If longer than 30 minutes, then the balance of comments will continue as the last agenda item of the day).

CONSENT AGENDA. (The following consent items may be acted upon in one motion).

1. Approve payment of County invoices in the amount of \$226,388.48.
2. Approve payment to SB Contractors, LLC in the amount of \$649,772.87.

1

FILED this 22nd day of June 2017
1:45 P M
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Manitha Schelby Deputy

3. **Accept the Texas Association of Counties (TAC) Judicial Education Completion Record for the Fiscal Year of 9/1/2016 through 8/31/2017 for County Judge Ken Schawe.**
4. **Approve renewal and payment of Surety Bond in the amount of \$100,000.00 for Chief Deputy County Clerk Teresa Rodriguez, effective July 27, 2017 for a term of one year.**
5. **Accept Single Audit Reports and Schedules for Fiscal Year Ended September 30, 2016 prepared by Rutledge Crain & Company, PC.**

ACTION AGENDA ITEMS

6. **Discussion/Action regarding the burn ban.
Cost: None; Speaker: Judge Schawe/Martin Ritchey; Backup: None.**
7. **Discussion/Action to set a date and time for a public hearing for the purpose of discussing the installation of speed humps on Spring River Drive (CR 103A).
Cost: TBD; Speaker: Commissioner Theriot; Backup: 1.**
8. **Discussion/Action regarding the invoice billing for elections to ESD #2, ESD #4 and the City of Martindale.
Cost: TBD; Speaker: Commissioner Theriot; Backup: 3.**
9. **Discussion/Action to authorize Commissioner Theriot and the Unit Road Department to issue an Invitation for Bids related to a road improvement project at the intersection of State Highway 21 and County Road 176 located in the City of Mustang Ridge.
Cost: TBD; Speaker: Commissioner Theriot; Backup: 1.**
10. **Discussion/Action to utilize the standing retainer agreement with Allison, Bass & Magee related to the overflow of Public Information Act requests.
Cost: TBD; Speaker: Commissioner Haden; Backup: 3.**

- 11. Discussion/Action** concerning approval of an Order authorizing the filing of a Final Plat (Short Form Procedure) for Sunfield South located at the southeast corner of intersection of Martindale Lake Road (CR109B) and SH 142.
Cost: None; Speaker: Commissioner Theriot / Kasi Miles; Backup: 35.
- 12. Discussion/Action** concerning approval of an Order authorizing the filing of a Final Plat (Short Form Procedure) for Connor's Acres located off Westwood Road (CR 215).
Cost: None; Speaker: Commissioner Haden/Kasi Miles; Backup: 12.
- 13. PUBLIC HEARING AT 9:30AM** concerning the cancellation of the Eli Smith Acres subdivision located off Sundance Court (CR 64) .
Cost: None; Speaker: Commissioner Theriot /Kasi Miles; Backup: 11.
- 14. Discussion/Action** to consider the cancellation of the Eli Smith Acres subdivision located off Sundance Court (CR 64).
Cost: None; Speaker: Commissioner Theriot /Kasi Miles; Backup: 15.
- 15. PUBLIC HEARING at 9:30 AM** concerning the approval of a Preliminary Plat for County Line Estates, Section 2 subdivision to include 15 lots on approximately 16.998 acres fronting County Line Road (CR 172).
Cost: None; Speaker: Commissioner Roland/ Kasi Miles; Backup: 13.
- 16. Discussion/Action** to consider approval of a Preliminary Plat for County Line Estates, Section 2 subdivision to include 15 lots on approximately 16.998 acres fronting County Line Road (CR 172).
Cost: None; Speaker: Commissioner Roland/ Kasi Miles; Backup: 34.
- 17. PUBLIC HEARING at 9:30 AM** concerning the approval of a Final Plat for Acorn Ranch subdivision to include 9 lots on approximately 29.016 acres fronting FM 20 and Taylorsville Road (CR 158).
Cost: None; Speaker: Commissioner Roland /Kasi Miles; Backup: 12.
- 18. Discussion/Action** to consider approval of a Final Plat for Acorn Ranch subdivision to include 9 lots on approximately 29.016 acres fronting FM 20 & Taylorsville (CR 158).
Cost: None; Speaker: Commissioner Roland /Kasi Miles; Backup: 26.

19. PUBLIC HEARING at 9:30 AM concerning the approval of a Preliminary Plat for Murphy Ranch, Section One & Two to include 5 lots in Section One and 36 lots in Section Two on approximately 51.94 acres fronting Taylorsville Road (CR 158).

Cost: None; Speaker: Commissioner Moses /Kasi Miles; Backup: 6.

20. Discussion/Action to consider the approval of a Preliminary Plat for Murphy Ranch, Section One & Two to include 5 lots in Section One and 36 lots in Section Two on approximately 51.94 acres fronting Taylorsville Road (CR 158).

Cost: None; Speaker: Commissioner Moses /Kasi Miles; Backup: 32.

21. Discussion/Action to consider the approval of the Final Plat for Murphy Ranch, Section One to include 5 lots on approximately 6.87 acres fronting Taylorsville Road (CR 158).

Cost: None; Speaker: Commissioner Moses/Kasi Miles; Backup: 11.

22. Adjournment.

As authorized by Chapter 551 of the Texas Government Code, the Commissioners Court of Caldwell County, Texas reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above. The Court may adjourn for matters that may relate to Texas Government Code Section 551.071(1) (Consultation with Attorney about pending or contemplated litigation or settlement offers); Texas Government Code Section 551.071(2) (Consultation with Attorney when the Attorney's obligations under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Texas Government Code); Texas Government Code Section 551.072 (Deliberations about Real Property); Texas Government Code Section 551.073 (Deliberations about Gifts and Donations); Texas Government Code Section 551.074 (Personnel Matters); Texas Government Code Section 551.0745 (Deliberations about a County Advisory Body); Texas Government Code Section 551.076 (Deliberations about Security Devices); and Texas Government Code Section 551.087 (Economic Development Negotiations). In the event that the Court adjourns into Executive Session, the Court will announce under what section of the Texas Government Code the Commissioners Court is using as its authority to enter into an Executive Session. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the County Judge's office at 512-398-1808 for further information. www.co.caldwell.tx.us

Invocation – Lockhart Ministry Alliance

Pledge of Allegiance to the Flag.



**(Texas Pledge: Honor the Texas flag;
I pledge allegiance to thee, Texas,
one state under God, one and
indivisible).**

Pledge to the Texas Flag



Honor the Texas
Flag; I pledge
allegiance to thee,
Texas, one state
under God, one and
indivisible

Announcements:

**Items or comments from Court
Members or Staff**

Citizens' Comments:

At this time any person may speak to Commissioners Court if they have filled out a Caldwell County Commissioners Court Participation Form. Comments will be limited to four (4) minutes per person. No action will be taken on these items and no discussion will be had between the speaker(s) and members of the Court. The Court does retain the right to correct factual inaccuracies made by the speakers. (If longer than 30 minutes, then the balance of comment will continue as the last agenda item of the day).

Consent Agenda. The following consent items may be acted upon in one motion.

- 1. Approve payment of County invoices in the amount of \$226,388.48.**



Caldwell County, TX

Expense Approval Register

Packet: APPKT01906 - 6/26/17 A/P CHECK RUN

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Fund: 001 - GENERAL FUND					
TEXAS TOLLWAYS CSC	100116	FEES COLLECTED 10/01/16 -	Due to Toll Admin Fee	001-2305	1,714.36
TEXAS TOLLWAYS CSC	100116	FEES COLLECTED 10/01/16 -	Due to Unpaid Toll fines	001-2306	35.66
TEXAS COUNTY & DIST. RETI	61617 MENDEZ	CORRECTION FOR MARISSA	RETIREMENT PAYABLE	001-2080	5,232.67
NEOFUNDS BY NEOPOST	6162017	ACCT # ENDING W/ 9295	POSTAGE INVENTORY	001-1370	1,500.00
NEOFUNDS BY NEOPOST	6062017	POSTAGE REFILL ACCT ENDI	POSTAGE INVENTORY	001-1370	3,000.00
					11,482.69
Department : 2120 - COUNTY TREASURER					
LORI RANGEL	6/12	IRS AUDIT CERTIFIED MAIL	POSTAGE	001-2120-3120	9.96
DEWITT POTH & SON	506060-0	CUST # 12430 SPOTPAPER	OFFICE SUPPLIES	001-2120-3110	53.37
					Department 2120 - COUNTY TREASURER Total: 63.33
Department : 2130 - COUNTY AUDITOR					
LOCKHART POST REGISTER	00082058	5/04/17 AUDITOR POSITION	OFFICE SUPPLIES	001-2130-3110	9.00
CARL R. OHLENDORF INSURA	15786	POLICY # 70347581 PE POST	EMPLOYEE BONDING	001-2130-2070	100.00
					Department 2130 - COUNTY AUDITOR Total: 109.00
Department : 2150 - COUNTY CLERK					
TEXAS DEPT.OF STATE HEALT	2003224	27 REMOTE BIRTH ACCESS F	Remote Site Trans Fees	001-2150-3145	49.41
CARL R. OHLENDORF INSURA	15787	POLICY # 62849937 ACCT#C	EMPLOYEE BONDING	001-2150-2070	350.00
					Department 2150 - COUNTY CLERK Total: 399.41
Department : 3200 - DISTRICT ATTORNEY					
TRANSUNION RISK AND ALT	06012017	ACCT # 234599 BILLING PERI	PUBLICATIONS	001-3200-4315	25.00
WEST GROUP PAYMENT CEN	836202254	ACCT # 1004742988 MAY 2	PUBLICATIONS	001-3200-4315	190.00
WEST GROUP PAYMENT CEN	836253931	ACCT # 1000732986 MAY 2	PUBLICATIONS	001-3200-4315	290.00
WEST GROUP PAYMENT CEN	836313446	ACCT # 1000732986 5/05 -	PUBLICATIONS	001-3200-4315	68.91
					Department 3200 - DISTRICT ATTORNEY Total: 573.91
Department : 3230 - DISTRICT JUDGE					
GEORGE V. C. PARKER	16-189 1	CAUSE # 16-189 RANDY D. D	ADULT - INVESTIGATIONS	001-3230-4090	1,320.00
LEON TRANSLATIONS	17472	CAUSE # 17-FL-138 TAPIA-S	ADULT - INVESTIGATIONS	001-3230-4090	450.00
GEORGE V. C. PARKER	14-146	CAUSE # 14-146 & 16-055 JI	ADULT - INVESTIGATIONS	001-3230-4090	1,360.00
DEWITT POTH & SON	506636-0	CUST # 12430 SPOTPAPER	OFFICE SUPPLIES	001-3230-3110	72.10
DARLON JAMES SOJAK	15-040	CAUSE # 15-040 VERONICA	ADULT - INDIGENT ATTORNE	001-3230-4160	400.00
PAUL MATTHEW EVANS	16-186	CAUSE # 16-186 TYNDELL B	ADULT - ATTY LITIGATION EX	001-3230-4080	8.00
PAUL MATTHEW EVANS	16-186	CAUSE # 16-186 TYNDELL B	ADULT - INDIGENT ATTORNE	001-3230-4160	750.00
ALEXANDER LEE CALHOUN	2016-183	CAUSE # 2016-183 BRANDE	ADULT - ATTY LITIGATION EX	001-3230-4080	6.88
ALEXANDER LEE CALHOUN	2016-183	CAUSE # 2016-183 BRANDE	ADULT - INDIGENT ATTORNE	001-3230-4160	3,000.00
DANNY HINKLE	2016-183	CAUSE # 2016-183 BRANDO	ADULT - INDIGENT ATTORNE	001-3230-4160	750.00
VICTOREA D. BROWN	2016-201	CAUSE # 2016-201 CHRISTIN	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
VICTOREA D. BROWN	2016-201	CAUSE # 2016-201 CHRISTIN	ADULT - INDIGENT ATTORNE	001-3230-4160	1,000.00
ALEXANDER LEE CALHOUN	2016-253	CAUSE # 2016-253 ZACK GA	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
ALEXANDER LEE CALHOUN	2016-253	CAUSE # 2016-253 ZACK GA	ADULT - INDIGENT ATTORNE	001-3230-4160	600.00
DARLON JAMES SOJAK	2017-060	CAUSE # 2017-060 MICHAEL	ADULT - INDIGENT ATTORNE	001-3230-4160	300.00
DARLON JAMES SOJAK	UI	CAUSE # UI ALEJANDRO GA	ADULT - INDIGENT ATTORNE	001-3230-4160	300.00
ADOPTION LAW FIRM OF TE	15-FL-320 1	CAUSE # 15-FL-320 E.C. / P.P.	ADULT - INDIGENT ATTORNE	001-3230-4160	689.50
BARNETT & LEUTY, PC	15-FL-540 7	CAUSE # 15-FL-540 K.L.S.	ADULT - INDIGENT ATTORNE	001-3230-4160	280.00
AMANDA FLEWELLEN	16-FL-005	CAUSE # 16-FL-005 S.G.	ADULT - INDIGENT ATTORNE	001-3230-4160	595.00
CINDY A. DURAN	16-FL-183	CAUSE # 16-FL-183 SK, JR / M	ADULT - INDIGENT ATTORNE	001-3230-4160	658.00
ANN MARIE SMITH	16-FL-344 1	CAUSE # 16-FL-344 C.D. & G.	ADULT - INDIGENT ATTORNE	001-3230-4160	35.00
GREGORY L. WILSON	16-FL-344 3	CAUSE # 16-FL-344 C.A.D. &	ADULT - INDIGENT ATTORNE	001-3230-4160	147.00
LATOYA COLLEY	16-FL-448	CAUSE # 16-FL-448 D.R.M.	ADULT - INDIGENT ATTORNE	001-3230-4160	1,085.00
JANA G. WILLIAMS	16-FL-484 2	CAUSE # 16-FL-484 X.C. & R.	ADULT - INDIGENT ATTORNE	001-3230-4160	462.00
JANA G. WILLIAMS	17-FL-130 1	CAUSE # 17-FL-130 M.J.S. / T.	ADULT - INDIGENT ATTORNE	001-3230-4160	280.00
JANA G. WILLIAMS	17-FL-163	CAUSE # 17-FL-163 J.R.Z. AK	ADULT - INDIGENT ATTORNE	001-3230-4160	308.00
JANA G. WILLIAMS	17-FL-164	CAUSE # 17-FL-164 A.D.C.	ADULT - INDIGENT ATTORNE	001-3230-4160	392.00

Expense Approval Register

Packet: APPKT01906 - 6/26/17 A/P CHECK RUN

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
AMANDA FLEWELLEN	17-FL-183	CAUSE # 17-FL-183 T.P.	ADULT - INDIGENT ATTORNE	001-3230-4160	315.00
CINDY A. DURAN	17-FL-184	CAUSE # 17-FL-184 M.R.M.	ADULT - INDIGENT ATTORNE	001-3230-4160	161.00
AMANDA FLEWELLEN	17-FL-184	CAUSE # 17-FL-184 M.M.	ADULT - INDIGENT ATTORNE	001-3230-4160	315.00
ANN MARIE SMITH	16-FL-183 2	CAUSE # 16-FL-183 S.K. & M	ADULT - INDIGENT ATTORNE	001-3230-4160	171.50
ANN MARIE SMITH	17-FL-134 1	CAUSE # 17-FL-134 F.F. & J.	ADULT - INDIGENT ATTORNE	001-3230-4160	35.00
ANN MARIE SMITH	16-FL-461 1	CAUSE # 16-FL-461 J.N.	ADULT - INDIGENT ATTORNE	001-3230-4160	70.00
BOVIK & MEREDITH P.C.	12-074	CAUSE # 12-074 TOMIE DEL	ADULT - INDIGENT ATTORNE	001-3230-4160	210.00
ROLAND J. GARCIA	16-094	CAUSE # 16-094 VICTORIA G	ADULT - ATTY LITIGATION EX	001-3230-4080	10.00
ROLAND J. GARCIA	16-094	CAUSE # 16-094 VICTORIA G	ADULT - INDIGENT ATTORNE	001-3230-4160	650.00
ROLAND J. GARCIA	17-062	CAUSE # 17-062 AUTUMN H	ADULT - ATTY LITIGATION EX	001-3230-4080	10.00
ROLAND J. GARCIA	17-062	CAUSE # 17-062 AUTUMN H	ADULT - INDIGENT ATTORNE	001-3230-4160	300.00
THE LAW OFFICE OF TREY HI	2011-007	CAUSE # 2011-007 LETICIA A	ADULT - INDIGENT ATTORNE	001-3230-4160	450.00
MAURO PSYCHOLOGICAL SE	2136	CAUSE # 11-036 PRISCILLA A	ADULT - INVESTIGATIONS	001-3230-4090	825.00
COMAL COUNTY TREASURER	60717	12 % SHARE FOR APRIL, MAY	VISITING JUDGES	001-3230-4020	3,815.94
COMAL COUNTY TREASURER	6072017	12 % SHARE FOR JAN. FEB. &	VISITING JUDGES	001-3230-4020	3,815.94
RAPHAEL HERNANDEZ	16-262	CAUSE # 16-262 DANIEL VAL	ADULT - ATTY LITIGATION EX	001-3230-4080	10.00
RAPHAEL HERNANDEZ	16-262	CAUSE # 16-262 DANIEL VAL	ADULT - INDIGENT ATTORNE	001-3230-4160	750.00
Department 3230 - DISTRICT JUDGE Total:					27,172.86

Department : 3240 - COUNTY COURT LAW

DAVID MENDOZA	43043	CAUSE # 43043 JONATHAN	ADULT - ATTY LITIGATION EX	001-3240-4080	10.00
DAVID MENDOZA	43043	CAUSE # 43043 JONATHAN	ADULT - INDIGENT ATTORNE	001-3240-4160	565.00
ALEXANDER LEE CALHOUN	45037	CAUSE # 45037 L MCELVEEN	ADULT - INDIGENT ATTORNE	001-3240-4160	500.00
VICTOREA D. BROWN	45654	CAUSE # 45654 QUENTIN LA	ADULT - INDIGENT ATTORNE	001-3240-4160	750.00
VICTOREA D. BROWN	45999	CAUSE # 45999 & 44960 JES	ADULT - INDIGENT ATTORNE	001-3240-4160	350.00
DAVID MENDOZA	45074	CAUSE # 45074 & 45643 SAL	ADULT - ATTY LITIGATION EX	001-3240-4080	10.00
DAVID MENDOZA	45074	CAUSE # 45074 & 45643 SAL	ADULT - INDIGENT ATTORNE	001-3240-4160	1,000.00
CLIFFORD W. MCCORMACK	45821	CAUSE # 45821 JESUS DELGA	ADULT - ATTY LITIGATION EX	001-3240-4080	10.00
CLIFFORD W. MCCORMACK	45821	CAUSE # 45821 JESUS DELGA	ADULT - INDIGENT ATTORNE	001-3240-4160	350.00
SALVADOR GARCIA	45777	CAUSE # 45777 HECTOR YBA	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SALVADOR GARCIA	45777	CAUSE # 45777 HECTOR YBA	ADULT - INDIGENT ATTORNE	001-3240-4160	200.00
DAVID MENDOZA	45808	CAUSE # 45808 ALEX CHAYR	ADULT - INDIGENT ATTORNE	001-3240-4160	450.00
SALVADOR GARCIA	45583	CAUSE # 45583 PAUL RENDO	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SALVADOR GARCIA	45583	CAUSE # 45583 PAUL RENDO	ADULT - INDIGENT ATTORNE	001-3240-4160	650.00
SALVADOR GARCIA	45775	CAUSE # 45775 DAVID CABE	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SALVADOR GARCIA	45775	CAUSE # 45775 DAVID CABE	ADULT - INDIGENT ATTORNE	001-3240-4160	500.00
DAN MCCORMACK	44,955	CAUSE # 44,955 MARSHALL	ADULT - INDIGENT ATTORNE	001-3240-4160	750.00
DAN MCCORMACK	45699	CAUSE # 45,699 CALVIN RAY	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
DAN MCCORMACK	45699	CAUSE # 45,699 CALVIN RAY	ADULT - INDIGENT ATTORNE	001-3240-4160	700.00
LARRY O. RASCO	34,174	CAUSE # 34,174 JOSE GONZ	ADULT - INDIGENT ATTORNE	001-3240-4160	300.00
BARBARA MOLINA	45772	CAUSE # 45772 CIERA ANN R	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
BARBARA MOLINA	45772	CAUSE # 45772 CIERA ANN R	ADULT - INDIGENT ATTORNE	001-3240-4160	350.00
BARBARA MOLINA	45671	CAUSE # 45671 ASHLEY DEL	ADULT - INDIGENT ATTORNE	001-3240-4160	250.00
THE LAW OFFICE OF TREY HI	44,885	CAUSE # 44,885 SAMMY ELA	ADULT - INDIGENT ATTORNE	001-3240-4160	650.00
COLIN WISE	44472	CAUSE # 44472 JULIA ANN M	ADULT - INDIGENT ATTORNE	001-3240-4160	800.00
SALVADOR GARCIA	42131	CAUSE # 42131 AMBER LYN	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SALVADOR GARCIA	42131	CAUSE # 42131 AMBER LYN	ADULT - INDIGENT ATTORNE	001-3240-4160	400.00
SALVADOR GARCIA	45329	CASUE # 45329 ALFREDO O	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SALVADOR GARCIA	45329	CASUE # 45329 ALFREDO O	ADULT - INDIGENT ATTORNE	001-3240-4160	500.00
SALVADOR GARCIA	45548	CAUSE # 45548 JONATHA M	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SALVADOR GARCIA	45548	CAUSE # 45548 JONATHA M	ADULT - INDIGENT ATTORNE	001-3240-4160	495.00
COLIN WISE	45758	CAUSE # 45758 TRAVIS BOR	ADULT - ATTY LITIGATION EX	001-3240-4080	7.28
COLIN WISE	45758	CAUSE # 45758 TRAVIS BOR	ADULT - INDIGENT ATTORNE	001-3240-4160	450.00
CLIFFORD W. MCCORMACK	2618-17CC	CAUSE # 2618-17CC R.W.	JUVENILE - INDIGENT ATTOR	001-3240-4180	250.00
COLIN WISE	2613-17CC	CAUSE # 2613-17CC R.D.C.	JUVENILE - INDIGENT ATTOR	001-3240-4180	500.00
LARRY O. RASCO	2643-17CC	CAUSE # 2643-17 CC M.A.R.	JUVENILE - INDIGENT ATTOR	001-3240-4180	300.00
Department 3240 - COUNTY COURT LAW Total:					12,087.28

Department : 3253 - JUSTICE OF THE PEACE - PRCT. 3

B-ALERT SECURITY SYSTEMS	314832	CUST # 677 JP - 3 JUNE 2	RENTALS	001-3253-4610	25.00
Department 3253 - JUSTICE OF THE PEACE - PRCT. 3 Total:					25.00

Expense Approval Register

Packet: APPKT01906 - 6/26/17 A/P CHECK RUN

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Department : 4300 - COUNTY SHERIFF					
LIVENGOOD FEED STORE	LOINV000143874	CUST # 1C250 ALL STOCK 1	OPERATING SUPPLIES	001-4300-3130	360.30
TRANSUNION RISK AND ALT	6012017	ACCT ID: 245302 MAY 201	OPERATING SUPPLIES	001-4300-3130	137.25
Department 4300 - COUNTY SHERIFF Total:					497.55
Department : 4310 - COUNTY JAIL					
AUSTIN RADIOLOGICAL ASS	001-35538481	VILLANUEVAPERE3Z, VALERI	PROFESSIONAL SERVICES	001-4310-4110	38.00
SETON EDGAR B. DAVIS HOS	463914172	VILLANUEVAPEREZ, VALERIE	PROFESSIONAL SERVICES	001-4310-4110	362.34
LULING EMERGENCY PHYSICI	1100112101	VILLANUEVAPEREZ, VALERIE	PROFESSIONAL SERVICES	001-4310-4110	1,225.00
ACC HEALTH LLC	CCTX00724	DENTAL SERVICES ON 5/03/2	PROFESSIONAL SERVICES	001-4310-4110	2,600.00
AUSTIN RADIOLOGICAL ASS	001-1008874	WHITAKER, KENNETH DOB:	PROFESSIONAL SERVICES	001-4310-4110	137.50
FERRIS JOSEPH PRODUCE, IN	99966	25 LB 6X6 TOMATOES CASE	FOOD SUPPLIES	001-4310-3100	172.00
PFG-TEMPLE	8792379	CUST # 435577 DRY GROCE	FOOD SUPPLIES	001-4310-3100	730.84
FERRIS JOSEPH PRODUCE, IN	99972	BANANAS EA	FOOD SUPPLIES	001-4310-3100	111.00
FLOWERS BAKING CO. OF SA	1604703838	CUST # 0040078309 MIC 20	FOOD SUPPLIES	001-4310-3100	343.44
FERRIS JOSEPH PRODUCE, IN	99979	ICEBERG 24 CT	FOOD SUPPLIES	001-4310-3100	18.50
SYSCO CENTRAL TEXAS, INC	113526897	CUST # 043430 DAIRY / MEA	FOOD SUPPLIES	001-4310-3100	1,677.85
FERRIS JOSEPH PRODUCE, IN	99992	25 LB 6X6 TOMATOES RCP	FOOD SUPPLIES	001-4310-3100	53.00
PFG-TEMPLE	8796209	CUST # 435577 DRY GROCER	FOOD SUPPLIES	001-4310-3100	935.81
FERRIS JOSEPH PRODUCE, IN	99482	ICEBERG 24 CT	FOOD SUPPLIES	001-4310-3100	45.50
SYSCO CENTRAL TEXAS, INC	113536972	CUST # 043430 DAIRY / MEA	FOOD SUPPLIES	001-4310-3100	1,765.16
SYSCO CENTRAL TEXAS, INC	113536973	CHEMICAL & JANITORIAL	OPERATING SUPPLIES	001-4310-3130	284.48
UNIFIRST CORPORATION	822 1965578	CUST # 222727 RTE # F6140	OPERATING SUPPLIES	001-4310-3130	93.25
FERRIS JOSEPH PRODUCE, IN	99489	AA MED 15 DOZ EGGS	FOOD SUPPLIES	001-4310-3100	146.90
FERRIS JOSEPH PRODUCE, IN	99503	BANANAS EA	FOOD SUPPLIES	001-4310-3100	143.50
PFG-TEMPLE	8799214	CUST # 435577 DRY GROCE	FOOD SUPPLIES	001-4310-3100	960.42
FERRIS JOSEPH PRODUCE, IN	99510	ICEBERG 24 CT	FOOD SUPPLIES	001-4310-3100	88.00
FLOWERS BAKING CO. OF SA	1619003838	CUST # 0040078309 MIC 20	FOOD SUPPLIES	001-4310-3100	429.12
FERRIS JOSEPH PRODUCE, IN	99520	ICEBERG 24 CT	FOOD SUPPLIES	001-4310-3100	18.50
Department 4310 - COUNTY JAIL Total:					12,380.11
Department : 4321 - CONSTABLES - PCT 1					
PB ELECTRONICS INC.	132788	TUNING FORK NEW	MACHINERY AND EQUIPME	001-4321-5310	40.00
Department 4321 - CONSTABLES - PCT 1 Total:					40.00
Department : 4324 - CONSTABLES - PCT 4					
TEXAS ASSOCIATION OF COU	REF # 37719	ACCT # 210311 DUE OF ART	TRAINING	001-4324-4810	60.00
Department 4324 - CONSTABLES - PCT 4 Total:					60.00
Department : 4325 - HIGHWAY PATROL					
APPLIED CONCEPTS, INC.	308294	2 X COUNTING UNIT, 1.5 PCB	RENTALS	001-4325-4610	287.50
Department 4325 - HIGHWAY PATROL Total:					287.50
Department : 6510 - NON-DEPARTMENTAL					
NEOPOST USA	ORDER # 15443056	ACCT ENDING W/9295 INK	OFFICE SUPPLIES	001-6510-3110	169.99
CHARTER COMMUNICATION	52817	ACCT # 8260 16 300 000042	Telephone	001-6510-4420	4,182.51
CHARTER COMMUNICATION	52817	ACCT # 8260 16 300 000042	FAX & INTERNET	001-6510-4425	7,742.62
SWAGIT PRODUCTIONS, LLC	8995	ACCT # 2K130701CC MAY 2	PROFESSIONAL SERVICES	001-6510-4110	575.00
TEXAS ASSOCIATION OF COU	NRCN-16879-WC3	3RD QTR COVERAGE # WC-0	WORKERS' COMP.	001-6510-2040	34,828.00
XEROX CORPORATION	843921	CONTRACT # 010-0063777-0	RENTALS	001-6510-4610	3,831.00
XEROX CORPORATION	843921	CONTRACT # 010-0063777-0	RENTALS	001-6510-4610	56.11
XEROX CORPORATION	843921	CONTRACT # 010-0063777-0	RENTALS	001-6510-4610	56.11
RICHARD AVILA	00003	DOS: 6/10/17 SIXTO MORA	AUTOPSY	001-6510-4123	300.00
AT&T	60517	ACCT # 512 A13-0189 725 3	FAX & INTERNET	001-6510-4425	3,890.21
MAILFINANCE	N6587648	CUST # 01054254 CALDWEL	RENTALS	001-6510-4610	322.30
RICOH USA, INC.	98939160	ACCT # 505575-1010175A16	RENTALS	001-6510-4610	853.35
Department 6510 - NON-DEPARTMENTAL Total:					56,807.20
Department : 6520 - BUILDING MAINTENANCE					
TAYLOR SECURITY SYSTEMS,	73952	ACCT # 0103-7272 F QTRLY	JUDICIAL CENTER-LOCKHART	001-6520-3550	111.00
TAYLOR SECURITY SYSTEMS,	73851	ACCT # 0103-7285F QTRLY	LULING ANNEX	001-6520-3510	111.00
CINTAS CORPORATION #86	086538915	CONTRACT # 01681 ACCT# 0	UNIFORMS	001-6520-3140	87.54
UNIFIRST CORPORATION	822 1960552	CUST # 222727 RTE # G4200	JP3 SIMON BUILDING-MAXW	001-6520-3500	39.24
LOCKHART - TRUE VALUE	17995 /1	CUST # 11239 SINGLE SIDED	REPAIRS & MAINTENANCE	001-6520-4510	25.80

Expense Approval Register

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
SMITH SUPPLY CO.- LOCKHA	732290	SAFETY CONE ORANGE 36"	REPAIRS & MAINTENANCE	001-6520-4510	89.35
SMITH SUPPLY CO.- LOCKHA	732417	BRASS SHUTOFF	JUDICIAL CENTER-LOCKHART	001-6520-3550	12.90
GA POWERS	23142	REGULAR ADJ VLV TOOL 31/	JUDICIAL CENTER-LOCKHART	001-6520-3550	106.69
CINTAS CORPORATION #86	086542523	CONTRACT # 01681 ACCT # 0	UNIFORMS	001-6520-3140	68.18
LOCKHART - TRUE VALUE	18125 /1	CUST # 11239 GAL+32 WIND	REPAIRS & MAINTENANCE	001-6520-4510	22.94
LOCKHART - TRUE VALUE	18155 /1	CUST # 11239 100PK ORG G	REPAIRS & MAINTENANCE	001-6520-4510	47.47
GONZALES BUILDING CENTE	00707424	CUST # CALD001 TOWEL M	OPERATING SUPPLIES	001-6520-3130	808.70
GONZALES BUILDING CENTE	00707425	CUST # CALD001 ZEP ANTI B	OPERATING SUPPLIES	001-6520-3130	419.85
CINTAS CORPORATION #86	086546080	CONTRACT # 01681 ACCT # 0	UNIFORMS	001-6520-3140	67.17
CENTURY A/C SUPPLY	8789140	PICK TICKET # 6358854 CO	JUVENILE DETENTION CTR.-L	001-6520-3580	248.00
TAYLOR SECURITY SYSTEMS,	74310	ACCT # 0103-7285F QTRLY	LULING ANNEX	001-6520-3510	111.00
TAYLOR SECURITY SYSTEMS,	74349	ACCT # 0103-7272 F QTRLY	JUDICIAL CENTER-LOCKHART	001-6520-3550	111.00
DANIELLE M. PETROSKY	6192017	6/1 - 19/17	TRANSPORTATION	001-6520-4260	132.17
LOCKHART - TRUE VALUE	18233 /1	CUST # 11239 20" WHT 3SP	JUVENILE DETENTION CTR.-L	001-6520-3580	17.99
UNIFIRST CORPORATION	622 1965971	CUST # 222727 RTE # F2900	LULING ANNEX	001-6520-3510	39.80
Department 6520 - BUILDING MAINTENANCE Total:					2,677.79
Department : 6550 - ELECTIONS					
DEWITT POTTH & SON	506003-0	CUST # 12430 SPOTPAPER	OFFICE SUPPLIES	001-6550-3110	34.75
Department 6550 - ELECTIONS Total:					34.75
Department : 6560 - COMMISSIONERS COURT					
LOCKHART POST REGISTER	00082121	MEMORIAL DAY CEREMONY	ADVERTISING AND LEGAL N	001-6560-4310	100.00
LEXISNEXIS RISK DATA MAN	1623451-20170531	BILLING ID: 1623451 MAY 2	DUES & SUBSCRIPTIONS	001-6560-3050	50.00
DEWITT POTTH & SON	505846-0	CUST # 12430 PRINTING	OFFICE SUPPLIES	001-6560-3110	59.00
Department 6560 - COMMISSIONERS COURT Total:					209.00
Department : 6580 - HUMAN RESOURCES					
TEXAS DEPT. OF PUBLIC SAFE	CRS-201704-119625	SECURE SITE CCH NAME SEA	OFFICE SUPPLIES	001-6580-3110	1.00
Department 6580 - HUMAN RESOURCES Total:					1.00
Department : 6640 - CODE INVESTIGATOR					
CENTRAL TEXAS REFUSE, INC	0000040291	CUST # 001134 1700 FM 27	RENTALS	001-6640-4610	440.05
Department 6640 - CODE INVESTIGATOR Total:					440.05
Department : 6650 - EMERG MGNT / HOMELAND SEC					
LULING CHEVROLET	23321	CUST # 1507 ANTENNA	REPAIRS & MAINTENANCE	001-6650-4510	2.14
CARINE CHALFOUN	60817	CTR SUPPLIES	CERT	001-6650-4820	90.80
Department 6650 - EMERG MGNT / HOMELAND SEC Total:					88.66
Department : 7610 - SANITATION DEPARTMENT					
KASI MILES	60517	CEU 6/1 & 2 /17 TRAINING	TRAINING	001-7610-4810	168.56
Department 7610 - SANITATION DEPARTMENT Total:					168.56
Department : 7620 - COUNTY WELFARE					
TRAVIS COUNTY CLERK	17-0000335	CAUSE # C-1-MH-17-000335	SANITY HEARINGS	001-7620-4312	424.00
O'BANNON FUNERAL HOME	6022017	TROLLIS ROSS CHILDEN DO	INDIGENT FUNERAL	001-7620-4320	400.00
Department 7620 - COUNTY WELFARE Total:					824.00
Department : 7630 - INDIGENT HEALTH CARE					
AUSTIN GASTROENTEROLOG	1092029 619652	SMITH, PAUL M. DOB: 9/24/	1115 WAIVER PAYMENTS	001-7630-4155	93.15
AUSTIN GASTROENTEROLOG	1092029 619115	SMITH, PAUL M DOB: 9/24/	1115 WAIVER PAYMENTS	001-7630-4155	44.57
AUSTIN GASTROENTEROLOG	1092029 619130	SMITH, PAUL M. DOB: 9/24/	1115 WAIVER PAYMENTS	001-7630-4155	31.05
AUSTIN GASTROENTEROLOG	1092029 609742	SMITH, PAUL M DOB: 9/24/	1115 WAIVER PAYMENTS	001-7630-4155	58.72
AUSTIN GASTROENTEROLOG	1092029 609841	SMITH, PAUL M DOB: 9/24/	1115 WAIVER PAYMENTS	001-7630-4155	44.57
AUSTIN GASTROENTEROLOG	1092029 610067	SMITH, PAUL M DOB: 9/24/	1115 WAIVER PAYMENTS	001-7630-4155	31.05
AUSTIN GASTROENTEROLOG	1092567 608831	BOSQUE, GENEVA GONZALE	1115 WAIVER PAYMENTS	001-7630-4155	194.73
Department 7630 - INDIGENT HEALTH CARE Total:					497.84
Fund 001 - GENERAL FUND Total:					126,927.49
Fund: 002 - UNIT ROAD FUND					
Department : 1101 - ADMINISTRATION					
LOCKHART - TRUE VALUE	18332 /1	CUST # 11239 DIATOMACEO	OPERATING SUPPLIES	002-1101-3130	8.99
PATHMARK TRAFFIC PROD.	023199	CUST # 00C1056 24" DIA .08	SIGNS	002-1101-3181	638.30
SOUTHERN TIRE MART, LLC	632150757	CUST # 142726 TIRES	TIRES	002-1101-3190	1,381.78
CEMEX	9435714385	ACCT # 3142170 HOLZ RD	SEAL COATING	002-1101-4630	12,798.59

Expense Approval Register

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
GLOSSERMAN AUTOMOTIVE	082218	ACCT # 1010 NAPA QUART 5	LUBRICANTS	002-1101-3170	95.76
LOCKHART - TRUE VALUE	18245 /1	CUST # 11239 7 X 1/8 X 5/8	OPERATING SUPPLIES	002-1101-3130	17.96
LOCKHART - TRUE VALUE	18251 /1	CUST # 11239 5/8" SLV DEMI	OPERATING SUPPLIES	002-1101-3130	59.22
CEMEX	9435720322	ACCT # 3142170 HOLZ RD	SEAL COATING	002-1101-4630	12,553.36
INDUSTIAL ASPHALT, LLC.	100624	CUST # 1145 PROJECT # 1.C3	FLEX BASE MATERIALS	002-1101-3143	7,431.94
INDUSTIAL ASPHALT, LLC	100686	CUST # 1145 PROJECT # 1.C3	FLEX BASE MATERIALS	002-1101-3143	16,655.82
LOCKHART - TRUE VALUE	18259 /1	CUST # 11239 10 LB 1/8 601	OPERATING SUPPLIES	002-1101-3130	51.47
LOCKHART - TRUE VALUE	18272 /1	CUST # 11239 MM 1/2 X 6	OPERATING SUPPLIES	002-1101-3130	5.99
JOHN DEERE FINANCIAL	1706-183573	ACCT # 1-99	OPERATING SUPPLIES	002-1101-3130	107.86
LOCKHART - TRUE VALUE	18281 /1	CUST # 11239 SCREWS, NUT	OPERATING SUPPLIES	002-1101-3130	3.19
LOCKHART - TRUE VALUE	18289 /1	CUST # 11239 SCREWS, NUT	OPERATING SUPPLIES	002-1101-3130	25.36
LULING TIRE SERVICE	966348	14/15/16" FLAT	TIRES	002-1101-3190	15.00

Department 1101 - ADMINISTRATION Total: 51,850.59

Department : 1102 - VEHICLE MAINTENANCE

FLEETPRIDE	84553532	ACCT # 83215 CUMMINS 8.3	REPAIRS & MAINTENANCE	002-1102-4510	17,498.75
FLEETPRIDE	84512811	ACCT # 83215 EQUILIZER, FA	SUPPLIES & SMALL TOOLS	002-1102-3136	-209.74
FLEETPRIDE	84807175	ACCT # 83215 EQUALIZER, F	SUPPLIES & SMALL TOOLS	002-1102-3136	209.74
RDO EQUIPMENT CO.	W89679	ACCT # 7269004 BACKHOE	REPAIRS & MAINTENANCE	002-1102-4510	4,252.73
KI'S AUTO ACCESSORIES	20897	SWITCH LED BLUE	SUPPLIES & SMALL TOOLS	002-1102-3136	13.98
J C DISTRIBUTORS	42687	CUST ID: 126 SAFETY GLASS	SUPPLIES & SMALL TOOLS	002-1102-3136	88.32
RDO EQUIPMENT CO.	P47585	ACCT # 7269004 SNAP RING	SUPPLIES & SMALL TOOLS	002-1102-3136	17.26
OVERALL SUPPLY, INC	IND0092054	CUST # 166242 DEGREASER	SUPPLIES & SMALL TOOLS	002-1102-3136	200.59
KI'S AUTO ACCESSORIES	20866	SWITCH LED BLUE	SUPPLIES & SMALL TOOLS	002-1102-3136	6.99
HOLT TRUCK CENTERS	PIMA0263101	COMPRES GP-B	SUPPLIES & SMALL TOOLS	002-1102-3136	1,853.02
HOLT TRUCK CENTERS	PIMA0263209	CUST # 0203700 SEAL	SUPPLIES & SMALL TOOLS	002-1102-3136	17.56

Department 1102 - VEHICLE MAINTENANCE Total: 23,949.20

Department : 1103 - FLEET MAINTENANCE

LULING CHEVROLET	23321	CUST # 1507 ANTENNA	OPERATING SUPPLIES	002-1103-3135	28.10
CINTAS CORPORATION #86	086546076	CONTRACT # 01681 ACCT # 0	UNIFORMS	002-1103-2140	60.58
LULING CHEVROLET	23351	CUST # 1507 SHROUD KI	OPERATING SUPPLIES	002-1103-3135	272.41
LULING CHEVROLET	23351	CUST # 1507 SHROUD KI	OPERATING SUPPLIES	002-1103-3135	-20.76
LULING CHEVROLET	23358	CUST # 1507 MOTOR KIT	OPERATING SUPPLIES	002-1103-3135	446.48
LULING CHEVROLET	23358	CUST # 1507 MOTOR KIT	OPERATING SUPPLIES	002-1103-3135	-34.03
LULING CHEVROLET	23360	CUST # 1507 SHROUD KI	OPERATING SUPPLIES	002-1103-3135	16.08
LULING CHEVROLET	23360	CUST # 1507 SHROUD KI	OPERATING SUPPLIES	002-1103-3135	-211.04
GOODYEAR AUTO SERVICE C	221668	ACCT # 473509272 245/55R	TIRES	002-1103-3190	1,061.68
LULING CHEVROLET	23413	CUST # 286 ORDER # 030957	OPERATING SUPPLIES	002-1103-3135	-31.34
LULING CHEVROLET	23413	CUST # 286 ORDER # 030957	OPERATING SUPPLIES	002-1103-3135	411.22
LULING CHEVROLET	23362	CUST # 1507 HARNESS	OPERATING SUPPLIES	002-1103-3135	-3.67
LULING CHEVROLET	23362	CUST # 1507 HARNESS	OPERATING SUPPLIES	002-1103-3135	48.18
INTERSTATE BATTERIES-MET	320022128	ACCT # 3810 MTP-65	OPERATING SUPPLIES	002-1103-3135	127.32
1-800-RADIATOR & A/C	34309949	CUST INFO: 300429287 CO	OPERATING SUPPLIES	002-1103-3135	170.00
LOCKHART MOTOR CO., INC.	T42481	CUST # 3810 SHAFT - DIFFER	OPERATING SUPPLIES	002-1103-3135	191.43
LULING CHEVROLET	23390	CUST # 1507 VALVE	OPERATING SUPPLIES	002-1103-3135	36.33
LULING CHEVROLET	23390	CUST # 1507 VALVE	OPERATING SUPPLIES	002-1103-3135	-2.77

Department 1103 - FLEET MAINTENANCE Total: 2,566.20

Fund 002 - UNIT ROAD FUND Total: 78,365.99

Fund: 003 - RECORDS PRESERVATION FUND

Department : 3000 - COUNTY CLERK EXP

NBS HOLDINGS, LLC	2029	BOOK PRESERVATION SERVI	BINDING	003-3000-5615	16,070.00
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Department 3000 - COUNTY CLERK EXP Total: 16,070.00

Fund 003 - RECORDS PRESERVATION FUND Total: 16,070.00

Fund: 010 - GRANT FUND

Department : 1000 - DEPARTMENTS - Header

VALENTINE RAMIREZ	61617	155 HOG TAILS	MISCELLANEOUS-OTHER	010-1000-4850	775.00
BENNY LEAL	61617	52 HOG TAILS	MISCELLANEOUS-OTHER	010-1000-4850	260.00
THOMAS HARMON	61617	30 TAILS	MISCELLANEOUS-OTHER	010-1000-4850	150.00

Expense Approval Register

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
KENNETH TODD SMITH	61617	18 HOG TAILS	MISCELLANEOUS--OTHER	010-1000-4850	90.00
				Department 1000 - DEPARTMENTS - Header Total:	1,275.00
Department : 5000 - FINES AND FORFEITURES					
STANSBERRY ENGINEERING	224.4	SCHEMATIC PHASE - DESIGN	OTHER EXPENSES	010-5000-4851	3,750.00
				Department 5000 - FINES AND FORFEITURES Total:	3,750.00
				Fund 010 - GRANT FUND Total:	5,025.00
				Grand Total:	226,388.48

Fund Summary

Fund	Expense Amount
001 - GENERAL FUND	126,927.49
002 - UNIT ROAD FUND	78,365.99
003 - RECORDS PRESERVATION FUND	16,070.00
010 - GRANT FUND	5,025.00
Grand Total:	226,388.48

Account Summary

Account Number	Account Name	Expense Amount
001-1370	POSTAGE INVENTORY	4,500.00
001-2080	RETIREMENT PAYABLE	5,232.67
001-2120-3110	OFFICE SUPPLIES	53.37
001-2120-3120	POSTAGE	9.96
001-2130-2070	EMPLOYEE BONDING	100.00
001-2130-3110	OFFICE SUPPLIES	9.00
001-2150-2070	EMPLOYEE BONDING	350.00
001-2150-3145	Remote Site Trans Fees	49.41
001-2305	Due to Toll Admin Fee	1,714.36
001-2306	Due to Unpaid Toll fines	35.66
001-3200-4315	PUBLICATIONS	573.91
001-3230-3110	OFFICE SUPPLIES	72.10
001-3230-4020	VISITING JUDGES	7,631.88
001-3230-4080	ADULT - ATTY LITIGATIO	54.88
001-3230-4090	ADULT - INVESTIGATION	3,955.00
001-3230-4160	ADULT - INDIGENT ATTO	15,459.00
001-3240-4080	ADULT - ATTY LITIGATIO	77.28
001-3240-4160	ADULT - INDIGENT ATTO	10,960.00
001-3240-4180	JUVENILE - INDIGENT AT	1,050.00
001-3253-4610	RENTALS	25.00
001-4300-3130	OPERATING SUPPLIES	497.55
001-4310-3100	FOOD SUPPLIES	7,639.54
001-4310-3130	OPERATING SUPPLIES	377.73
001-4310-4110	PROFESSIONAL SERVICE	4,362.84
001-4321-5310	MACHINERY AND EQUIP	40.00
001-4324-4810	TRAINING	60.00
001-4325-4610	RENTALS	287.50
001-6510-2040	WORKERS' COMP.	34,828.00
001-6510-3110	OFFICE SUPPLIES	169.99
001-6510-4110	PROFESSIONAL SERVICE	575.00
001-6510-4123	AUTOPSY	300.00
001-6510-4420	Telephone	4,182.51
001-6510-4425	FAX & INTERNET	11,632.83
001-6510-4610	RENTALS	5,118.87
001-6520-3130	OPERATING SUPPLIES	1,228.55
001-6520-3140	UNIFORMS	222.89
001-6520-3500	JP3 SIMON BUILDING-M	39.24
001-6520-3510	LULING ANNEX	261.80
001-6520-3550	JUDICIAL CENTER-LOCK	341.59
001-6520-3580	JUVENILE DETENTION CT	265.99
001-6520-4260	TRANSPORTATION	132.17
001-6520-4510	REPAIRS & MAINTENAN	185.56
001-6550-3110	OFFICE SUPPLIES	34.75
001-6560-3050	DUES & SUBSCRIPTIONS	50.00
001-6560-3110	OFFICE SUPPLIES	59.00
001-6560-4310	ADVERTISING AND LEGA	100.00
001-6580-3110	OFFICE SUPPLIES	1.00
001-6640-4610	RENTALS	440.05
001-6650-4510	REPAIRS & MAINTENAN	-2.14
001-6650-4820	CERT	90.80
001-7610-4810	TRAINING	168.56

Account Summary

Account Number	Account Name	Expense Amount
001-7620-4312	SANITY HEARINGS	424.00
001-7620-4320	INDIGENT FUNERAL	400.00
001-7630-4155	1115 WAIVER PAYMENT	497.84
002-1101-3130	OPERATING SUPPLIES	280.04
002-1101-3143	FLEX BASE MATERIALS	24,087.76
002-1101-3170	LUBRICANTS	95.76
002-1101-3181	SIGNS	638.30
002-1101-3190	TIRES	1,396.78
002-1101-4630	SEAL COATING	25,351.95
002-1102-3136	SUPPLIES & SMALL TOO	2,197.72
002-1102-4510	REPAIRS & MAINTENAN	21,751.48
002-1103-2140	UNIFORMS	60.58
002-1103-3135	OPERATING SUPPLIES	1,443.94
002-1103-3190	TIRES	1,061.68
003-3000-5615	BINDING	16,070.00
010-1000-4850	MISCELLANEOUS--OTHE	1,275.00
010-5000-4851	OTHER EXPENSES	3,750.00
	Grand Total:	226,388.48

Project Account Summary

Project Account Key	Expense Amount
None	226,388.48
	Grand Total: 226,388.48



Caldwell County, TX

Payment Register

APPKT01906 - 6/26/17 A/P CHECK RUN

01 - Vendor Set 01

Bank: AP BNK - Pooled Cash - Operation

Vendor Number	Vendor Name					Total Vendor Amount
<u>1800RA</u>	1-800-RADIATOR & A/C					170.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	170.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>34309949</u>	CUST INFO: 300429287 COMPREX -2002 FORD CROWN	06/05/2017	06/26/2017	0.00	170.00	
<u>ACCHEA</u>	ACC HEALTH LLC					2,600.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	2,600.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>CCTX00724</u>	DENTAL SERVICES ON 5/03/2017	05/10/2017	06/26/2017	0.00	2,600.00	
<u>JAMHAN</u>	ADOPTION LAW FIRM OF TEXAS, PC					689.50
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	689.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>15-FL-320_1</u>	CAUSE # 15-FL-320 E.C / P.P.S.	06/15/2017	06/26/2017	0.00	689.50	
<u>ALECAL</u>	ALEXANDER LEE CALHOUN					4,111.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	4,111.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2016-183</u>	CAUSE # 2016-183 BRANDEN MASSEY	06/14/2017	06/26/2017	0.00	3,006.88	
<u>2016-253</u>	CAUSE # 2016-253 ZACK GARCIA	06/14/2017	06/26/2017	0.00	605.00	
<u>45037</u>	CAUSE # 45037 L MCELVEEN	04/20/2017	06/26/2017	0.00	500.00	
<u>AMAFLE</u>	AMANDA FLEWELLEN					1,225.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,225.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-FL-005</u>	CAUSE # 16-FL-005 S.G.	06/15/2017	06/26/2017	0.00	595.00	
<u>17-FL-183</u>	CAUSE # 17-FL-183 T.P.	06/15/2017	06/26/2017	0.00	315.00	
<u>17-FL-184</u>	CAUSE # 17-FL-184 M.M.	06/15/2017	06/26/2017	0.00	315.00	
<u>ANNSMI</u>	ANN MARIE SMITH					311.50
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	311.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-FL-183_2</u>	CAUSE # 16-FL-183 S.K. & M.K.	06/16/2017	06/26/2017	0.00	171.50	
<u>16-FL-344_1</u>	CAUSE # 16-FL-344 C.D. & G.D.	06/15/2017	06/26/2017	0.00	35.00	
<u>16-FL-461_1</u>	CAUSE # 16-FL-461 J.N.	06/26/2017	06/26/2017	0.00	70.00	
<u>17-FL-134_1</u>	CAUSE # 17-FL-134 F.F. & J.L.	06/16/2017	06/26/2017	0.00	35.00	

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Vendor Number <u>APPCON</u>	Vendor Name APPLIED CONCEPTS, INC.			Total Vendor Amount 287.50
Payment Type Check	Payment Number	Payment Date 06/21/2017	Payment Amount 287.50	
Payable Number <u>308294</u>	Description 2 X COUNTING UNIT, 1.5 PCB	Payable Date 06/01/2017	Due Date 06/26/2017	Discount Amount 0.00
				Payable Amount 287.50

Vendor Number <u>AT0189</u>	Vendor Name AT&T			Total Vendor Amount 3,890.21
Payment Type Check	Payment Number	Payment Date 06/21/2017	Payment Amount 3,890.21	
Payable Number <u>60517</u>	Description ACCT # 512 A13-0189 725 3 6/05 -7 /04/17	Payable Date 06/05/2017	Due Date 06/26/2017	Discount Amount 0.00
				Payable Amount 3,890.21

Vendor Number <u>AUSGAS</u>	Vendor Name AUSTIN GASTROENTEROLOGY PA			Total Vendor Amount 497.84
Payment Type Check	Payment Number	Payment Date 06/21/2017	Payment Amount 497.84	
Payable Number <u>1092029 609742</u>	Description SMITH, PAUL M DOB: 9/24/1984 DOS: 12/10/16	Payable Date 12/10/2016	Due Date 06/26/2017	Discount Amount 0.00
<u>1092029 609841</u>	SMITH, PAUL M DOB: 9/24/1984 DOS: 12/11/16	12/11/2016	06/26/2017	0.00
<u>1092029 610067</u>	SMITH, PAUL M DOB: 9/24/1984 DOS: 12/12/16	12/12/2016	06/26/2017	0.00
<u>1092029 619115</u>	SMITH, PAUL M DOB: 9/24/1984 DOS: 1/06/17	01/06/2017	06/26/2017	0.00
<u>1092029 619130</u>	SMITH, PAUL M. DOB: 9/24/1984 DOS: 1/07/17	01/07/2017	06/26/2017	0.00
<u>1092029 619652</u>	SMITH, PAUL M. DOB: 9/24/1984 DOS: 1/05/17	01/05/2017	06/26/2017	0.00
<u>1092567 608831</u>	BOSQUE, GENEVA GONZALES DOB: 9/07/1966 DOS:12/2	12/20/2016	06/26/2017	0.00
				Payable Amount 194.73

Vendor Number <u>AUSRAD</u>	Vendor Name AUSTIN RADIOLOGICAL ASSOCIATION			Total Vendor Amount 175.50
Payment Type Check	Payment Number	Payment Date 06/21/2017	Payment Amount 175.50	
Payable Number <u>001-1008874</u>	Description WHITAKER, KENNETH DOB: 8/18/1972 DOS: 5/20/17	Payable Date 05/20/2017	Due Date 06/26/2017	Discount Amount 0.00
<u>001-35538481</u>	VILLANUEVAPERREZ, VALERIE DOB: 8/19/73 DOS: 4/13/1	04/13/2017	06/26/2017	0.00
				Payable Amount 38.00

Vendor Number <u>B-ALER</u>	Vendor Name B-ALERT SECURITY SYSTEMS			Total Vendor Amount 25.00
Payment Type Check	Payment Number	Payment Date 06/21/2017	Payment Amount 25.00	
Payable Number <u>314832</u>	Description CUST # 677 JP - 3	Payable Date 06/01/2017	Due Date 06/26/2017	Discount Amount 0.00
				Payable Amount 25.00

Vendor Number <u>BARMOL</u>	Vendor Name BARBARA MOLINA			Total Vendor Amount 605.00
Payment Type Check	Payment Number	Payment Date 06/21/2017	Payment Amount 605.00	
Payable Number <u>45671</u>	Description CAUSE # 45671 ASHLEY DELGADO-PERALEZ	Payable Date 05/30/2017	Due Date 06/26/2017	Discount Amount 0.00
<u>45772</u>	CAUSE # 45772 CIERA ANN ROBERTS	05/02/2017	06/26/2017	0.00
				Payable Amount 355.00

Vendor Number <u>MAECAR</u>	Vendor Name BARNETT & LEUTY, PC			Total Vendor Amount 280.00
Payment Type Check	Payment Number	Payment Date 06/21/2017	Payment Amount 280.00	
Payable Number <u>15-FL-540 7</u>	Description CAUSE #15-FL-540 K.L.S.	Payable Date 06/15/2017	Due Date 06/26/2017	Discount Amount 0.00
				Payable Amount 280.00

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Vendor Number	Vendor Name					Total Vendor Amount
<u>BENLEA</u>	BENNY LEAL					260.00
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	260.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>61617</u>	52 HOG TAILS	06/16/2017	06/26/2017	0.00	260.00	
<u>BOVMER</u>	BOVIK & MEREDITH P.C.					210.00
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	210.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>12-074</u>	CAUSE # 12-074 TOMIE DELEON	06/06/2017	06/26/2017	0.00	210.00	
<u>CACHAL</u>	CARINE CHALFOUN					90.80
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	90.80
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>60817</u>	CTR SUPPLIES	06/08/2017	06/26/2017	0.00	90.80	
<u>CAROHL</u>	CARL R. OHLENDORF INSURANCE					450.00
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	450.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>15786</u>	POLICY # 70347581 PE POSTITION BOND	06/12/2017	06/26/2017	0.00	100.00	
<u>15787</u>	POLICY # 62849937 ACCT#CALDW01 TERESA RODRIGUEZ	06/12/2017	06/26/2017	0.00	350.00	
<u>CEMINC</u>	CEMEX					25,351.95
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	25,351.95
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>9435714385</u>	ACCT # 3142170 HOLZ RD	06/05/2017	06/26/2017	0.00	12,798.59	
<u>9435720322</u>	ACCT # 3142170 HOLZ RD	06/06/2017	06/26/2017	0.00	12,553.36	
<u>CENREF</u>	CENTRAL TEXAS REFUSE, INC					440.05
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	440.05
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>0000040291</u>	CUST # 001134 1700 FM 2720 / CR 235	05/31/2017	06/26/2017	0.00	440.05	
<u>CENAIR</u>	CENTURY A/C SUPPLY					248.00
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	248.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>8789140</u>	PICK TICKET # 6358854 CONTROL BOARD	05/31/2017	06/26/2017	0.00	248.00	
<u>SPEBUS</u>	CHARTER COMMUNICATIONS HOLDINGS, LLC					11,925.13
Payment Type	Payment Number				Payment Date	Payment Amount
Check					06/21/2017	11,925.13
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>52817</u>	ACCT # 8260 16 300 0000426 5/02-6/30/17	05/28/2017	06/26/2017	0.00	11,925.13	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>CINDUR</u>	CINDY A. DURAN					819.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	819.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-FL-183</u>	CAUSE # 16-FL-183 SK, JR / MK	06/15/2017	06/26/2017	0.00	658.00	
<u>17-FL-184</u>	CAUSE # 17-FL-184 M.R.M.	06/15/2017	06/26/2017	0.00	161.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>CINTAS</u>	CINTAS CORPORATION #86					283.47
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	283.47	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>086538915</u>	CONTRACT # 01681 ACCT# 09158 CUST # 09158	05/17/2017	06/26/2017	0.00	87.54	
<u>086542523</u>	CONTRACT # 01681 ACCT # 09158 CUST # 09158	05/24/2017	06/26/2017	0.00	68.18	
<u>086546076</u>	CONTRACT # 01681 ACCT # 09387 CUST # 09387	05/31/2017	06/26/2017	0.00	60.58	
<u>086546080</u>	CONTRACT # 01681 ACCT # 09158 CUST # 09158	05/31/2017	06/26/2017	0.00	67.17	

Vendor Number	Vendor Name					Total Vendor Amount
<u>CLIMCC</u>	CLIFFORD W. MCCORMACK					610.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	610.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2618-17CC</u>	CAUSE # 2618-17CC R.W.	06/12/2017	06/26/2017	0.00	250.00	
<u>45821</u>	CAUSE # 45821 JESUS DELGADO JR	04/24/2017	06/26/2017	0.00	360.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>COLWIS</u>	COLIN WISE					1,757.28
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,757.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2613-17CC</u>	CAUSE # 2613-17CC R.D.C.	06/15/2017	06/26/2017	0.00	500.00	
<u>44472</u>	CAUSE # 44472 JULIA ANN MULATUK	05/31/2017	06/26/2017	0.00	800.00	
<u>45758</u>	CAUSE # 45758 TRAVIS BORTHWICK	05/08/2017	06/26/2017	0.00	457.28	

Vendor Number	Vendor Name					Total Vendor Amount
<u>COMTRE</u>	COMAL COUNTY TREASURER'S OFFICE					7,631.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	7,631.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>60717</u>	12 % SHARE FOR APRIL, MAY AND JUNE 2017	06/07/2017	06/26/2017	0.00	3,815.94	
<u>6072017</u>	12 % SHARE FOR JAN. FEB. & MARCH 2017	06/07/2017	06/26/2017	0.00	3,815.94	

Vendor Number	Vendor Name					Total Vendor Amount
<u>DANMCC</u>	DAN MCCORMACK					1,455.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,455.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>44,955</u>	CAUSE # 44,955 MARSHALL BRADLEY SNEED	05/18/2017	06/26/2017	0.00	750.00	
<u>45699</u>	CAUSE # 45,699 CALVIN RAY MAGES	05/18/2017	06/26/2017	0.00	705.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>DANPET</u>	DANIELLE M. PETROSKY					132.17
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	132.17	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6192017</u>	6/1 - 19/17	06/19/2017	06/26/2017	0.00	132.17	

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Vendor Number	Vendor Name			Total Vendor Amount	
<u>DANHIN</u>	DANNY HINKLE			750.00	
Payment Type	Payment Number			Payment Date	Payment Amount
Check				06/21/2017	750.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>2016-183</u>	CAUSE # 2016-183 BRANDON MASSEY	06/14/2017	06/26/2017	0.00	750.00
<u>DISOJ</u>	DARLON JAMES SOJAK			1,000.00	
Payment Type	Payment Number			Payment Date	Payment Amount
Check				06/21/2017	1,000.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>15-040</u>	CAUSE # 15-040 VERONICA OLIVO	06/14/2017	06/26/2017	0.00	400.00
<u>2017-060</u>	CAUSE # 2017 - 060 MICHAEL ARMSTEAD, JR	06/14/2017	06/26/2017	0.00	300.00
<u>UI</u>	CAUSE # UI ALEJANDRO GARZA	06/14/2017	06/26/2017	0.00	300.00
<u>DAVIMEN</u>	DAVID MENDOZA			2,035.00	
Payment Type	Payment Number			Payment Date	Payment Amount
Check				06/21/2017	2,035.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>43043</u>	CAUSE # 43043 JONATHAN DE LOS SANTOS	04/20/2017	06/26/2017	0.00	575.00
<u>45074</u>	CAUSE # 45074 & 45643 SALVADOR ALVARADO	04/21/2017	06/26/2017	0.00	1,010.00
<u>45808</u>	CAUSE # 45808 ALEX CHAYREZ JR	05/01/2017	06/26/2017	0.00	450.00
<u>DEWPOT</u>	DEWITT POTTH & SON			219.22	
Payment Type	Payment Number			Payment Date	Payment Amount
Check				06/21/2017	219.22
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>505846-0</u>	CUST # 12430 PRINTING	06/05/2017	06/26/2017	0.00	59.00
<u>506003-0</u>	CUST # 12430 SPOTPAPER	06/06/2017	06/26/2017	0.00	34.75
<u>506060-0</u>	CUST # 12430 SPOTPAPER	06/07/2017	06/26/2017	0.00	53.37
<u>506636-0</u>	CUST # 12430 SPOTPAPER	06/13/2017	06/26/2017	0.00	72.10
<u>FERJOS</u>	FERRIS JOSEPH PRODUCE, INC.			796.90	
Payment Type	Payment Number			Payment Date	Payment Amount
Check				06/21/2017	796.90
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>99482</u>	ICEBERG 24 CT	06/01/2017	06/26/2017	0.00	45.50
<u>99489</u>	AA MED 15 DOZ EGGS	06/02/2017	06/26/2017	0.00	146.90
<u>99503</u>	BANANAS EA	06/03/2017	06/26/2017	0.00	143.50
<u>99510</u>	ICEBERG 24 CT	06/05/2017	06/26/2017	0.00	88.00
<u>99520</u>	ICEBERG 24 CT	06/06/2017	06/26/2017	0.00	18.50
<u>99966</u>	25 LB 6X6 TOMATOES CASE SPC	05/27/2017	06/26/2017	0.00	172.00
<u>99972</u>	BANANAS EA	05/29/2017	06/26/2017	0.00	111.00
<u>99979</u>	ICEBERG 24 CT	05/30/2017	06/26/2017	0.00	18.50
<u>99992</u>	25 LB 6X6 TOMATOES RCP	05/31/2017	06/26/2017	0.00	53.00
<u>FLEPRI</u>	FLEETPRIDE			17,498.75	
Payment Type	Payment Number			Payment Date	Payment Amount
Check				06/21/2017	17,498.75
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>84512811</u>	ACCT # 83215 EQUILIZER, FAB. W/RUBBER	05/10/2017	05/10/2017	0.00	-209.74
<u>84553532</u>	ACCT # 83215 CUMMINS 8.3L 94-98 275 HP FORD	04/27/2017	06/26/2017	0.00	17,498.75
<u>84807175</u>	ACCT # 83215 EQUALIZER, FAB. W/RUBBER	05/10/2017	06/26/2017	0.00	209.74

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Vendor Number	Vendor Name					Total Vendor Amount
<u>BUTBAK</u>	FLOWERS BAKING CO. OF SAN ANTONIO					772.56
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	772.56	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>1604703838</u>	CUST # 0040078309 MIC 20 7" FL TOR	05/30/2017	06/26/2017	0.00	343.44	
<u>1619003838</u>	CUST # 0040078309 MIC 20 7" FL TOR	06/06/2017	06/26/2017	0.00	429.12	
<u>GAPOWE</u>	GA POWERS					106.69
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	106.69	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>23142</u>	REGULAR ADJ VLV TOOL 31/2 X 61/2	05/23/2017	06/26/2017	0.00	106.69	
<u>GEOPAR</u>	GEORGE V. C. PARKER					2,680.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	2,680.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>14-146</u>	CAUSE # 14-146 & 16-055 JIM TATE DAVIS	05/26/2017	06/26/2017	0.00	1,360.00	
<u>16-189_1</u>	CAUSE # 16-189 RANDY D. DABBS	05/17/2017	06/26/2017	0.00	1,320.00	
<u>GLOAUT</u>	GLOSSERMAN AUTOMOTIVE CENTER					95.76
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	95.76	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>082218</u>	ACCT # 1010 NAPA QUART 5W20	06/06/2017	06/26/2017	0.00	95.76	
<u>GONBUI</u>	GONZALES BUILDING CENTER					1,228.55
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,228.55	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>00707424</u>	CUST # CALD001 TOWEL MULTI-FOLD 1-PLY NATURAL	05/31/2017	06/26/2017	0.00	808.70	
<u>00707425</u>	CUST # CALD001 ZEP ANTI BACTERIALDISENFECTANT GL	05/31/2017	06/26/2017	0.00	419.85	
<u>GOOAUT</u>	GOODYEAR AUTO SERVICE CENTER					1,061.68
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,061.68	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>221668</u>	ACCT # 473509272 245/55R18 103V EAGLE	06/13/2017	06/26/2017	0.00	1,061.68	
<u>GREWIL</u>	GREGORY L. WILSON					147.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	147.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-FL-344_3</u>	CAUSE # 16-FL-344 C.A.D. & G.E.D.	06/15/2017	06/26/2017	0.00	147.00	
<u>HOLCAS</u>	HOLT TRUCK CENTERS					1,870.58
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,870.58	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>PIMAO263101</u>	COMPRES GP-B	06/07/2017	06/26/2017	0.00	1,853.02	
<u>PIMAO263209</u>	CUST # 0203700 SEAL	06/08/2017	06/26/2017	0.00	17.56	

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Vendor Number <u>INDASP</u>	Vendor Name INDUSTIAL ASPHALT, LLC					Total Vendor Amount 24,087.76
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>100624</u>	CUST # 1145 PROJECT # 1.C3081	06/07/2017	06/26/2017	06/21/2017 24,087.76
		<u>100686</u>	CUST # 1145 PROJECT # 1.C3081	06/07/2017	06/26/2017	Discount Amount Payable Amount 0.00 7,431.94 0.00 16,655.82

Vendor Number <u>INTBAT</u>	Vendor Name INTERSTATE BATTERIES-METRO AUSTIN					Total Vendor Amount 127.32
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>320022128</u>	ACCT # 3810 MTP-65	06/02/2017	06/26/2017	06/21/2017 127.32
						Discount Amount Payable Amount 0.00 127.32

Vendor Number <u>ICDIST</u>	Vendor Name J C DISTRIBUTORS					Total Vendor Amount 88.32
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>42687</u>	CUST ID: 126 SAFETY GLASSES DARK GREY	06/13/2017	06/26/2017	06/21/2017 88.32
						Discount Amount Payable Amount 0.00 88.32

Vendor Number <u>JANWIL</u>	Vendor Name JANA G. WILLIAMS					Total Vendor Amount 1,442.00
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>16-FL-484 2</u>	CAUSE # 16-FL-484 X.C. & R.C.	06/15/2017	06/26/2017	06/21/2017 1,442.00
		<u>17-FL-130 1</u>	CAUSE # 17-FL-130 M.J.S / T.S.	06/15/2017	06/26/2017	Discount Amount Payable Amount 0.00 462.00 0.00 280.00
		<u>17-FL-163</u>	CAUSE # 17-FL-163 J.R.Z. AKA J.R.	06/15/2017	06/26/2017	0.00 308.00
		<u>17-FL-164</u>	CAUSE # 17-FL-164 A.D.C.	06/15/2017	06/26/2017	0.00 392.00

Vendor Number <u>FARPLA</u>	Vendor Name JOHN DEERE FINANCIAL					Total Vendor Amount 107.86
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>1706-183573</u>	ACCT # 1-99 ROOFING-CORRUGATED 14"X26" GALV 30	06/08/2017	06/26/2017	06/21/2017 107.86
						Discount Amount Payable Amount 0.00 107.86

Vendor Number <u>KASMIL</u>	Vendor Name KASI MILES					Total Vendor Amount 168.56
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>60517</u>	CEU 6/1 & 2 /17 TRAINING	06/05/2017	06/26/2017	06/21/2017 168.56
						Discount Amount Payable Amount 0.00 168.56

Vendor Number <u>KENSMI</u>	Vendor Name KENNETH TODD SMITH					Total Vendor Amount 90.00
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>61617</u>	18 HOG TAILS	06/16/2017	06/26/2017	06/21/2017 90.00
						Discount Amount Payable Amount 0.00 90.00

Vendor Number <u>KJSAUT</u>	Vendor Name KJ'S AUTO ACCESSORIES					Total Vendor Amount 20.97
Payment Type Check	Payment Number	Payable Number	Description	Payable Date	Due Date	Payment Date Payment Amount
		<u>20866</u>	SWITCH LED BLUE	06/06/2017	06/26/2017	06/21/2017 20.97
		<u>20897</u>	SWITCH LED BLUE	06/12/2017	06/26/2017	Discount Amount Payable Amount 0.00 6.99 0.00 13.98

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Vendor Number	Vendor Name					Total Vendor Amount
<u>LARRAS</u>	LARRY O. RASCO					600.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	600.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2643-17CC</u>	CAUSE # 2643-17 CC M.A.R.	06/15/2017	06/26/2017	0.00	300.00	
<u>34.174</u>	CAUSE # 34,174 JOSE GONZALES	05/02/2017	06/26/2017	0.00	300.00	
<u>LATCOL</u>	LATOYA COLLEY					1,085.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,085.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-FL-448</u>	CAUSE # 16-FL-448 D.R.M.	06/15/2017	06/26/2017	0.00	1,085.00	
<u>THOLEO</u>	LEON TRANSLATIONS					450.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	450.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>17472</u>	CAUSE # 17-FL-138 TAPIA-SHAFFER VS DENNIS SHAFFER	05/25/2017	06/26/2017	0.00	450.00	
<u>LEXRIS</u>	LEXISNEXIS RISK DATA MANAGEMENT					50.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>1623451-20170531</u>	BILLING ID: 1623451 MAY 2017 MINIMUM COMMITMEN	05/31/2017	06/26/2017	0.00	50.00	
<u>LIVFEE</u>	LIVENGOOD FEED STORE					360.30
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	360.30	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>LOINV000143874</u>	CUST # 1C250 ALL STOCK 10% PELLETS	05/10/2017	06/26/2017	0.00	360.30	
<u>LOCTRU</u>	LOCKHART - TRUE VALUE					286.38
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	286.38	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>17995 /1</u>	CUST # 11239 SINGLE SIDED KEYS	05/18/2017	06/26/2017	0.00	25.80	
<u>18125 /1</u>	CUST # 11239 GAL+32 WINDSHIELD WASH	05/26/2017	06/26/2017	0.00	22.94	
<u>18155 /1</u>	CUST # 11239 100PK ORG GB3 CONNECTOR	05/30/2017	06/26/2017	0.00	47.47	
<u>18233 /1</u>	CUST # 11239 20" WHT 3SPD BOX FAN	06/05/2017	06/05/2017	0.00	17.99	
<u>18245 /1</u>	CUST # 11239 7 X 1/8 X 5/8 -11	06/06/2017	06/26/2017	0.00	17.96	
<u>18251 /1</u>	CUST # 11239 5/8" SLV DEMING BIT	06/06/2017	06/26/2017	0.00	59.22	
<u>18259 /1</u>	CUST # 11239 10 LB 1/8 6013 WELD ROD	06/07/2017	06/07/2017	0.00	51.47	
<u>18272 /1</u>	CUST # 11239 MM 1/2 X 6 MASONRY BIT	06/07/2017	06/26/2017	0.00	5.99	
<u>18281 /1</u>	CUST # 11239 SCREWS, NUTS, & BOLTS	06/08/2017	06/26/2017	0.00	3.19	
<u>18289 /1</u>	CUST # 11239 SCREWS, NUTS, & BOLTS	06/08/2017	06/08/2017	0.00	25.36	
<u>18332 /1</u>	CUST # 11239 DIATOMACEOUS EARTH INSECT KILLER	06/12/2017	06/26/2017	0.00	8.99	
<u>LOCMOT</u>	LOCKHART MOTOR CO., INC.					191.43
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	191.43	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>T42481</u>	CUST # 3810 SHAFT - DIFFERENTIAL	06/07/2017	06/26/2017	0.00	191.43	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>LOCPOS</u>	LOCKHART POST REGISTER					109.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	109.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>00082058</u>	5/04/17 AUDITOR POSITION	05/15/2017	06/26/2017	0.00	9.00	
<u>00082121</u>	MEMORIAL DAY CEREMONY	05/25/2017	06/26/2017	0.00	100.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>LORPOM</u>	LORI RANGEL					9.96
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	9.96	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6/12</u>	IRS AUDIT CERTIFIED MAIL	06/12/2017	06/26/2017	0.00	9.96	

Vendor Number	Vendor Name					Total Vendor Amount
<u>LULCHE</u>	LULING CHEVROLET					953.05
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	953.05	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>23321</u>	CUST # 1507 ANTENNA	05/23/2017	06/26/2017	0.00	25.96	
<u>23351</u>	CUST # 1507 SHROUD KI	05/31/2017	06/26/2017	0.00	251.65	
<u>23358</u>	CUST # 1507 MOTOR KIT	06/01/2017	06/26/2017	0.00	412.45	
<u>23360</u>	CUST # 1507 SHROUD KI	06/01/2017	06/01/2017	0.00	-194.96	
<u>23362</u>	CUST # 1507 HARNESS	06/02/2017	06/26/2017	0.00	44.51	
<u>23390</u>	CUST # 1507 VALVE	06/08/2017	06/26/2017	0.00	33.56	
<u>23413</u>	CUST # 286 ORDER # 030957 HARNESS	06/13/2017	06/26/2017	0.00	379.88	

Vendor Number	Vendor Name					Total Vendor Amount
<u>LULPHY</u>	LULING EMERGENCY PHYSICIANS, PA					1,225.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	1,225.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>100112101</u>	VILLANUEVAPEREZ, VALERIE DOB:8/19/1973 DOS:4/13/1	04/13/2017	06/26/2017	0.00	1,225.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>LULTIR</u>	LULING TIRE SERVICE					15.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	15.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>966348</u>	14/15/16" FLAT	06/09/2017	06/26/2017	0.00	15.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>NEOPOS</u>	MAILFINANCE					322.30
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	322.30	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>N6587648</u>	CUST # 01054254 CALDWELL COUNTY	06/08/2017	06/26/2017	0.00	322.30	

Vendor Number	Vendor Name					Total Vendor Amount
<u>MAUPSY</u>	MAURO PSYCHOLOGICAL SERVICES, PLLC					825.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	825.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2136</u>	CAUSE # 11-036 PRISCILLA AUGUSTINE	06/06/2017	06/26/2017	0.00	825.00	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>DATPRE</u>	NBS HOLDINGS, LLC					16,070.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 16,070.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>2029</u>	BOOK PRESERVATION SERVICES	05/31/2017	06/26/2017	0.00	16,070.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>NEOFUN</u>	NEOFUNDS BY NEOPOST					4,500.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 4,500.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6062017</u>	POSTAGE REFILL ACCT ENDING W/ 5499	06/06/2017	06/26/2017	0.00	3,000.00	
<u>6162017</u>	ACCT # ENDING W/ 9295	06/16/2017	06/26/2017	0.00	1,500.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>NEOTEX</u>	NEOPOST USA					169.99
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 169.99
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>ORDER # 15443056</u>	ACCT ENDING W/9295 INK	05/25/2017	06/26/2017	0.00	169.99	
Vendor Number	Vendor Name					Total Vendor Amount
<u>OBAFUN</u>	O'BANNON FUNERAL HOME					400.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 400.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>6022017</u>	TROLLIS ROSS CHILDEN DOD: 6/02/17	06/02/2017	06/26/2017	0.00	400.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>QVESUP</u>	OVERALL SUPPLY, INC					200.59
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 200.59
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>IN00092054</u>	CUST # 166242 DEGREASER 2	06/05/2017	06/26/2017	0.00	200.59	
Vendor Number	Vendor Name					Total Vendor Amount
<u>PATMAR</u>	PATHMARK TRAFFIC PROD. OF TX INC					638.30
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 638.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>023199</u>	CUST # 00C1056 24" DIA .080 ALUM BLANK	06/05/2017	06/26/2017	0.00	638.30	
Vendor Number	Vendor Name					Total Vendor Amount
<u>PAUEVA</u>	PAUL MATTHEW EVANS					758.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 758.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-186</u>	CAUSE # 16-186 TYNDELL BOOKER	06/14/2017	06/26/2017	0.00	758.00	
Vendor Number	Vendor Name					Total Vendor Amount
<u>PBELEC</u>	PB ELECTRONICS INC.					40.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 40.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>132788</u>	TUNING FORK NEW	05/24/2017	06/26/2017	0.00	40.00	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>PFGTEM</u>	PFG-TEMPLE					2,627.07
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	2,627.07	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>8792379</u>	CUST # 435577 DRY GROCERY / FROZEN	05/29/2017	06/26/2017	0.00	730.84	
<u>8796209</u>	CUST # 435577 DRY GROCERY / FROZEN	06/01/2017	06/26/2017	0.00	935.81	
<u>8799214</u>	CUST # 435577 DRY GROCERY / FROZEN	06/05/2017	06/26/2017	0.00	960.42	
<u>RAPHER</u>	RAPHAEL HERNANDEZ					760.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	760.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-262</u>	CAUSE # 16-262 DANIEL VALDEZ	06/08/2017	06/26/2017	0.00	760.00	
<u>RDOEQU</u>	RDO EQUIPMENT CO.					4,269.99
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	4,269.99	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>P47585</u>	ACCT # 7269004 SNAP RING	06/13/2017	06/26/2017	0.00	17.26	
<u>W89679</u>	ACCT # 7269004 BACKHOE	05/26/2017	06/26/2017	0.00	4,252.73	
<u>TRATRA</u>	RICHARD AVILA					300.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	300.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>00003</u>	DOS: 6/10/17 SIXTO MORA CASAS	06/15/2017	06/26/2017	0.00	300.00	
<u>IKONOF</u>	RICOH USA, INC.					853.35
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	853.35	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>98939160</u>	ACCT # 505575-1010175A16 5/29 - 6/28/17	06/09/2017	06/26/2017	0.00	853.35	
<u>ROLGAR</u>	ROLAND J. GARCIA					970.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	970.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>16-094</u>	CAUSE # 16-094 VICTORIA GARZA	06/06/2017	06/26/2017	0.00	660.00	
<u>17-062</u>	CAUSE # 17-062 AUTUMN HANSON	06/06/2017	06/26/2017	0.00	310.00	
<u>SALGAR</u>	SALVADOR GARCIA					2,775.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				06/21/2017	2,775.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>42131</u>	CAUSE # 42131 AMBER LYNN GOODSON	05/04/2017	06/26/2017	0.00	405.00	
<u>45329</u>	CASUE # 45329 ALFREDO ORTEGA	05/04/2017	06/26/2017	0.00	505.00	
<u>45548</u>	CAUSE # 45548 JONATHA MALDONADO	05/04/2017	06/26/2017	0.00	500.00	
<u>45583</u>	CAUSE # 45583 PAUL RENDON	05/17/2017	06/26/2017	0.00	655.00	
<u>45775</u>	CAUSE # 45775 DAVID CABELLO	05/17/2017	06/26/2017	0.00	505.00	
<u>45777</u>	CAUSE # 45777 HECTOR YBARRA	05/01/2017	06/26/2017	0.00	205.00	

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Vendor Number	Vendor Name					Total Vendor Amount
<u>SETRHC</u>	SETON EDGAR B. DAVIS HOSPITAL					362.34
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 362.34
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>463914172</u>	VILLANUEVAPEREZ, VALERIE DOB:08/19/1973 DOS: 4/13	04/13/2017	06/26/2017	0.00	362.34	

Vendor Number	Vendor Name					Total Vendor Amount
<u>SMISUP</u>	SMITH SUPPLY CO.- LOCKHART					102.25
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 102.25
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>732290</u>	SAFETY CONE ORANGE 36"	05/18/2017	06/26/2017	0.00	89.35	
<u>732417</u>	BRASS SHUTOFF	05/19/2017	06/26/2017	0.00	12.90	

Vendor Number	Vendor Name					Total Vendor Amount
<u>SOUTIR</u>	SOUTHERN TIRE MART, LLC					1,381.78
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 1,381.78
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>632150757</u>	CUST # 142726 TIRES	06/05/2017	06/26/2017	0.00	1,381.78	

Vendor Number	Vendor Name					Total Vendor Amount
<u>STAENG</u>	STANSBERRY ENGINEERING CO., INC.					3,750.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 3,750.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>224.4</u>	SCHEMATIC PHASE - DESIGN OPTIONS	06/15/2017	06/26/2017	0.00	3,750.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>SWAGIT</u>	SWAGIT PRODUCTIONS, LLC					575.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 575.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>8995</u>	ACCT # 2K130701CC MAY 2017	05/31/2017	06/26/2017	0.00	575.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>SYSCO</u>	SYSCO CENTRAL TEXAS, INC					3,727.49
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 3,727.49
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>113526897</u>	CUST # 043430 DAIRY / MEATS / CAN & DRY	05/31/2017	06/26/2017	0.00	1,677.85	
<u>113536972</u>	CUST # 043430 DAIRY / MEATS / POULTRY / FROZEN	06/02/2017	06/26/2017	0.00	1,765.16	
<u>113536973</u>	CHEMICAL & JANITORIAL	06/02/2017	06/26/2017	0.00	284.48	

Vendor Number	Vendor Name					Total Vendor Amount
<u>TAYSEC</u>	TAYLOR SECURITY SYSTEMS, INC.					444.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 444.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>73851</u>	ACCT # 0103-7285F QTRLY MONITORING APRIL-JUNE	03/09/2017	06/26/2017	0.00	111.00	
<u>73952</u>	ACCT # 0103-7272 F QTRLY MONITORING APRIL-JUNE	03/10/2017	06/26/2017	0.00	111.00	
<u>74310</u>	ACCT # 0103-7285F QTRLY MONITORING JULY-SEPT	06/01/2017	06/26/2017	0.00	111.00	
<u>74349</u>	ACCT # 0103-7272 F QTRLY MONITORING JULY-SEPT	06/01/2017	06/26/2017	0.00	111.00	

Vendor Number	Vendor Name					Total Vendor Amount
<u>TACDUE</u>	TEXAS ASSOCIATION OF COUNTIES					60.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 60.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<u>REF # 37719</u>	ACCT # 210311 DUE OF ARTHUR VILLARREAL 2017	06/06/2017	06/26/2017	0.00	60.00	

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Vendor Number	Vendor Name					Total Vendor Amount
TACRIS	TEXAS ASSOCIATION OF COUNTIES					34,828.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 34,828.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
NRCN-16879-WC3	3RD QTR COVERAGE # WC-0280-20170101-1	05/31/2017	06/26/2017	0.00	34,828.00	
Vendor Number	Vendor Name					Total Vendor Amount
TEXRET	TEXAS COUNTY & DIST. RETIREMENT SYSTEM					5,232.67
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 5,232.67
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
61617_MENDEZ	CORRECTION FOR MARISSA MENDEZ	06/16/2017	06/26/2017	0.00	5,232.67	
Vendor Number	Vendor Name					Total Vendor Amount
DEPPUB	TEXAS DEPT. OF PUBLIC SAFETY					1.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 1.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CRS-201704-119625	SECURE SITE CCH NAME SEARCH	04/30/2017	06/26/2017	0.00	1.00	
Vendor Number	Vendor Name					Total Vendor Amount
TEXVITST	TEXAS DEPT.OF STATE HEALTH SERVICES					49.41
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 49.41
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2003224	27 REMOTE BIRTH ACCESS FOR 5/2017	06/01/2017	06/26/2017	0.00	49.41	
Vendor Number	Vendor Name					Total Vendor Amount
TEXCSC	TEXAS TOLLWAYS CSC					1,750.02
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 1,750.02
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
100116	FEES COLLECTED 10/01/16 - 3/31/2017	06/13/2017	06/26/2017	0.00	1,750.02	
Vendor Number	Vendor Name					Total Vendor Amount
RICHIC	THE LAW OFFICE OF TREY HICKS, PLLC					1,100.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 1,100.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2011-007	CAUSE # 2011-007 LETICIA ANN GUTIERREZ	06/06/2017	06/26/2017	0.00	450.00	
44.885	CAUSE # 44,885 SAMMY ELAZAR GONZALES	05/31/2017	06/26/2017	0.00	650.00	
Vendor Number	Vendor Name					Total Vendor Amount
TOMHAR	THOMAS HARMON					150.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 150.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
61617	30 TAILS	06/16/2017	06/26/2017	0.00	150.00	
Vendor Number	Vendor Name					Total Vendor Amount
TRARIS	TRANSUNION RISK AND ALTERNATIVE DATA SOLUTION					162.25
Payment Type	Payment Number					Payment Date Payment Amount
Check						06/21/2017 162.25
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
06012017	ACCT # 234599 BILLING PERIOD: MAY 2017	06/01/2017	06/26/2017	0.00	25.00	
6012017	ACCT ID: 245302 MAY 2017	06/01/2017	06/26/2017	0.00	137.25	

Payment Register

APPKT01906 - 6/26/17 A/P CHECK RUN

Vendor Number	Vendor Name					Total Vendor Amount	
TRACLE	TRAVIS COUNTY CLERK					424.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						06/21/2017	424.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
17-0000335	CAUSE # C-1-MH-17-000335 TREVINO, ROBERT	2/22/17	02/22/2017	06/26/2017	0.00	424.00	

Vendor Number	Vendor Name					Total Vendor Amount	
UNIFIR	UNIFIRST CORPORATION					172.29	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						06/21/2017	172.29
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
622 1965971	CUST # 222727 RTE # F2900 PRCT # 2	06/05/2017	06/26/2017	0.00	39.80		
822 1960552	CUST # 222727 RTE # G4200 PRCT # 3	05/17/2017	06/26/2017	0.00	39.24		
822 1965578	CUST # 222727 RTE # F6140	06/02/2017	06/26/2017	0.00	93.25		

Vendor Number	Vendor Name					Total Vendor Amount	
VALRAM	VALENTINE RAMIREZ					775.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						06/21/2017	775.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
61617	155 HOG TAILS	06/16/2017	06/26/2017	0.00	775.00		

Vendor Number	Vendor Name					Total Vendor Amount	
VICBRO	VICTOREA D. BROWN					2,105.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						06/21/2017	2,105.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2016-201	CAUSE # 2016-201 CHRISTINA ACOSTA	06/14/2017	06/26/2017	0.00	1,005.00		
45654	CAUSE # 45654 QUENTIN LATIONE BROOKS	04/20/2017	06/26/2017	0.00	750.00		
45999	CAUSE # 45999 & 44960 JESUS CAMPOS	04/20/2017	06/26/2017	0.00	350.00		

Vendor Number	Vendor Name					Total Vendor Amount	
WESGRO	WEST GROUP PAYMENT CENTER					548.91	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						06/21/2017	548.91
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
836202254	ACCT # 1004742988 MAY 2017	06/01/2017	06/26/2017	0.00	190.00		
836253931	ACCT # 1000732986 MAY 2017	06/01/2017	06/26/2017	0.00	290.00		
836313446	ACCT # 1000732986 5/05 - 6/04/17	06/04/2017	06/26/2017	0.00	68.91		

Vendor Number	Vendor Name					Total Vendor Amount	
XERCOR	XEROX CORPORATION					3,943.22	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						06/21/2017	3,943.22
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
843921	CONTRACT # 010-0063777-001 5/30-6/29 + 3/30-4/29	06/10/2017	06/26/2017	0.00	3,943.22		

Payment Summary

Type Check	Payable Count	Payment Count	Discount	Payment
	195	101	0.00	226,388.48
Packet Totals:	195	101	0.00	226,388.48

Cash Fund Summary

Fund	Name	Amount
999	POOLED CASH	-226,388.48
Packet Totals:		-226,388.48

2. Approve payment to SB Contractors, LLC in the amount of \$649,772.87.



Caldwell County, TX

Payment Register

APPKT01907 - 6/21/17 SB CONTRACTORS

01 - Vendor Set 01

Bank: AP BNK - Pooled Cash - Operation

Vendor Number	Vendor Name	Total Vendor Amount
<u>SBCONT</u>	SB CONTRACTORS, LLC	649,772.87

Payment Type	Payment Number	Payment Date	Payment Amount
Check		06/21/2017	649,772.87

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<u>ESTIMATE # 8</u>	INVOICE PERIOD - MAY 2017	06/20/2017	06/20/2017	0.00	649,772.87

Payment Summary

Type	Payable Count	Payment Count	Discount	Payment
Check	1	1	0.00	649,772.87
Packet Totals:	1	1	0.00	649,772.87

Cash Fund Summary

Fund	Name	Amount
999	POOLED CASH	-649,772.87
Packet Totals:		-649,772.87



Caldwell County, TX

Expense Approval Register

Account: APPKT01907 - 6/21/17 SB CONTRACTORS

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Fund: 010 - GRANT FUND					
Department : 7700 - SH130					
SB CONTRACTORS, LLC	ESTIMATE # 8	INVOICE PERIOD - MAY 2017	SH130 Project Fees	010-7700-4070	649,772.87
				Department 7700 - SH130 Total:	649,772.87
				Fund 010 - GRANT FUND Total:	649,772.87
				Grand Total:	649,772.87

Fund Summary

Fund	Expense Amount
010 - GRANT FUND	649,772.87
Grand Total:	649,772.87

Account Summary

Account Number	Account Name	Expense Amount
010-7700-4070	SH130 Project Fees	649,772.87
	Grand Total:	649,772.87

Project Account Summary

Project Account Key	Expense Amount
None	649,772.87
Grand Total:	649,772.87

- 3. Accept the Texas Association of Counties (TAC) Judicial Education Completion Record for the Fiscal Year of 9/1/2016 through 8/31/2017 for County Judge Ken Schawe.**



JUDICIAL EDUCATION RECORD

Fiscal Year Reporting Period

9/1/2016 - 8/31/2017

Hon. Kenneth Schawe
Judge
Caldwell County
110 S Main St Rm 201
Lockhart, TX 78644-2701
Phone: (512) 398-1801
Fax: (512) 398-1828

Id: 239318
Term: 1/1/2015 - 12/31/2018

Date	Description	Earned Hours
9/1/2016	Excess hours carried from 2016	16.00
10/11/2016	94th Judges & Commissioners Conference Galveston	4.00
11/16/2016	2016 Fall Judicial Session, Corpus Christi	16.00

You have met your education requirement for this reporting period. You may carry forward to the next reporting period 16.00 hours.

Judicial Education Requirements

Experienced judges are required to obtain 16.0 hours of approved judicial education for each fiscal year reporting period.

If you are EXEMPT, please disregard the above education requirement.

According to the Court of Criminal Appeals Rules of Judicial Education Rule 2 e:

A constitutional county judge is "exempt from the continuing judicial education requirement for any fiscal year for which the judge files an affidavit with the Registrar stating that the judge's only judicial duties are conducting hearings under Chapter 61 of the Texas Alcoholic Beverage Code or conducting marriages ceremonies."

Judges claiming this exemption must submit an affidavit claiming exemption each reporting period to the Texas Association of Counties.

Judicial Education Questions

If you have questions pertaining to your judicial education records, please call the Judicial Hotline at (844) CoJudge or (844) 265-8343.

Print Date: 06/05/2017

TEXAS ASSOCIATION *of* COUNTIES

- 4. Approve renewal and payment of Surety Bond in the amount of \$100,000.00 for Chief Deputy County Clerk Teresa Rodriguez, effective July 27, 2017 for a term of one year.**

CARL R. OHLENDORF INSURANCE

115 SOUTH MAIN STREET
LOCKHART, TX 78644
Phone: 512-398-2318

Caldwell County
P. O. Box 98
Lockhart, TX 78644

INVOICE NO. 15787		Page 1
ACCOUNT NO.	OP	DATE
CALDW01	JB	06/12/2017
BOND Dec Page		
POLICY #		
62849937		
COMPANY		
Western Surety		
PRODUCER		
Adair H. Rucker		
EFFECTIVE	EXPIRATION	BALANCE DUE ON
07/27/2017	07/27/2018	

Itm #	Eff Date	Trn	Description	Amount
135387	07/27/17	REN	Teresa Rodriguez Bond	\$350.00
			Invoice Balance:	\$350.00

Chief Deputy County Clerk Bond

JUN 13 2017
COUNTY AUDITOR



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 62849937 briefly described as CHIEF DEPUTY CLERK COUNTY OF CALDWELL

for TERESA RODRIGUEZ, as Principal, in the sum of \$ ONE HUNDRED THOUSAND AND NO/100 Dollars, for the term beginning July 27, 2017, and ending July 27, 2018, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 03 day of May, 2017.



WESTERN SURETY COMPANY

By Paul T. Brunat
Paul T. Brunat, Vice President



THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One CHIEF DEPUTY CLERK COUNTY OF CALDWELL

bond with bond number 62849937

for TERESA RODRIGUEZ

as Principal in the penalty amount not to exceed: \$100,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President Paul T. Bruflat with the corporate seal affixed this 03 day of May, 2017.

ATTEST

L. Nelson
L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY
By Paul T. Bruflat
Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss



On this 03 day of May, 2017, before me, a Notary Public, personally appeared Paul T. Bruflat and L. Nelson

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



J. Mohr
Notary Public

My Commission Expires June 23, 2021

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



5. Accept Single Audit Reports and Schedules for Fiscal Year Ended September 30, 2016 prepared by Rutledge Crain & Company, PC.

CALDWELL COUNTY, TEXAS
SINGLE AUDIT REPORTS AND SCHEDULES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2016

CALDWELL COUNTY, TEXAS
Single Audit Reports and Schedule
Year Ended September 30, 2016
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Independent Auditors' Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the <i>Uniform Guidance</i> and the State of Texas <i>Uniform Grant Management Standards</i>	2
Schedule of Prior Audit Findings	4
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RUTLEDGE CRAIN & COMPANY, PC
CERTIFIED PUBLIC ACCOUNTANTS

2401 Garden Park Court, Suite B
Arlington, Texas 76013

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS* AND
THE STATE OF TEXAS *UNIFORM GRANT MANAGEMENT STANDARDS*

To the Honorable Members of the Commissioners Court
Caldwell County, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and the State of Texas *Uniform Grant Management Standards* (UGMS), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Caldwell County, Texas (the "County"), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the County's basic financial statements, and have issued our report thereon dated April 28, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the County's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. Accordingly, we do not express an opinion on the effectiveness of the County's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the County's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* or *UGMS*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* and *UGMS* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



April 28, 2017

RUTLEDGE CRAIN & COMPANY, PC
CERTIFIED PUBLIC ACCOUNTANTS
2401 Garden Park Court, Suite B
Arlington, Texas 76013

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Honorable Members of the Commissioners Court
Caldwell County, Texas

Report on Compliance for Each Major State Program

We have audited the Caldwell County, Texas' (the "County") compliance with the types of compliance requirements described in the *OMB Compliance Supplement*, that could have a direct and material effect on each of the County's major state programs for the year ended September 30, 2016. The County's major state program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its state programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the County's major state programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), and UGMS. Those standards, the Uniform Guidance and UGMS require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state program occurred. An audit includes examining, on a test basis, evidence about the County's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major state program. However, our audit does not provide a legal determination of the County's compliance.

Opinion on Each Major State Program

In our opinion, the County complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state program for the year ended September 30, 2016.

Report on Internal Control Over Compliance

Management of the County is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the County's internal control over compliance with the types of requirements that could have a direct and material effect on each major state program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major state program and to test and report on internal control over compliance in accordance with the Uniform Guidance and UGMS, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the County's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Schedules of Expenditures of State Awards Required by the Uniform Guidance and UGMS

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the County, as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the County's basic financial statements. We issued our report thereon dated April 28, 2017, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of state awards is presented for purposes of additional analysis as required by the Uniform Guidance and UGMS and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements the Uniform Guidance and UGMS. Accordingly, this report is not suitable for any other purpose.



April 28, 2017

CALDWELL COUNTY, TEXAS
Schedule of Prior Audit Findings
September 30, 2016

Not applicable

Caldwell County, Texas
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2016

I. Summary of Auditors' Results

FINANCIAL STATEMENTS

We issued an unmodified opinion on Caldwell County, Texas' (the "County") financial statements.

We found no significant deficiencies in the design or operation of internal control over financial reporting that we consider reportable conditions.

We noted no instances of noncompliance that were material to the financial statements of the County.

STATE AWARDS

We issued an unmodified opinion on the County's compliance with requirements applicable to each of its major State programs.

We noted no deficiencies in the design or operation of internal control over major State award programs that we consider to be reportable conditions.

We noted no findings that we are required to report in accordance with the General Guidance

The program tested as a major program included:

Texas Department of Transportation, SH 130 Grant

The threshold used to distinguish between Type A and Type B State programs was \$750,000.

The County was not qualified as a low-risk auditee.

II. Findings Related to the Financial Statements Which are Required to be Reported in Accordance with Generally Accepted Government Auditing Standards.

No findings to be reported.

III. Findings and Questioned Costs for State Awards

No findings to be reported.

Prior Year Financial Statement, State Award Findings and Questioned Costs

N/A

Corrective Action Plan

N/A

CALDWELL COUNTY, TEXAS
Corrective Action Plan
September 30, 2016

Not applicable

CALDWELL COUNTY, TEXAS
Schedule of Expenditures of State Awards
September 30, 2016

State Grant /Pass Through Grantor/Program Title	State Grantor's Number	Current Period Expenditures
STATE GRANTS		
<u>Texas Office of Attorney General</u>		
SO-Victim Coordinator Liason	1661586	\$ 42,005
<u>Texas Indigent Defense Commission</u>		
Indigent Defense	N/A	39,990
<u>Office of Governor</u>		
Third Witness	3173901	10,740
<u>Texas Department of Agriculture</u>		
County Hog Out Management Program	CHOMP-15-04	19,711
<u>Texas Department of Transportation</u>		
CERTZ (County Transportation Infrastructure Fund Grant)	CTIF-01-028	228,875
	CSJ#0914, 0914-22-066, 0914-22-067, 0914-22-068	1,576,586 #
SH-130 Grant		<u>1,805,461</u>
Total State Financial Assistance - Current Period Expenditures		<u>\$ 1,917,907</u>

Major programs

CALDWELL COUNTY, TEXAS
Notes to Expenditures of State Awards
September 30, 2016

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

The accompanying schedule of expenditures of state awards presents the activity of all state award programs of the Caldwell County, Texas (the "County"). The County's reporting entity is defined in Note 1 to the County's basic financial statements. All state awards received directly by the primary government from state agencies, as well as awards passed through other government agencies, are included in the scope of the General Guidance and UGMS and are included on the schedule of expenditures of state awards.

Basis of Accounting

The accompanying Schedule of Expenditures of State Awards is presented using the modified accrual basis of accounting for governmental funds, which is described in Note 1 of the County's Annual Financial Statements.

B - RELATIONSHIP TO FINANCIAL REPORTS

Amounts reported in the accompanying Schedules of Expenditures of State Awards may not agree with the amounts reported in the related state financial reports filed with grantor agencies because those reports are filed on a cash basis.

C - CONTINGENCIES

The County participates in several state grant programs, which are governed by various rules and regulations of the grantor agencies. Costs charged to the respective grant programs are subject to audit and adjustment by the grantor agencies; therefore, to the extent that the County has not complied with the rules and regulations governing the grants, refunds of any money received may be required and the collectability of any related receivable at September 30, 2016 may be impaired. In the opinion of management, there are no significant contingent liabilities relating to compliance with the rules and regulations governing the respective grants.

ACTION AGENDA ITEMS

6. Discussion/Action

regarding the burn ban.

**Cost: None; Speaker: Judge
Schawe/Martin Ritchey; Backup: None.**

7. Discussion/Action

to set a date and time for a public hearing for the purpose of discussing the installation of speed humps on Spring River Drive (CR 103A).

Cost: TBD; Speaker: Commissioner Theriot; Backup: 1



PathMark Traffic Products
of Texas, Inc.

Tel: 800-547-0874
Fax: 800-352-2092
www.pathmark.net

P.O. Box 1066, San Marcos, TX 78667

PRICE QUOTE

Page 1

Printed 06/16/17 TM2

Quoted
CALDWELL CO. UNIT ROAD SYSTEM
ACCOUNTS PAYABLE
1700 FM 2720
LOCKHART TX 78644
Tel:512-398-7269 Fax:

Ship To
CALDWELL CO. UNIT ROAD SYSTEM
Attn: LISA RIDDLE
CUSTOMER PICK UP

Quote # 0013774	Quote Date 06/07/2017	Exp Date 08/06/2017	Customer # 00C1056	Customer PID # QUOTE	Ship Via CUSTOMER PICK UP	Writer TM2
Job ID			Customer Terms NET 30 DAYS		Salesman LOCAL SALES	

Product	Description	UM	Quant	Unit Price	Extension
10155R	***** * 7-10 BUSINESS DAYS ARO * * * PLEASE CONTACT MARCIE WITH * * ANY QUESTIONS @ 800-547-0874 * ***** 6' RUBBER SPEED BUMP BLK/YLW FOR ASPHALT	EA	4	105.00	420.00
70406S	COMPONENTS TO FOLLOW SPIKES	EA	12	0.00	0.00
30322-DIA	END COMPONENTS 24" DIA .080 ALUM BLANK HIP YELLOW BACKGROUND/ BLACK CHARACTERS AND BOARD	EA	1	16.76	16.76
30324	W17-1 SPEED HUMP 30" DIA .080 ALUM BLANK HIP YELLOW BACKGROUND/ BLACK CHARACTERS AND BOARD	EA	9	26.50	238.50
30326	W17-1 SPEED HUMP 18" SQ .080 ALUM BLANK HIP YELLOW BACKGROUND/BLACK CHARACTERS AND BORDER W13-1P 15 MPH	EA	2	9.54	19.08

X: _____ (Accepted by)	Sub Total	\$694.34	T o t a l \$694.34
	Freight	\$0.00	
	Misc Charges	\$0.00	
	Tax Amount	\$0.00	

MESSAGE	TERMS

8. Discussion/Action

regarding the invoice billing for elections to ESD #2, ESD #4 and the City of Martindale.

Cost: TBD; Speaker: Commissioner Theriot; Backup: 3.



Pamela Ohlendorf
 Elections Administrator/Voter Registrar
 Caldwell County Elections Office
 1403 Blackjack Street
 Lockhart, Texas 78644

Caldwell County
 LIST OF EXPENSES FOR ELECTION
 May 6, 2017

1. Rental of voting equipment (Election Day & Early Voting)							
A. General							
	1. Number of DREs/eSlate systems						
	<u>8</u>	rental units		X	\$75.00		\$600.00
2. Election kits							
							\$426.87
3. Cost of General ES&S:							
							\$10,597.63
	Ballots		\$554.34				
	Audio		\$1,601.50				
	Coding		\$3,533.79				
	Layout		\$474.00				
	Site Support		\$4,434.00				
4. Cost of Rental polling locations (2 locations)							
							\$200.00
5. Precinct Election Judges and Clerks							
A. Election Day (Clerks)							
	<u>10</u>	workers	w/total	<u>135.65</u>	hours	X	\$8.00
	<u>6</u>	Judges	X	<u>81.5</u>	Judge	X	\$10.00
							\$1,085.20
							\$815.00
B. Early Voting (Voting Clerks)							
	<u>4</u>	workers	w/total	<u>323.2</u>	hours	X	\$8.00
	<u>2</u>	workers	w/total	<u>161.75</u>	hours	X	\$10.00
							\$2,585.60
							\$1,617.50
6. Election Day Clerks' fee for pickup & delivery of supplies							
	<u>7</u>	workers	X	\$25	Delivery		\$175.00
7. Early Voting Ballot Board Personnel (*81.121)/central counting personnel							
	<u>5</u>	workers	w/total	<u>22</u>	hours	X	\$8.00
	<u>1</u>	Judge	w/total	<u>4.4</u>	hours	X	\$10.00
							\$176.00
							\$44.00
8. Central Counting Station Personnel (*81.121) Tabulation Super							
	<u>1</u>	Tab. Super	w/total	<u>1</u>	hours	X	\$10.00
							\$10.00
9. Miscellaneous election costs							
		Newspaper - ID certification					\$0.00
		Additional Supplies					\$37.99
		Polling envelopes/Ballots					\$0.00
							\$37.99
Additional county employees work hours:							
	<u>1</u>	workers	w/total	<u>45.75</u>	hours	X	\$37.31
							\$1,706.93
							\$0.00
GRAND TOTAL:							\$20,077.72

Percentage cost for: City of Martindale Pd to Caldwell County 20.00% \$4,015.54
 news paper add \$513.00
 *please make check payable to Caldwell County Treasurer P.O. Box 98 Lockhart, TX 78644 total \$4,528.54
 County Election Services Contract Administrative Fee (*81.132) 10% \$452.86
 * please make check payable to Caldwell County Elections 1403 Blackjack St., Lockhart, TX 78644



Pamela Ohlendorf
 Elections Administrator/Voter Registrar
 Caldwell County Elections Office
 1403 Blackjack Street
 Lockhart, Texas 78644

Caldwell County
 LIST OF EXPENSES FOR ELECTION
 May 6, 2017

1. Rental of voting equipment (Election Day & Early Voting)						
A. General						
1. Number of DREs/eSlate systems						
<u>8</u> rental units				X	\$75.00	\$600.00
2. Election kits						\$426.87
3. Cost of General ES&S:						\$10,597.63
Ballots		\$554.34				
Audio		\$1,601.50				
Coding		\$3,533.79				
Layout		\$474.00				
Site Support		\$4,434.00				
4. Cost of Rental polling locations (2 locations)						\$200.00
5. Precinct Election Judges and Clerks						
A. Election Day (Clerks)						
<u>10</u> workers	w/total	<u>135.65</u>	hours		X	\$8.00
<u>6</u> Judges	X	<u>81.5</u>	Judge		X	\$10.00
B. Early Voting (Voting Clerks)						
<u>4</u> workers	w/total	<u>323.2</u>	hours		X	\$8.00
<u>2</u> workers	w/total	<u>161.75</u>	hours		X	\$10.00
6. Election Day Clerks' fee for pickup & delivery of supplies						\$175.00
<u>7</u> workers	X	\$25	Delivery			
7. Early Voting Ballot Board Personnel (*81.121)/central counting personnel						
<u>5</u> workers	w/total	<u>22</u>	hours		X	\$8.00
<u>1</u> Judge	w/total	<u>4.4</u>	hours		X	\$10.00
8. Central Counting Station Personnel (*81.121) Tabulation Super						
<u>1</u> Tab. Super	w/total	<u>1</u>	hours		X	\$10.00
9. Miscellaneous election costs						
Newspaper - ID certification					\$0.00	
Additional Supplies					\$37.99	
Polling envelopes/Ballots					\$0.00	
						\$37.99
Additional county employees work hours:						
<u>1</u> workers	w/total	<u>45.75</u>	hours		X	\$37.31
						\$1,706.93
						\$0.00
GRAND TOTAL:						\$20,077.72

Percentage cost for: ESD 2 Pd to Caldwell County 40% \$8,031.09
 *please make check payable to Caldwell County Treasurer P.O. Box 98 Lockhart, TX 78644

County Election Services Contract Administrative Fee (*81.132) 10.00% \$803.11
 *Please make check payable to Caldwell County Elections 1403 Blackjack St., Lockhart, TX 78644



Pamela Ohlendorf
 Elections Administrator/Voter Registrar
 Caldwell County Elections Office
 1403 Blackjack Street
 Lockhart, Texas 78644

Caldwell County
 LIST OF EXPENSES FOR ELECTION
 May 6, 2017

1. Rental of voting equipment (Election Day & Early Voting)						
A. General						
	1. Number of DREs/eSlate systems					
	<u>8</u> rental units		X	\$75.00		\$600.00
2. Election kits						
						\$426.87
3. Cost of General ES&S:						
	Ballots	\$554.34				
	Audio	\$1,601.50				
	Coding	\$3,533.79				
	Layout	\$474.00				
	Site Support	\$4,434.00				
						\$10,597.63
4. Cost of Rental polling locations (2 locations)						
						\$200.00
5. Precinct Election Judges and Clerks						
A. Election Day (Clerks)						
	<u>10</u> workers	w/total	<u>135.65</u> hours		X	\$8.00
	<u>6</u> Judges	X	<u>81.5</u> Judge		X	\$10.00
						\$1,085.20
						\$815.00
B. Early Voting (Voting Clerks)						
	<u>4</u> workers	w/total	<u>323.2</u> hours		X	\$8.00
	<u>2</u> workers	w/total	<u>161.75</u> hours		X	\$10.00
						\$2,585.60
						\$1,617.50
6. Election Day Clerks' fee for pickup & delivery of supplies						
	<u>7</u> workers	X	\$25	Delivery		\$175.00
7. Early Voting Ballot Board Personnel (*81.121)/central counting personnel						
	<u>5</u> workers	w/total	<u>22</u> hours		X	\$8.00
	<u>1</u> Judge	w/total	<u>4.4</u> hours		X	\$10.00
						\$176.00
						\$44.00
B. Central Counting Station Personnel (*81.121) Tabulation Super						
	<u>1</u> Tab. Super	w/total	<u>1</u> hours		X	\$10.00
						\$10.00
9. Miscellaneous election costs						
	Newspaper - ID certification					\$0.00
	Additional Supplies					\$37.99
	Polling envelopes/Ballots					\$0.00
						\$37.99
Additional county employees work hours:						
	<u>1</u> workers	w/total	<u>45.75</u> hours		X	\$37.31
						\$1,706.93
						\$0.00
GRAND TOTAL:						\$20,077.72

Percentage cost for: ESD 4 Pd to Caldwell County 40% \$8,031.09
 *please make check payable to Caldwell County Treasurer P.O. Box 98 Lockhart, TX 78644

County Election Services Contract Administrative Fee (*81.132) 10.00% \$803.11
 *Please make check payable to Caldwell County Elections 1403 Blackjack St., Lockhart, TX 78644

9. Discussion/Action

to authorize Commissioner Theriot and the Unit Road Department to issue an Invitation for Bids related to a road improvement project at the intersection of State Highway 21 and County Road 176 located in the City of Mustang Ridge.

Cost: TBD; Speaker: Commissioner Theriot; Backup: 1.



PUBLIC NOTICE
CALDWELL COUNTY
INVITATION FOR BIDS

Caldwell County will be accepting sealed bids for:

Construction of the Improvements to the State Highway 21 and CR 176 intersection

Sealed bids marked:

“SH 21 / CR 176 Project, Bid Opening July 24, 2017 at 9:30 AM”

will be received by Caldwell County at:

Caldwell County Courthouse
Attn: Commissioner Ed Theriot
110 South Main Street, Commissioners Court
Lockhart, Texas 78644

until 9:30 AM, local time, on Monday, July 24, 2017 at which time and place the bids will be publicly opened and read.

To submit proposals for this contract, prospective bidders shall, on Monday, July 24, 2017, provide suitable evidence of prior experience for similar work and be able to provide written documentation of successfully completed similar contracts.

Plans, specifications, and bidding documents for bidders and interested non-bidders may be secured from the Caldwell County website (www.co.caldwell.tx.us) beginning Wednesday, July 5, 2017.

Bid security in the amount of not less than five percent (5%) of the total amount of the bid, issued by an acceptable surety company or in the form of a certified or cashier's check, must accompany each bid as a guarantee that the successful bidder will enter into a proper contract and execute bonds and guaranties within ten (10) days after the date contract documents are received by the awarded contractor. Performance and payment bonds will be required as stated in the bidding documents.

Caldwell County is an affirmative action/equal opportunity employer. Any bid may be withdrawn prior to the above-scheduled time and date for the opening of the bids or authorized postponement thereof. Any bid received after the time and date specified shall not be accepted. Issued by order of the Caldwell County Commissioners Court on Monday, July 26, 2017.

10. Discussion/Action

to utilize the standing retainer agreement with Allison, Bass & Magee related to the overflow of Public Information Act requests.

Cost: TBD; Speaker: Commissioner Haden; Backup: 3.

RETAINER AGREEMENT

THIS AGREEMENT is made and entered into this 14th day of December, 2015, by and between Caldwell County, Texas, hereinafter referred to as "Client", and Allison, Bass & Magee, L.L.P. hereinafter referred to as "Attorneys".

Recitals

The Client is a political subdivision of the State of Texas. The Attorneys are duly licensed to practice law in the State of Texas and desire to render their professional services for the Client as provided herein.

The Commissioners Court of Caldwell County, Texas, acting in its judicial and executive capacity, finds that the public interest requires the retention of legal counsel to represent the County in the referenced matters.

THEREFORE, the Client hereby engages the services of the Attorneys, and in consideration of the mutual promises herein contained, the parties agree as follows:

Services of Attorney

1. The Attorneys will advise and represent the Client in legal matters as requested by the Client, by and through a majority vote of the Commissioners Court, pertaining to issues regarding the overflow Public Information Act Requests and any other legal matters as may be assigned by the Commissioners Court. Services will also include drafting and reviewing of documents, briefing, and any negotiations required for resolution of this matter.
2. This Retainer Agreement shall serve as the basis for understanding regarding fees and costs to be charged to the Client, but the subject matter for legal services may only be authorized by an Order of the Commissioners Court.
3. Fees will include any and all necessary research, drafting and reviewing of documents, briefing, court appearances, including trials, and any negotiations required for the proper disposition

of any and all matters entrusted to the Attorneys pursuant to this retainer agreement.

Compensation

4. For the services described in Paragraph 1, the Client agrees to pay the Attorneys the sum of \$240.00 per hour for services rendered by partners of the firm and \$210.00 for services rendered by associates of the firm. The client will be billed at the rate of \$100.00 per hour for services rendered by any paralegal of the firm. A travel time fee of \$80.00 per hour will be charged for all time actually in transit, in lieu of any hourly charge normally attributed to the timekeeper. The Client will also be billed for all direct out-of-pocket expenses including travel expenses, telephone, photocopy, facsimile costs, the fees of expert witnesses, reports, studies, and exhibits incurred by Attorneys in the investigation and/or litigation of this case. Attorneys will provide Client with an itemized billing each month stating services rendered.

Devotion of Time

5. The Attorney shall make themselves available for consultation with the Client at reasonable times, at the request of the Client.

Term

6. This agreement shall be effective on the execution hereof by Client and shall continue in effect until the matter has been finally resolved or upon 30 days written notice by either party. The Client shall send notice to the Attorneys' office at 402 West 12th Street, Austin, Texas 78701, and the Attorneys shall send notice to the Client care of the County Judge, Caldwell County, at 110 S. Main, Lockhart, Texas 78644.

Prior Agreements Superseded

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

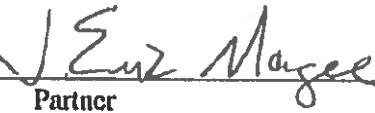
EXECUTED on the 28th day of December, 2015.

CLIENT
CALDWELL COUNTY, TEXAS

ATTORNEYS
ALLISON, BASS & MAGEE, L.L.P.

By: 

Judge Kon Schawe

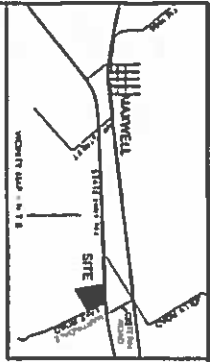
By: 

Partner

11. Discussion/Action

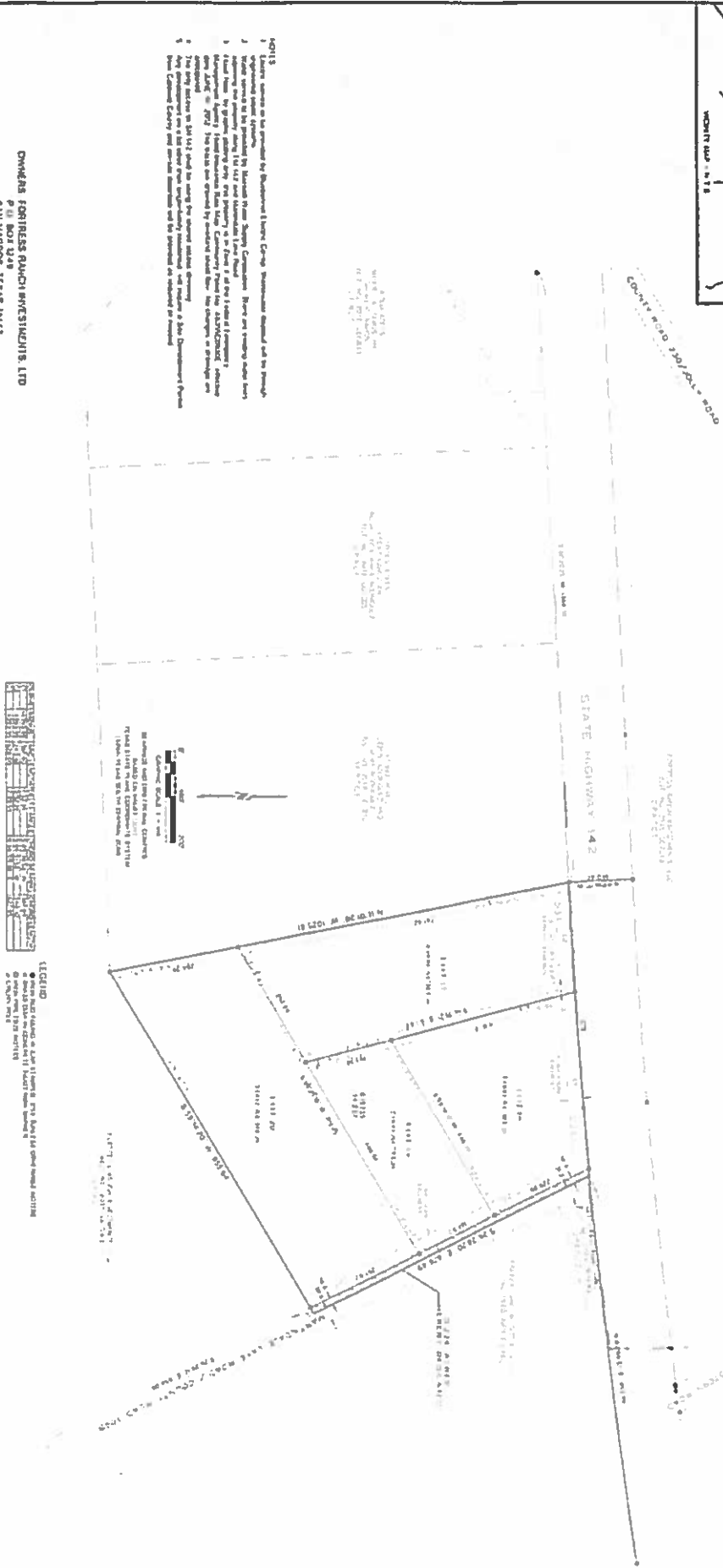
concerning approval of an Order authorizing the filing of a Final Plat (Short Form Procedure) for Sunfield South located at the southeast corner of intersection of Martindale Lake Road (CR109B) and SH 142.

Cost: None; Speaker: Commissioner Theriot / Kasi Miles; Backup: 35.



SUNFIELD SOUTH FINAL PLAT CAWDELL COUNTY, TEXAS

Note: Preliminary. This document shall not be recorded for any purposes.



- NOTES**
1. Survey was made by the proprietor for the purpose of subdividing the land by the proprietor.
 2. The survey was made by the proprietor for the purpose of subdividing the land by the proprietor.
 3. The survey was made by the proprietor for the purpose of subdividing the land by the proprietor.
 4. The survey was made by the proprietor for the purpose of subdividing the land by the proprietor.
 5. The survey was made by the proprietor for the purpose of subdividing the land by the proprietor.

OWNERS FORRESTER RANCH INVESTMENTS, LTD
 5411 SADDON TEXAS 75467
 ZACHARY L. POTTS
ACREAGE 44.271
NUMBER OF BLOCKS 1
NUMBER OF NEW STRIPS 1
NUMBER OF LOTS 1
PAIEN STREET JOHN H. FOLEY ASSI. DT

DATE: 8/3/2011

GIANNARINI
 SURVEYING & ENGINEERING, P.C.
 1000 WEST 10TH STREET, SUITE 100
 FORT WORTH, TEXAS 76102
 (817) 335-1111


SHEET 1 OF 2

THE STATE OF TEXAS

COUNTY OF CALDWELL

Know all men by these presents, that I, the undersigned, being of legal age and sound mind, do hereby certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of Caldwell County, Texas, and that the same is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of Caldwell County, Texas.

SUBMITTED TO THE

County Clerk of Caldwell County, Texas, on this _____ day of _____, 20__ A.D.

and the County Clerk of Caldwell County, Texas, do hereby certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of Caldwell County, Texas.

WITNESSED MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__ A.D.

County Clerk of Caldwell County, Texas

Notary Public

THE STATE OF TEXAS

COUNTY OF CALDWELL

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WITNESSED MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__ A.D.

County Clerk of Caldwell County, Texas

Notary Public

THE STATE OF TEXAS

COUNTY OF CALDWELL

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County Clerk of Caldwell County, Texas

Notary Public

THE STATE OF TEXAS

COUNTY OF CALDWELL

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WITNESSED MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__ A.D.

County Clerk of Caldwell County, Texas

Notary Public

THE STATE OF TEXAS

COUNTY OF CALDWELL

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WITNESSED MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__ A.D.

County Clerk of Caldwell County, Texas

Notary Public

THE STATE OF TEXAS

COUNTY OF CALDWELL

Know all men by these presents, that I, the undersigned, being of legal age and sound mind, do hereby certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of Caldwell County, Texas, and that the same is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of Caldwell County, Texas.

WITNESSED MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__ A.D.

County Clerk of Caldwell County, Texas

Notary Public

SUNFIELD SOUTH FINAL PLAT CALDWELL COUNTY, TEXAS

FIELD NOTES FOR 14.227 ACRES

Note Preliminary: This document shall not be recorded for any purpose.

FIELD NOTES FOR 14.227 ACRES

1. The Survey of the Sunfield South and is situated and bounded by the following corners:
1. Corner 1: Located at the intersection of the East line of the Sunfield South and the North line of the Sunfield South.
2. Corner 2: Located at the intersection of the East line of the Sunfield South and the South line of the Sunfield South.
3. Corner 3: Located at the intersection of the South line of the Sunfield South and the West line of the Sunfield South.
4. Corner 4: Located at the intersection of the West line of the Sunfield South and the North line of the Sunfield South.

2. The Survey of the Sunfield South and is situated and bounded by the following corners:
1. Corner 1: Located at the intersection of the East line of the Sunfield South and the North line of the Sunfield South.
2. Corner 2: Located at the intersection of the East line of the Sunfield South and the South line of the Sunfield South.
3. Corner 3: Located at the intersection of the South line of the Sunfield South and the West line of the Sunfield South.
4. Corner 4: Located at the intersection of the West line of the Sunfield South and the North line of the Sunfield South.

OWNERS: FORTRESS RANCH INVESTMENTS, LTD
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
ZACHARY L. POTTS

ACREAGE: 14.227
SURVEYOR: GEORGETOS SURVEYING AND MAPPING, INC.
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 4
PATENT SURVEY: JOHN H. FOLEY, ABST. 107
LINEAR FEET OF NEW STREET: 0

GEORGETOS
SURVEYING AND MAPPING, INC.
1000 WEST 10TH STREET, SUITE 100
DENVER, COLORADO 80202
PH: 303.733.8888
FAX: 303.733.8889
WWW.GEORGETOS.COM

June 16, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: Sunfield South Final Plat – Review Complete
Project No. 070004-42-001

Ms. Miles,

Bowman Consulting Group has completed our review of the Final Plat application for the Sunfield South Final Plat subdivision. This subdivision includes 4 lots (ranging from 2.00 acres to 5.002 acres in size) on 14.227 acres of land located in the James H. Foley Survey, Abstract No. 107, Caldwell County, Texas. The subdivision is located at the southeast corner of the intersection of Martindale Lake Rd. (County Road No. 109B) and SH 142, near the town of Maxwell. The Applicant has addressed all outstanding technical comments and the Final Plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the Final Plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project. If the Court would like for me to be present at Commissioners Court when the preliminary plat is considered, please let me know by the preceding Friday morning.

Sincerely,



Charles R. Wirtanen, P.E.
Bowman Consulting Group



November 19, 2015

Matt Banks

Re: Service Availability – Proposed Sunfield Subdivision

Dear Developer:

We have determined that the location of your inquiry in Caldwell County is in the certificated service territory of Bluebonnet Electric Cooperative, Inc. and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy.

Should you have any questions or need additional information, please give me a call at 979-542-8518.

Sincerely,

Shawn Ely, PMP
Senior Engineering Project Coordinator

NONSTANDARD WATER SERVICE AGREEMENT
BETWEEN
MAXWELL WATER SUPPLY CORPORATION
AND FORTRESS RANCH INVESTMENTS, LTD.

THE STATE OF TEXAS §
 §
 COUNTY OF CALDWELL §

This Nonstandard Water Service Agreement (the "Agreement") is made and entered into on the date set forth below, by and between MAXWELL SUPPLY CORPORATION ("Corporation"), a Texas non-profit, member-owned water supply corporation operating under the authority of Chapter 67 of the Texas Water Code, as amended, and FORTRESS RANCH INVESTMENTS, LTD. ("Developer"). The Corporation and Developer are collectively referred to herein as the "Parties."

RECITALS

1. The Corporation was created, organized and exists for the purpose of furnishing retail water utility facilities and service to areas within its certificated service area (the "Service Area") under Certificate of Convenience and Necessity No. 10293 (the "CCN");
2. Developer owns and is now developing approximately two properties, the first being 31.015 acres of land referred to as the *Sunfield North* and second being 14.227 acres of land referred to as the *Sunfield South* (referred to collectively herein as the "Properties"), more particularly described on Exhibit "A" attached hereto and incorporated by reference herein. Developer intends to subdivide the Properties into 18 residential lots (14 in *Sunfield North* and 4 in *Sunfield South*). The Properties are located within the Corporation's present Service Area and the Developer has requested that water service be provided to the Properties by the Corporation.
3. The Corporation owns, operates and maintains water supply wells and a water supply and delivery system consisting of water storage facilities, water transmission and distribution facilities and related appurtenances to serve the needs of its customers (the "Water System"), as more fully described below.
4. The Corporation is the sole purveyor of retail water service in the area in which the Properties are located;
5. Developer has a need for water service to be provided by the Corporation through the Water System;
6. Developer will provide the Corporation with easements and rights-of-way in order to adequately serve the Properties;

7. Developer's need for retail water service can be phased-in over a period of time commensurate with Developer's projected housing build-out schedule within the Properties;

8. Developer has received and reviewed Appendix B of Corporation's Tariff, and Developer understands and acknowledges that Developer must pay Corporation all costs reasonable and necessary for Corporation to provide retail water service to the Subdivision, and Developer understands and acknowledges that such costs are Developer's costs and must be paid to Corporation as set forth in this Agreement;

9. Developer understands that it is the Corporation's policy for developers to pay one-hundred percent (100%) of the cost to extend the necessary Corporation facilities to provide retail water service to the Properties; and,

10. Subject to the terms and conditions of the Corporation's Bylaws, Tariff, rules and regulations as now existing or as hereinafter amended, the Parties desire to enter into this Agreement setting forth the terms and conditions pursuant to which the Corporation will provide water service to the Properties and pursuant to which certain additions to the Water System that are necessary to extend water services to the Properties will be constructed and installed.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the Corporation and Developer hereby agree as follows:

Article I.

DEFINITIONS

Section 1.01 Definition of Terms. As used in this Agreement, except as otherwise provided herein, the following terms have the meanings ascribed in this section.

"Agreement" means this "Non-Standard Retail Water Services Agreement Between Maxwell Water Supply Corporation and Liberty Tierra Ltd."

"Corporation" means the Maxwell Water Supply Corporation, a Texas non-profit, member-owned water supply corporation operating pursuant to Chapter 67 of the Texas Water Code, as amended.

"Corporation's Service Area" means the Corporation's water supply service area, whether or not it is a certificated service area, and includes the service areas of entities that may receive wholesale water service from Corporation, as such service areas now exist or may be changed hereafter.

"Costs of the Water System" means all costs of acquiring, constructing, developing, permitting, implementing, expanding, improving, enlarging, bettering, extending, replacing, repairing, maintaining and operating the Water System, including, without limiting the generality of the foregoing, the costs of Properties, interests in Properties, capitalized interest, land, water, water rights, easements and rights-of-way, damages to land and property, leases, facilities, equipment, machinery, pumps, pipes, tanks, valves, fittings, mechanical devices, office equipment, assets, contract rights, wages and salaries, employee benefits, chemicals, stores, material, supplies,

power, supervision, engineering, testing, auditing, franchises, charges, assessments, claims, insurance, engineering, financing, consultants, administrative expenses, auditing expenses, legal expenses and other similar or dissimilar expenses and costs required for the Water System. Costs of the Water System will include reasonable amounts for an operation and maintenance reserve fund, debt service reserve fund, required coverage of debt service, working capital and appropriate general and administrative costs.

"Developer" means Fortress Ranch Investments, LTD, the developer of the Properties.

"Emergency" means a sudden unexpected happening; an unforeseen occurrence or condition; exigency; pressing necessity; or a relatively permanent condition of insufficiency of service or of facilities resulting in social distress. The term includes Force Majeure and acts of third parties which cause the Water System to be unable to provide the water services agreed to be provided herein.

"Internal Facilities" means all water transmission and distribution facilities, lines, mains, storage facilities, reservoirs, pump stations, residential, commercial and industrial connections and any other parts or components that comprise the public water system within the Properties, together with all extensions, expansions, improvements, enlargements, betterments and replacements thereof.

"LUE" means an amount of water services sufficient for one living unit equivalent which is defined as an annual daily average of 350 gallons per day per connection served by one standard 5/8-inch by 3/4-inch meter.

"Water System" means all water supply, treatment, transmission and distribution facilities, lines, mains, reservoirs, pump stations, residential, commercial and industrial connections and any other parts or components that comprise the public water system of the Corporation, together with all extensions, expansions, improvements, enlargements, betterments and replacements thereof, as additionally described in Recital No. 3, above.

Article II.

WATER SERVICE

Section 2.01 Subject to the terms and conditions set forth herein, the Corporation shall provide retail water service for single family residential use within the boundaries of the Properties up to the amount of, but not to exceed, the equivalent of 18 living unit equivalents ("LUEs") of water service. Subject to the terms and conditions set forth in this Agreement and the Corporation's Bylaws, Tariff (including the emergency water rationing program provided for in the Appendix C of the Tariff), rules and regulations, the Corporation shall make such retail water service available to the Properties in phases according to the following schedule and subject to Developer's completion of the improvements described in Article IV below.

Section 2.02 Notwithstanding the provisions in Paragraphs 2.01 above, the Corporation shall have no obligation to provide water service to the Properties until: (i) final plats for the Properties have been approved by the applicable governmental authority and recorded in the appropriate property records, (ii) all of the water facilities serving the Properties are completed

for each respective phase of development, become operational and are inspected and tested, are approved by the Corporation and any other agency or entity with jurisdiction, and are accepted by the Corporation, (iii) all required fees and charges have been paid, and all applicable expenses and costs have been reimbursed, to the Corporation as set forth in Articles III, IV, V and VI hereof or as otherwise applicable, and (iv) all other applicable requirements for service as set forth in this Agreement, in the Corporation's Bylaws, Tariff, rules and regulations have been complied with. Taps and connections to the Project may be made thereafter only in compliance with the Bylaws, Tariff, rules and regulations of the Corporation.

Article III.

CHARGES TO DEVELOPER

Section 3.01 Developer or individual lot owners shall pay to the Corporation the Corporation's Front-End Capital Contribution Fee and the Connection Fee on a per residential meter equivalent basis (standard 5/8" x 3/4" meter size) for each LUE of water service to be provided to the Properties.

Section 3.02 The amount of the Front-End Capital Contribution Fee shall be as set forth in the Corporation's Tariff and is due and payable on a lot by lot basis at the time or times a tap is purchased for each respective lot. As of the effective date of this Agreement, the amount of the Front-End Capital Contribution is Three Thousand Dollars Five Hundred Dollars (\$3,500.00) per standard 5/8" x 3/4" meter size or a total of \$63,000.00 (18 x \$3,500.00)..

Section 3.03 Developer shall pay Corporation the Corporation's Water Capacity Reservation Fee (Reservation Fee) in the amount and times set forth in the Tariff on the effective date of this Agreement. The current Reservation Fee in effect on the said effective date of this Agreement is \$600.00 per LUE per year. As described in Appendix B of the Tariff, the purpose of the Reservation Fee is to compensate the Corporation for its investment in the water acquisition and production that will be utilized by the Developer when the Properties are connected to the Corporation's Water System. As of the effective date of this Agreement, the amount of the Reservation Fee is Six Hundred Dollars (\$600.00) per standard residential meter equivalent or a total of \$10,800.00 (18 x \$600.00). Notwithstanding the foregoing, Developer's obligation to pay Reservation Fees for a given lot shall cease as of the date that Developer provides the Corporation documentation that he has sold the lot. To this end, the Developer may provide the Corporation from time to time an inventory of lots that he has sold.

Section 3.04 Developer may apply for a refund of the Reservation Fee only in accordance with Section IV.F. of Appendix B.

Section 3.05 Developer shall also pay an additional fee for fire flow to the extent the Properties are located within the extraterritorial jurisdiction or city limits of a municipality.

Section 3.06 Upon termination of any reserved capacity, the capacity reserved pursuant to this Agreement shall automatically revert to the Corporation and become available for usage by others.

Section 3.07 Developer shall pay the Corporation the Membership Fee for one membership on

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the effective date of this Agreement.

Section 3.08 At any time that this Agreement is in effect, the Corporation, subject to applicable law, may modify the above rates and charges as appropriate to recover the costs of the Corporation's System in a just and reasonable manner.

Article IV.

CONSTRUCTION, MAINTENANCE AND ADMINISTRATION OF WATER FACILITIES

Section 4.01 The Developer agrees to pay all costs of construction and installation, including without limitation, all planning, design, surveying, geotechnical, materials, labor, inspection, workers' compensation and general liability insurance, payment, performance and maintenance bond coverage, capital, and easement acquisition costs, of all water mains, water lines, and related fittings, equipment and appurtenances necessary to transmit water from the existing Water System to, and distribute the same internally within, the Properties, specifically including by way of example and not in limitation, all storage and pumping facilities as may be determined necessary by the Corporation (all such facilities and improvements, and as applicable the construction and installation of the same, being referred to hereinafter as the "Project").

Section 4.02 Developer shall pay the Corporation in advance all "soft costs" estimated to be incurred by the Corporation in connection with the Project, including without limitation (a) the Corporation's costs for reviewing, inspecting, and testing the Project (b) the Corporation's costs for reviewing, inspecting and testing the Project and for the acquisition, validation and retention of easements related to the Project, and (b) all administrative and professional costs incurred by the Corporation related to the Project including outside costs for engineering and legal consultants. The soft costs incurred to date are \$ 2500.00.

Section 4.03 The design, construction and installation of the Internal Facilities shall meet those planning and design standards and specifications established by the Corporation, its Bylaws, Tariff, rules and regulations, the Texas Commission on Environmental Quality ("TCEQ"), the Public Utility Commission ("PUC") and any municipality, county or other governmental entity of relevant jurisdiction. The Corporation shall furnish construction standards and specifications showing minimum requirements to Developer within thirty (30) days of the date of this Agreement. The Internal Facilities shall be constructed in a good and workmanlike manner and fit for its intended purpose, and all material used in such construction shall be new, not used, and shall be free from defects. The designs (including phases of construction), plans (including engineering plans), specifications, and contract documents for the construction and installation of the Internal Facilities shall be prepared by the Developer at Developer's sole cost and expense and shall be submitted to and for approval by the Corporation and its consulting engineer and, as required, to and for approval by any municipality, agency or other governmental entity with jurisdiction, prior to the start of construction of any such facilities and improvements. The Corporation's review and approval of such designs, plans, specifications, and contract documents shall not be unreasonably delayed or withheld.

Section 4.04 Developer may advertise for bids for the construction of the Internal Facilities in

accordance with generally accepted bidding practices and may award the contract for the construction of the Internal Facilities to the lowest and most qualified bidder. The contractor selected to undertake construction of the Internal Facilities shall be experienced in water line construction and shall be subject to approval by Corporation prior to notification of the award of the contract, which approval shall not be unreasonably delayed or withheld. Within ten (10) days after written notification of the award of and prior initiation of the construction of the Internal Facilities, Developer shall furnish payment and performance bonds to the Corporation in accordance with Paragraph 5.03 of this Agreement and a certificate of insurance evidencing that the insurance required by Section 7.05, below, has been obtained and is in place

Section 4.05 Prior to commencing construction and installation of the Internal Facilities, Developer shall provide at least two weeks' advance written notification to the Corporation of such commencement so that a pre-construction meeting may be scheduled. At least forty-eight (48) hours advance notice to the Corporation's engineer shall be given before making any tap or connection into the Water System.

Section 4.06 Corporation may require any part of the Project to be oversized in anticipation of the needs of other customers. Notification of such oversizing shall be in writing and, with respect to any oversizing of any portion of the Internal Facilities, provided to Developer at the time of the Corporation's review of the Bid Form associated with the Internal Facilities. The Corporation shall be responsible for any additional costs of construction attributable to the oversizing, as reasonably determined by Corporation's consulting engineer and Developer's consulting engineer. Payment for costs incurred by Developer and attributable to oversizing shall occur within thirty (30) days after such costs are accrued.

Section 4.07 Corporation shall have the right to inspect all phases of the construction. Developer agrees that the Corporation's engineers or other representatives may inspect, test and approve the construction of the Internal Facilities, based upon compliance with the approved designs, plans and specifications therefor, and shall inspect all taps or connections made to the Water System.

Section 4.08 Developer shall furnish the Corporation with one reproduction and two copies of the as-built or record drawings of the Internal Facilities promptly upon completion of construction and installation of such facilities and improvements.

Section 4.09 The Developer shall obtain bacteriological samples and shall perform pressure tests in the presence of the Corporation's manager or other representative at no cost to the Corporation, on the Internal Facilities in accordance with TCFQ rules and regulations. Corporation shall take possession of bacteriological samples and deliver samples to certified laboratory for testing. Developer shall provide the results of the pressure tests to the Corporation promptly upon completion of such testing.

Section 4.10 After completion of construction of a phase of the Internal Facilities, Developer will provide to Corporation a concurrence letter from Developer's engineers certifying that the construction of such Internal Facilities has been completed in accordance with the designs, plans, specifications and change orders approved by Corporation, that the facilities have been tested and approved for use in accordance with the approved contract documents, the Corporation's

Bylaws, Tariff, rules and regulations, and TCEQ rules, and that such facilities are properly located within easements. Developer shall also provide Corporation with a two-year maintenance bond in the amount of 35% of the final construction cost of the Internal Facilities. Upon Corporation's inspection and acceptance of the applicable portion of the Internal Facilities and as a condition for Corporation's acceptance, Developer shall dedicate such Internal Facilities (including dedication of all easements necessary to access, operate, maintain and repair the facilities and improvements) to the Corporation, free and clear of any and all construction liens or other liens related thereto. The document dedicating the Internal Facilities shall be in a form approved by Corporation's attorney and shall include a representation by Developer that the Internal Facilities have all been constructed in rights-of-way or within legal easements a minimum of fifteen (15) feet wide and dedicated to the Corporation, and Developer shall bind itself and its successors and assigns to warrant and defend the title to the Internal Facilities, including against any claims that such lines have been constructed illegally or not within proper easements or rights-of-way. The Parties agree that Corporation's agreement to provide retail water service to the Properties pursuant to the terms and conditions of this Agreement constitutes satisfactory and complete consideration for the Developer's dedication of the Internal Facilities.

Section 4.11 Upon the Developer's dedication of Internal Facilities and the Corporation's inspection and acceptance of the same, and subject to Paragraph 5.03, Corporation shall be solely responsible for operation, maintenance and administration of the accepted Internal Facilities. Notwithstanding the foregoing, it is expressly understood and agreed by the Parties that the Corporation shall not accept ownership of, shall have no responsibility for, and shall not operate or maintain any facilities constructed on the customer's side of individual meters located within the Properties.

Section 4.12 Prior to completion of construction, Developer shall supply the required number of meters and pressure reducing valves to serve all platted lots. Meters and pressure reducing valves shall be the standard used by the Corporation. Developer will deliver the meters and pressure reducing valves to the Corporation where they shall be held in inventory dedicated for these Properties. The Corporation agrees to install standard residential water meters to service each approved service address within the Properties receiving retail water service from the Corporation hereunder, in accordance with the Corporation's Bylaws, Tariff, rules and regulations governing the same and subject to payment of all applicable security deposits, membership fees, capital contribution fees, impact fees, installation fees, connection fees, and other charges. To receive water service from the Corporation, individual customers shall make application for service and meet all terms and conditions of service and membership as provided for by the Corporation's Bylaws, Tariff, rules and regulations.

Article V.

PAYMENT OF DESIGN AND CONSTRUCTION COSTS

Section 5.01 As provided in Paragraph 4.01, the Developer shall pay all costs of construction and installation of the Project. Within ten (10) days after the Corporation's notification to the Developer of the Corporation's award of a contract for construction of the Internal Facilities, the Developer shall pay the Corporation the full amount of the selected bid. .

Section 5.02 Upon execution of this Agreement, the Developer shall pay the Corporation for all soft costs incurred to that date by the Corporation in connection with the Project. Developer's payment shall include a Service Investigation Fee for administrative, legal, and engineering costs (including outside costs for legal and engineering consultants) associated with investigation of the Corporation's ability to deliver service to the Properties, to provide cost estimates in connection with the Project, to prepare and review plans and specifications for the Project, and to prepare this Agreement. As Corporation incurs additional soft costs, the Corporation shall notify the Developer in writing of such costs and Developer shall reimburse the Corporation for such costs within two (2) weeks of receipt of any such notices. Internal Facilities shall be constructed, and all related easements, equipment, materials and supplies shall be acquired, in the name of Developer, and all construction contracts and other agreements pertaining to the construction and installation of the Internal Facilities shall contain provisions to the effect that any contractor, material supplier or other party thereto shall look solely to Developer for payment of all sums coming due thereunder and that the Corporation shall have no obligation whatsoever to any such party.

Section 5.03 The Developer shall be required to post payment, performance and maintenance bonds in forms acceptable to the Corporation. The performance and payment bonds shall be submitted to and approved by the Corporation prior to the completion of construction and installation of the Internal Facilities and shall designate the Corporation as a beneficiary. Alternatively, upon prior approval of the Corporation, the Developer may assign to the Corporation payment and performance bonds posted by the contractor for the Internal Facilities. The payment and performance bonds shall be posted in the amount of one hundred ten percent (110%) of the construction and installation costs of the Internal Facilities (as set forth in the applicable construction contract), and shall provide that the Corporation may utilize the bond to complete or repair (as applicable) the Internal Facilities in the event of any default by the Developer or Developer's contractor. The bonds must be issued by an approved surety company holding a permit from the State of Texas, indicating it is authorized and admitted to write surety bonds in this State. One original copy of the payment, performance and maintenance bonds shall be provided to the Corporation and one shall be retained by the Developer and Developer's contractor. The Developer shall also require its contractors to remain responsible for defects in materials, construction or installation which occur within two years from the date the applicable portion of the Internal Facilities is accepted by the Corporation (the "Warranty Period") and provide a maintenance bond in the amount of thirty-five percent (35%) of the final construction cost as a condition of the Corporation accepting that portion of the Internal Facilities. The contractors shall be responsible to replace, or pay for the replacement by Corporation of, all materials and work involving any part of the Internal Facilities which is found by Corporation's consulting engineer to be reasonably necessary for continued operation of the Internal Facilities. Developer shall obtain this warranty from its contractors prior to the initiation of construction. Upon receipt of written notice from Corporation within the Warranty Period of the discovery of defects in the Internal Facilities, the Developer's contractor shall thereafter have thirty (30) days to replace or pay for the replacement of the necessary materials and work. In case of emergency where delay in such replacement would cause serious risk of loss or damage to Corporation or its customers, Corporation may have the defects corrected and the contractor shall be liable for all expenses incurred. After the Warranty Period, operation, maintenance and administration of the applicable portion of the Internal Facilities shall be at Corporation's sole cost and responsibility.

Article VI.

CHARGES, RATES AND COLLECTION

Section 6.01 The customers within the Properties (the "Customers") shall be retail customers of the Corporation. The Corporation shall have the right to assess those Customers such fees and charges, including by way of example and not in limitation, installation fees, security deposits, inspection fees, reserved service charges, connection fees, impact fees, capital contribution fees, capital recovery fees and/or surcharges, and shall have the right to assess those Customers such rates for water services as are or may be validly established in the Corporation's Tariff. Fees and charges for water service provided by the Corporation shall be billed on an individual customer basis, and the measure of water service provided shall be determined in the manner followed by the Corporation for other water customers of the Corporation.

Section 6.02 The Corporation reserves the right to levy, assess and collect the following fees, and all other rates, fees and charges set forth in the then current version of its Tariff, from any applicants for water service for lots located within the Properties. At this time, the current amount of some of these rates includes the following:

Membership Fee	\$100.00 (per standard 5/8" x 3/4" meter)
Installation Fee	\$600.00 (per standard 5/8" x 3/4" meter)
Engineering Admin. Fee	\$200.00
Application Fee	\$50.00
Meter Reading Fee	\$50.00
Reconnect Fee	\$150.00
Re-Service Fee	\$27.50 x months of inactivity
Return Check	\$35.00
Transfer	\$25.00
Customer Service Inspection	\$75.00
Late Fee	\$20.00
Returned Check Charge	\$35.00
Service Call during business hrs	\$30.00
After Hours Service Call	\$50.00
Front-End Capital Contribution	\$3,500.00 (per standard 5/8" x 3/4" meter)

Capacity Reservation Fee

\$600.00 as per Tariff

Section 6.03 Except as otherwise provided hereunder, the fees set forth in Section 6.02 and other similar charges of the Corporation, if any, shall be paid to the Corporation by a Customer prior to the time initial service to the Customer's lot is requested from the Corporation. The Corporation shall have no obligation to provide water service to any lot until all fees owed to the Corporation for that lot have been paid by the owner of the lot or by Developer to the Corporation, and the owner of the lot has applied for and met other terms and conditions for membership and service in accordance with the Corporation's Bylaws, Tariff, rules and regulations. Individual Customers shall not be required to pay the Corporation's Front-End Capital Contribution Fee provided such fees have been paid by the Developer as provided by Article III of this Agreement.

Article VII.

ADDITIONAL REGULATORY MATTERS

Section 7.01 Corporation will not provide water service to any new structures proposed to be built within the 100-year floodplain, as determined by then current FEMA maps. As part of the submission of engineering plans, Developer shall provide to Corporation a wetland map identifying wetland areas for each phase of the Subdivision for which service is sought. Corporation will not provide service to any phase of the Subdivision where wetlands may be impacted by the development unless Developer provides written confirmation to Corporation that Developer has complied with the appropriate U.S. Army Corps of Engineers 404 permit process.

Section 7.02 Corporation will have no obligation with regard to the construction, ownership, operation or maintenance of wastewater, drainage, or other non-water service facilities. Corporation shall not be responsible for terminating water service for any Customer who has not paid for sewer service.

Section 7.03 The parties understand that their rights and obligations under this Agreement are, or may be, subject to, without limitation: (i) the laws of the State of Texas; (ii) the laws of the United States; (iii) the regulations promulgated by the Texas Commission on Environmental Quality; (iv) the regulations promulgated by the United States Environmental Protection Agency; (v) the regulations promulgated by the United States Fish & Wildlife Service; (vi) the United States Army Corps of Engineers; and (vii) the regulations promulgated by any other regulatory agency(ies) which may now or in the future have jurisdiction over Corporation. Developer is responsible for obtaining all permit(s) and approval(s), if any, required by the United States Fish & Wildlife Service, the United States Army Corps of Engineers and/or any other regulatory agency(ies), for construction of the Project pursuant to this Agreement.

Section 7.04 Developer shall ensure that all workers involved with the installation and construction of the Internal Facilities are covered by workers' compensation insurance as required by the laws of the State of Texas. Developer shall also procure and maintain, at its own cost, comprehensive general liability insurance insuring against the risks of bodily injury, property damage, and personal injury liability occurring from, or arising out of, construction of

the Internal Facilities, with such insurance in the amount of a combined single limit of liability of at least \$500,000 and a general aggregate limit of at least \$1,000,000. Such insurance coverage shall be maintained in force at least until the inspection and acceptance of the Internal Facilities by Corporation.

Article VIII.

COVENANTS, REPRESENTATIONS, AND CONDITIONS

Section 8.01 If any approvals or authorizations from any governmental bodies are required for the Project or for the Corporation to provide retail water service to the Properties, the Corporation and Developer agree to cooperate fully in any requests to such bodies for additional authorizations or approvals necessary to provide water service to the Properties. Such authorizations and approvals shall be obtained at no cost to the Corporation. Developer shall pay the Corporation in advance for any reasonable expenses expected to be incurred by the Corporation in connection with seeking and obtaining such approvals and authorizations. Upon completion of the efforts to obtain such approvals and authorizations, the Corporation and Developer shall settle such expenses between them. The Corporation shall not be responsible for any default or failure under this Agreement caused by the failure of either Party to obtain any such approvals or authorizations in a timely manner.

Section 8.02 Developer covenants to provide to the Corporation one reproducible and three copies of the approved plats of the Properties prior to recordation thereof.

Section 8.03 The Corporation is not responsible for providing fire flow to the Properties. Fire hydrants installed within the Water System are provided at the convenience of the Corporation and do not connote any responsibility on behalf of the Corporation to meet fire flow requirements of local, county, state or federal agencies.

Section 8.04 Developer agrees to protect, indemnify, defend and hold the Corporation and its directors, officers, employees, agents and representatives free and harmless from and against any and all claims, demands, debts, suits, causes of action, losses, damages, judgments, fines, penalties, liabilities, and costs, including reasonable attorney fees and defense costs, of every kind and character occurring or in any way incident to, in connection with, or arising out of, the Project, including without limitation, such claims or demands associated with Developer's breach of this Agreement, delays concerning the completion of construction of the Project, or water pressure or adequacy of service arising out of the length of service lines of the Internal Facilities, and excepting only those damages, liabilities, or costs to the extent the same are attributable to the gross negligence or willful misconduct of the Corporation. Developer Further agrees, to the fullest extent permitted by law, to indemnify and hold harmless Corporation, its officers, directors, employees, agents and representatives from and against any and all claims, demands, debts, suits, causes of action, losses, damages, judgments, fines, penalties, liabilities, and costs, including reasonable attorney fees and defense costs of every kind and character occurring or in any way incident to, in connection with, or arising out of, Developer's noncompliance with applicable laws, ordinances and regulations and/or failure to obtain required permit(s) and

approval(s) regarding this Agreement, excepting only those damages, liabilities, or costs to the extent the same are attributable to the gross negligence or willful misconduct of Corporation. This indemnity shall survive the termination of this Agreement and shall be binding upon and inure to the benefit of the Parties and their respective successors, representatives and assigns.

Section 8.05 For each lot within the Properties, the Developer shall record deed restrictions which provide that private water wells are prohibited.

Section 8.06 Developer shall require all residential, commercial, institutional, and/or other entities located within the Properties that will be provided potable water by the Corporation to permanently use water conservation oriented fixtures and devices and to encourage the selection of grasses and landscaping vegetation on lots which are drought tolerant and which minimize the need for landscape irrigation to comply with the Corporation's requirements.

Section 8.07 Except for the initial subdivision of the Properties into eighteen lots, neither Developer nor any purchaser of land within the Properties may subdivide or re-subdivide the Properties without the prior written approval of the Corporation. Any such subdivision or re-subdivision shall be subject to a determination by the Corporation that additional water capacity is available to provide water service to the proposed subdivision or re-subdivision and subject to the all the terms and conditions of the Corporation's Tariff, including by way of example and not in limitation, the payment of water reservation fees.

Section 8.08 The Developer acknowledges, represents and agrees that:

1. It is a Texas corporation qualified in all respects to conduct business within the State of Texas;
2. It has not created or permitted any third person to create any liens, leases, options, claims, encumbrances or any other adverse rights, claims or interests with respect to the Internal Facilities that will prevent or hinder its ability to transfer good and warrantable title in same to the Corporation;
3. It will be the true and lawful owner of the Internal Facilities to be conveyed hereunder and, no other third person or entity, public or private, will possess a right or interest, legal or equitable, nor any lien, encumbrance or other adverse claim, present or contingent, in or to the Internal Facilities;
4. The Developer has not previously sold, assigned, transferred, leased, pledged or hypothecated its ownership interest in or to the Internal Facilities and, it will not sell, assign, transfer, lease, pledge, or otherwise hypothecate any interest in or to the Internal Facilities to any third person or entity;
5. It has not entered into any agreement, written or oral, with any third party, wherein any such third party has agreed to reimburse it for the cost of design or construction of the Internal Facilities or any portion thereof, or wherein any third party has acquired a right to purchase such facilities;
6. The contemplated transfer of the Internal Facilities to the Corporation will not violate any

term, condition or covenant of any agreement to which it is a party;

7. Execution of this Agreement and the consummation of the transactions contemplated hereunder will not constitute an event of default under any contract, covenant or agreement binding upon it;
8. The contemplated transfer of the Internal Facilities to the Corporation will not violate the provisions of the United States Constitution, the Texas Constitution, or any federal, state or local law, ordinance or regulation;
9. It has not previously granted any right or option to any other person, entity or political subdivision to acquire or use the Internal Facilities and agrees to defend and hold the Corporation harmless from all claims or causes of action asserted by any third person, entity or political subdivision alleging a right or option to acquire or use the Internal Facilities or any portion thereof; and
10. Except as provided herein, it has not previously entered into any agreement or caused or otherwise authorized any action that would diminish, eliminate or adversely affect the Corporation's contemplated ownership or use of the Internal Facilities or the value of same.

Article IX.

TERM AND CANCELLATION

Section 9.01 This Agreement will be effective from the date from the date of due execution by the authorized representatives of the Corporation and the Developer and will continue in effect for a period of fifteen (15) years unless earlier terminated in accordance with the provisions hereof. This Agreement may be extended from time to time by mutual agreement of the parties in writing.

Section 9.02 Developer shall commence substantial construction of the Project within twenty-six (26) weeks of the execution of this Agreement and shall complete the construction and installation of the On-Site Facilities and deliver all appropriate concurrence letters as contemplated in Paragraph 4.11 within fifty-two (52) weeks. Failure to do so shall result in termination of the Agreement.

Section 9.03 In the event the Corporation's service obligation terminates pursuant to this Article IX, Developer shall have the responsibility for any liability, costs, damages incurred by the Corporation and shall have the obligation to reimburse the Corporation for any costs or expenses. Corporation shall have no obligation to reimburse the Developer for any costs or expenses and shall have no responsibility for any liability, costs or damages incurred by the Developer. Further, in the event of termination of this Agreement, the Developer shall not be authorized to proceed with construction and installation of the Project and shall enter into a new agreement with the Corporation setting forth the terms and conditions pursuant to which the Corporation will provide service to the Properties thereafter.

Article X.

NOTICE

Section 10.01 All notices, demands, requests, and other communications between the Parties required or permitted hereunder shall be in writing, except where otherwise expressly provided herein, and shall be deemed to be delivered when actually received; provided that if the communication is sent by depositing it in a regularly maintained receptacle for the United States mail, registered or certified, postage prepaid, addressed to the appropriate addressee as follows, or to such other location or address for a party for which notice has been given by such party in the same manner, the same shall be deemed to have been received on the second mail delivery day following the day on which the communication is so postmarked.

If to the Corporation:

Maxwell Water Supply Corporation
ATTN: General Manager
P.O. Box 158
Maxwell, Texas 78656

If to Developer:

c/o Zachary Potts
Fortress Ranch Investments, Ltd.
P.O. Box 1249
San Marcos, Texas 78667

Article XI.

DEFAULT

Section 11.01 In the event the Developer defaults in the payment of any amounts due the Corporation under this Agreement or in the performance of any material obligation to be performed by the Developer under this Agreement, the Corporation will have the right to temporarily limit water services to the Customers under this Agreement until such default is cured by the Developer. Before exercising this right, the Corporation will give the Developer ninety (90) days written notice of the default and of the opportunity to cure the same. In the event the default remains uncured, after the Corporation gives the Developer the aforesaid written notice of default, for a period of (i) fifteen (15) days in the event of a monetary default or (ii) thirty (30) days in the event of a non-monetary default, then the Corporation will have the right to permanently restrict water services to the Customers under this Agreement to a level commensurate with the financial or operational impact on the Corporation resulting from such default and/or stop making new retail connections to Customers. Before permanently restricting water services to the Customers, the Corporation will give the Developer thirty (30) days' notice of its intent to do so and the opportunity to cure the default, failing which the permanent

restrictions will take effect. Finally, in the event the default remains uncured, the Corporation may terminate its obligation to provide water service to all areas within the Properties other than Customers receiving water service at that time.

Section 11.02 It is not intended hereby to specify (and this Agreement will not be considered as specifying) an exclusive remedy for any default, but all such other remedies existing at law or in equity may be availed of by any party hereto and will be cumulative of the remedies provided herein. Recognizing however, that the failure in the performance of the Corporation's obligations hereunder could not be adequately compensated in money damages alone, the Corporation agrees, in the event of any default on its part, that the Developer will have available to it the equitable remedies of mandamus and specific performance in addition to any other legal or equitable remedies (other than termination of this Agreement) which may also be available. Recognizing that failure in the performance of the Developer's obligations hereunder could not be adequately compensated in money damages alone, the Developer agrees in the event of any default on its part that the Corporation will have available to it the equitable remedies of mandamus and specific performance in addition to any other legal or equitable remedies, which may also be available to the Corporation including, without limitation, the right of the Corporation to obtain a writ of mandamus or an injunction against the Developer.

Section 11.03 EXCEPT AS OTHERWISE PROVIDED IN THIS AGREEMENT, EACH PARTY HERETO (THE "INDEMNIFYING PARTY") WILL INDEMNIFY AND SAVE THE OTHER PARTY (THE "INDEMNIFIED PARTY") HARMLESS FROM ANY AND ALL CLAIMS, COSTS OR DEMANDS WHATSOEVER, INCLUDING COSTS OF COURT AND REASONABLE WITNESS AND ATTORNEYS' FEES, TO WHICH THE INDEMNIFIED PARTY MAY BE SUBJECTED BY REASON OF ANY INJURY TO ANY PERSON OR DAMAGE TO ANY PROPERTY TO THE EXTENT RESULTING FROM OR IN ANY WAY CONNECTED WITH ANY AND ALL ACTIONS AND ACTIVITIES OR ANY FAILURE TO ACT CONSTITUTING NEGLIGENCE, RECKLESSNESS OR INTENTIONAL MISCONDUCT OF THE INDEMNIFYING PARTY UNDER THIS AGREEMENT.

Section 11.04 To the extent that similar insurance is usually carried or self-insurance is usually maintained by public or private entities operating like property, each party (the "Insured Party") will carry at all times with responsible insurers insurance on, and/or maintain a self-insurance program with respect to, the Insured Party's property and its activities conducted pursuant to this Agreement, including activities that may subject the Insured Party to liability for bodily injury or property damage. The policies will be payable to the Insured Party and/or the self-insurance program will cover the Insured Party to the extent of its interest against risks of direct physical loss, damage to, or destruction of such property or any part thereof, and against accidents, casualties, or negligence, including liability arising out of its activities. The Insured Party will name the other party as an additional insured under the Insured Party's insurance policies and/or self-insurance program with respect to any liability the other party may be exposed to or incur as a result of the Insured Party's actions or failure to act under this Agreement. The Insured Party will also furnish the other party copies of certificates of insurance showing that the other party is covered by the insurance policies of the Insured Party and/or a notification that the other party is covered under the Insured Party's self-insurance program. The certificates of insurance coverage for an Insured Party and/or notification of coverage under the Insured Party's self-insurance program will be updated as necessary to evidence coverage of the other party on a continuing

basis.

Article XII.

FORCE MAJEURE

Section 12.01 In the event either Developer or Corporation is rendered unable by force majeure to carry out any of its obligations under this Agreement, in whole or in part, then the obligations of that party, to the extent affected by the force majeure shall be suspended during the continuance of the inability, provided however, that due diligence is exercised to resume performance at the earliest practical time. As soon as reasonably possible after the occurrence of the force majeure relied upon to suspend performance, the party whose contractual obligations are affected thereby shall give notice and full particulars of the force majeure to the other party.

Section 12.02 The cause, as far as possible, shall be remedied with all reasonable diligence. The term "force majeure" includes acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, orders of the government of the United States or the State of Texas (including any agencies or political subdivisions thereof) or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and civil disturbances, explosions, breakage, or accidents to equipment, pipelines, or partial or complete failure of water supply, and any other inability's of either party, whether similar to those enumerated or otherwise, that are not within the control of the party claiming the inability and that could not have been avoided by the exercise of due diligence and care. It is understood and agreed that the settlement or strikes and lockouts shall be entirely within the discretion of the party having the difficulty and that the requirement that any force majeure be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party if the settlement is unfavorable to it in the judgment of the party having the difficulty.

Article XIII.

GENERAL PROVISIONS

Section 13.01 Developer shall comply with, and all rights accruing to Developer pursuant to this Agreement shall be subject to, the Corporation's Bylaws, Tariff, rules, and regulations, as they are promulgated from time to time.

Section 13.02 The Constitution and laws of the State of Texas and the decisions of its courts shall govern with respect to any question or controversy which may arise under this Agreement.

Section 13.03 A waiver by any party hereto of any default by another party hereunder shall not be deemed a waiver by such party of any default by other parties which may thereafter occur.

Section 13.04 This Agreement contains the entire agreement between the Parties, and may be amended only by an express written agreement signed by the Parties.

Section 13.05 This Agreement is binding upon and inures to the benefit of the Parties hereto, and their respective successors, representatives and assigns. This Agreement may not be

assigned by any party without the prior written consent of the other party.

Section 13.06 The water service to be provided under this Agreement by the Corporation applies only to the Properties and may not be assigned or transferred to any other property without the prior written consent of the Corporation.

Section 13.07 Each of the Parties hereto agrees to take all such further actions as may be reasonably required from time to time, in order to fulfill their respective obligations and agreements hereunder and to ensure the binding effect of this Agreement.

Section 13.08 This agreement shall be executed in duplicate originals, each of which, for all purposes, shall be deemed to be an original.

Section 13.09 This Agreement shall be construed and enforced in accordance with Texas law. Venue for the litigation of any dispute arising hereunder shall be in Caldwell County; venue for any dispute within the jurisdiction of the TCEQ shall be before the TCEQ and for any appeal from a final decision of the TCEQ shall be in Travis County.

Section 13.10 In the event any provision contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, it should be reformed and construed in such a manner that it will, to the maximum extent practicable, be deemed to be valid and enforceable. Otherwise, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein; provided, however, if the deletion of such provision would materially and adversely affect the consideration given or received by either party under the agreement, the affected party may elect to terminate this agreement by promptly providing notice to the other party.

Section 13.11 The title of this Agreement, titles and headings of articles and sections hereof have been inserted for convenience of reference only and are not to be considered a part hereof and will not in any way modify or restrict any of the terms or provisions hereof and will never be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 13.12 The undersigned signatory for Developer hereby represents and warrants that such signatory has full and complete authority to enter into this Agreement on behalf of Developer.

[Execution Page Follows]

EXECUTED AS OF THIS 29TH DAY OF JULY, 2016.

MAXWELL WATER SUPPLY
CORPORATION

By: Brian J. Picht
Title: PRESIDENT
Name: BRIAN J. PIGHT

ATTEST:

Cory W. McMaed
Secretary

(SEAL)

FORTRESS RANCH INVESTMENTS, LTD.

By: Zach Potts
Title: President, Charan Corp, General Partner
Name: Zach Potts

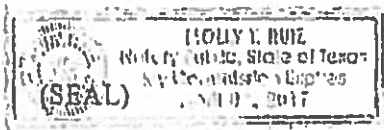
THE STATE OF TEXAS §

COUNTY OF CALDWELL §

This instrument was acknowledged before me on the 20th day of July, 2016, by Brian Picht of Maxwell Water Supply Corporation, on behalf of said Corporation.

Molly T Ruiz

Notary Public, State of Texas

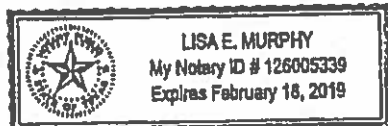


THE STATE OF TEXAS §

Hays
COUNTY OF ~~CALDWELL~~ §

This instrument was acknowledged before me on the 14th day of July, 2016, by Zach Potts, President, Chaban Corp, General Partner of Fortress Ranch Investments Ltd, a Texas Limited Partnership.

Lisa E. Murphy
Notary Public, State of Texas



(SEAL)

Exhibit "A"

Description of the Properties

SUNFIELD NORTH

A 31.015 ACRE TRACT OF LAND, LOCATED IN THE JOHN H. FOLEY SURVEY, ABSTRACT No. 107, OF CALDWELL COUNTY, TEXAS. SAID 31.015 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 31.015 ACRES IN AN ASSUMPTION WARRANTY DEED, DATED OCTOBER 14, 2015, FROM BETTY FAYE OWEN-MARTINDALE TO FORTRESS RANCH INVESTMENTS LTD., RECORDED IN INSTRUMENT NO. 2015-007049 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

AND

SUNFIELD SOUTH

A 14.227 ACRE TRACT OF LAND, LOCATED IN THE JAMES H. FOLEY SURVEY, ABSTRACT No. 107, OF CALDWELL COUNTY, TEXAS. SAID 14.227 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 173.693 ACRES IN AN ASSUMPTION WARRANTY DEED, DATED OCTOBER 14, 2015, FROM BETTY FAYE OWEN-MARTINDALE TO FORTRESS RANCH INVESTMENTS LTD, RECORDED IN INSTRUMENT NO. 2015-007049 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.



SOUTHWEST ENGINEERS

Civil | Environmental | Land Development

TBPE NO. F-1909

HEADQUARTERS
307 St. Lawrence Street, Gonzales, TX 78629
P: 830.672.7546 F: 830.672.2034

www.swengineers.com

CENTRAL TEXAS
142 Cimarron Park Loop Ste. A, Buda, TX 78610
P: 512.312.4336

February 9, 2017

Caldwell County
Attention: Kasi Miles
1700 FM 2720
Lockhart, TX 78644

RE: Sunfield South Subdivision
Supplemental Engineering Summary Report (SESR)
SWE Project No. 0706-001-17

Dear Ms. Miles,

This Supplemental Engineering Summary Report (SESR) is submitted in support of the Preliminary Plat application for the Sunfield South Subdivision. This SESR is submitted as a supplemental report to the original submitted documents for the Sunfield South Subdivision (Engineer's report, Drainage Arca Map, etc.).

PROJECT SUMMARY

The property is a 14+ acre tract and is undeveloped. The proposed subdivision consists of four (4) lots and 14.02 acres. The site is located at the southwest corner intersection of State Highway 142 and Martindale Lake Road near the town of Maxwell in Caldwell County. The Subdivision mostly slopes towards the southwest, as can be seen on the Preliminary Engineering Plan (PEP).

All four (4) proposed lots will have access to existing roadways. Wastewater service is to be provided by individual on-site septic systems. Water supply is to be provided by Maxwell Water Supply Corporation; as can be seen on the preliminary engineering plan.

No portion of the subdivision is located within a mapped FEMA Floodplain according to the FEMA Map Panel No. 48055C0100E, effective June 19, 2012.

SUBDIVISION IMPROVEMENTS

There are no streets proposed with this subdivision plat. Drainage considerations have been addressed as per previously submitted Sunfield Subdivision Phases 1&2-Engineer's Report dated November 10, 2015, and Master Drainage Plan Drainage Area Map & Calculations dated November 10, 2015 by C.E.E., Inc. Consulting Engineers. Based on review of these previously submitted drainage documents, we are mostly in agreement with the drainage areas and calculations. On February 8, 2017, we conducted a site visit

to evaluate the existing drainage patterns within the proposed lots and along the roadways. Based on this site visit, there are no roadside ditches nor the need for culverts for the proposed subdivision. Therefore, it is not anticipated that driveway culverts will be needed. No other drainage improvements are proposed.

It is the professional opinion of Southwest Engineers that the proposed development (without storm water detention) will not cause any additional adverse flooding impacts for the 25- or 100 Year storm events to adjacent or downstream properties. It is hereby requested that a waiver be granted from the requirement for storm water detention. Please refer to the Detention Waiver Request attached with this report.

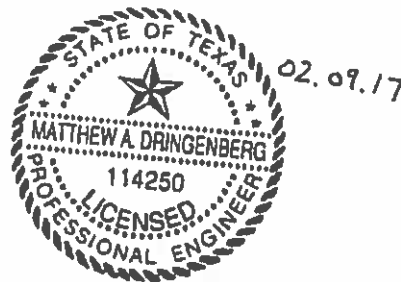
Water will be provided to the new lots 17 and 18 from an existing 12" waterline along State Highway 142. Lots 19 and 20 will receive water service from a constructed 4" water line along Martindale Lake Road, per Water Improvement Plan provided by Gallegos Engineering Inc.. A water supply plan (Preliminary Engineering Plan) is attached showing the proposed services for each lot.

If you have any questions or require additional information, please contact me at (512) 312-4336.

Respectfully submitted,



Matthew Dringenberg, P.E.
Project Manager



Attachment:

- 1) Detention Waiver Request Letter



SOUTHWEST ENGINEERS

Civil | Environmental | Land Development

TBPE NO. F-1909

HEADQUARTERS

307 St. Lawrence Street, Gonzales, TX 78629
P: 830 672 7546 F: 830 672 2034

www.swengineers.com

CENTRAL TEXAS

142 Cimarron Park Loop Ste. A, Buda, TX 78610
P: 512.312.4336

February 9, 2017

Caldwell County
Attention: Kasi Miles
1700 FM 2720
Lockhart, TX 78644

RE: Sunfield South Subdivision
Detention Waiver Request
SWE Project No. 0706-001-17

Dear Ms. Miles,

This is to request a waiver to the requirement for stormwater detention for the subject plat, per the Caldwell County Development Ordinance Sec. E.1.E.

The proposed development will utilize existing drainage patterns and propose less than 15% total impervious cover.

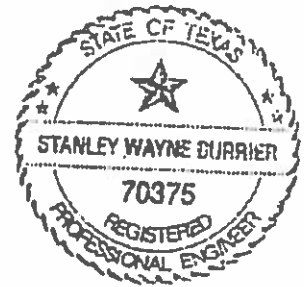
If you have any questions or require additional information, please contact me at (512) 312-4336.

Respectfully submitted,

Matthew Dringenberg, P.E.
Project Manager



BURRIER ENGINEERING P.L.L.C.
Reg. No. F-5694
STAN BURRIER, P.E.
P.O. BOX 1406, KYLE, TX 78640
(512) 632-3855



FACILITY PLANNING REPORT
SUNFIELD ACRES SOUTH

June 3, 2016

Stan Burrier
06-03-16

INTRODUCTION

This facility planning report is for the purpose of subdividing 14.002 acres into four lots; there is one 2 acre lot, one 3 acre lot, one 4 acre lot, and one 5.002 acre lot.

This report is to demonstrate that all four lots will satisfy the requirements of TAC30 Chapter 285 (On-Site Sewage Facilities, OSSF) for the purpose of land subdivision. Because of the terrain, and type IV soil, a type of OSSF that will be of primary use will be an aerobic treatment unit utilizing spray irrigation for disposal or Low Pressure Dosage Systems. An example design will follow.

SITE PLAN

Please find attached a preliminary survey showing the overall site plan. Private water meters will be the primary source of water, and the owners should be required to provide a statement from the water purveyor that water meters are available.

FLOODPLAIN

According to FIRM Panels for Caldwell County, no portion of the proposed subdivision lines within a special flood hazard area inundated by the 100 year flood.

DRAINAGE AND 100-YEAR FLOODPLAIN IMPACT PLAN

A separate drainage study will be provided on request.

LOT SIZE

The proposed platted lots will be served by public water; therefore, they meet the requirement of OSSF Chapter 285.4 (a)(1)(A) for lot size.

SOIL PROFILE

Please see the attached soil profile report.

OSSF

Site specific designs are required for individual lots and other information such as construction / installation, landscaping, inspections, maintenance requirements, affidavits, testing and reporting and license to operate need to be addressed.

Sizing of OSSF should be determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33. The proposed on-site sewage facility area is gently sloping (generally less than 6%).

Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. Because of the soil profile, the site may not be suitable for standard soil absorption septic systems; however, aerobic systems using either spray irrigation or drip irrigation may be used for sewage disposal on these sites. This designer makes no specific recommendations; however, the following is a generic design that is acceptable for at least one of these lots.

SYSTEM DESCRIPTION-----AEROBIC TREATMENT/ SPRAY IRRIGATION

Generic Design for a three bedroom residence

SYSTEM DESCRIPTION

The on-site sewage facility will utilize a proprietary treatment plant with surface irrigation disposal. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. Treated effluent will be disinfected by chlorination before flowing to the pump tank for disposal through sprinkler heads. The disposal area will consist of two 25' radius circles. The proposed aerobic OSSF has been designed generally following the Texas Commission on Environmental Quality regulations. The site evaluation and subsequent design are based upon technical information currently available. The proper performance of the OSSF can not be guaranteed even though all provisions of the Standards have been generally complied with.

CALCULATIONS AND SPECIFICATIONS

1.

Required Surface Area (SA) = Q / Ri

where Q = daily usage rate

Ri = effluent loading rate in gal/sq. ft./day

Therefore:

$$S.A. = 240 / 0.064$$

$$S.A. = 3750 \text{ sq. ft}$$

Using two circles, then each circle must have an area of

$$3750 / 2 = 1875$$

$$A = \pi r^2$$

$$1875 = \pi r^2$$

$$1875 / \pi = r^2$$

$$598 = r^2 \quad \text{use } r = 25'$$

2. Septic Tank Minimum Liquid Capacity
Note: The trash tank and pump tank must comply with the applicable structural requirements from TCEQ OSSF Rules Sect. 285.32 and 285.34 (b)
Since $Q = 240$ gal / day
Required Septic Tank Volume = 1000 gallons

System will consist of.

500 gal. Single compartment pretreatment tank
+900 gal. AquaKlear Model AK5BESIDE3 500 gpd treatment tank
=1400 gal. liquid capacity

750 gallon single compartment pump tank; capacity is available for at least 1 days flow above the alarm-on level.

3. Pump / Sprinkler Heads
Pump - 0.5 HP STA-RITE Dominator Pump Model 20DOMO5121
Sprinkles - Two K Rain K2+ sprinklers , Low Angle Head, (low trajectory - 13 degrees), nozzle # 4 operating at 30 psi, 25' radius, 3.4 GPM per sprinkler
If we are pumping down hill, sprinklers require anti-drain valves

4. Flow, Dosing and Head Calculations
TCEQ Rules based daily flow rate = 240 gpd

A Night Pumping system will be used. A 100 mesh filter will be installed.

Total Head = Elevation Head + Pressure Head + Friction Head

Elevation Head = 3 ft

Pressure Head = 30 psi x 2.3 ft/psi = 69 ft.

Friction Head

Fr. Hd. loss per 100' of 1 Sch 40 PVC @ 6.0 GPM = 8.0 ft

Total Pipe Length = 350' of 1" SCH 40 PVC

Total Friction Head = 350' x 8.0 ft / 100ft = 28 ft

Total Head = 3 ft + 69 ft + 28 ft = 100 ft, OK within pump curve

CONSTRUCTION / INSTALLATION

Installer shall follow all manufacturer's instructions for installation of treatment plant, chlorinator, wiring, and aerator. All required setbacks are to be followed by the installer. After tank holes are dug, a minimum of four inches of sand, sandy loam clay, or pea gravel, free of rock shall be placed in the holes. Tanks may then be placed in the holes, which shall be left open until inspection, then backfilled with the same material placed under the tanks.

ELECTRICAL

All electrical wiring shall be in accordance with the most recent edition of the National Electric Code. Connections shall be in approved junction boxes and all external power wiring shall be in approved electrical conduit, buried and terminated at a main circuit breaker panel or sub-panel.

LANDSCAPING

Any trees that obstruct application will be removed or trimmed to allow treated effluent to reach the ground surface from the irrigation areas during site preparation. Any bare rock areas must be covered with a suitable amount of material acceptable to the inspecting authority. Any rocky areas should also be backfilled to allow vegetative growth. Areas that are bare or have been disturbed must be seeded or sodded with a mix of rye and bermuda grasses prior to system operation. It is highly recommended that a good stand of vegetation be established prior to system operation.

INSPECTION

One open pit inspection will be performed when the system components are in place and operational. Caldwell County may require more inspections. Installer will give 48 hours notice to the designer for inspections.

MAINTENANCE REQUIREMENTS

Permit approval requires the applicant to furnish to the regulatory authority a valid maintenance contract with a maintenance company. The maintenance company will verify that the surface irrigation system is operating properly and that they will provide on-going maintenance of the installation. The initial maintenance contract must be valid for a minimum of two years. A maintenance contract will authorize the maintenance company to maintain and repair the system as needed. Again, a copy of the signed maintenance contract between the property owner and an approved maintenance company shall be provided to the permitting authority prior to final permit approval.

The owner shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance contract.

AFFIDAVIT

Prior to issuance of a permit, a certified copy of an affidavit, which has been duly recorded at the Caldwell County Clerk's office and filed in reference to the real property deed on which the surface application system is to be installed, must be submitted. Such an affidavit shall state that the property shall not be transferred to a new owner without:

1. the new owner being advised that the property contains a surface application system for wastewater disposal;
2. the permit issued to the previous owner of the property being transferred to the new owner in accordance with Sect. 285.20(5) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property; the new owner submitting a valid signed maintenance contract to the permitting authority.

TESTING AND REPORTING

The maintenance company shall inspect each permitted surface irrigation system as directed by the testing and reporting schedule shown in Sect 285.91 (4) of the TCEQ OSSF Rules, or as may be required by Caldwell County. The maintenance company shall report any responses to homeowner complaints, and the results of its maintenance findings to Caldwell County within ten days of the specified reporting frequency.

Treated effluent must be disinfected prior to surface application. The efficiency of the disinfection procedure will be established by monitoring the Fecal Coliform count or Total Chlorine Residual from representative effluent grab samples as directed in the testing and reporting schedule. The frequency of testing and type of tests required are shown in Sect. 285.91 (4) of the TCEQ OSSF Rules.

LICENSE TO OPERATE

Contact Caldwell County Environmental Health for information.

**CALDWELL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
OSSF SOIL EVALUATION FORM**

Owners Name: Sunfield Acres SOUTH Subdivision
 Physical Address: -7666 SH 142 Maxwell
 Site Evaluator: Stan Burrier
 Date Performed: April 29, 2015 Proposed Excavation Depth: 36" max

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's site drawing.
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths

SOIL BORING NUMBER <u>1</u>						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	0 - 40" Black clay	< 30%	Ty IV			no indication of ground water
1						
2	40" - 56" caliche	< 30%	Ty III			
3						
4						
5						

SOIL BORING NUMBER <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	0 - 60" Black clay	< 30%	Ty IV			No indication of ground water
1						
2						
3						
4						
5						

FEATURES OF SITE AREA

Presence of 100 year flood zone YES NO
 Presence of adjacent ponds, streams, water impoundments YES NO
 Existing or proposed water well in nearby area YES NO
 Organized sewage available to lot or tract YES NO
 Recharge features within 150 feet YES NO

I certify that the above statements are true and are based on my own field observations.

Stan Burrier
 Signature of Site Evaluator

October 6, 2015
 Date

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
6404

Issued By:

Caldwell County Appraisal District
610 San Jacinto Street
P.O. Box 900
Lockhart, TX 78644

Property Information

Property ID: 14948 Geo ID: 0002107-107-000-00
Legal Acres: 98.9300
Legal Desc: A107 FOLLEY, JOHN H., ACRES 98.93
Situs: HWY 142 MAXWELL, TX 78656
DBA:
Exemptions:

Owner ID: 212658 100.00%
FORTRESS RANCH INVESTMENTS LTD
PO BOX 1249
SAN MARCOS, TX 78667-1249

For Entities

Value Information

Caldwell County	Improvement HS:	0
Caldwell County ESD #2	Improvement NHS:	0
Farm to Market Road	Land HS:	0
Lockhart ISD	Land NHS:	0
Plum Creek Conservation District	Productivity Market:	276,380
Plum Creek Underground Water	Productivity Use:	5,910
	Assessed Value	5,910

Property is receiving Ag Use

Current/Delinquent Taxes

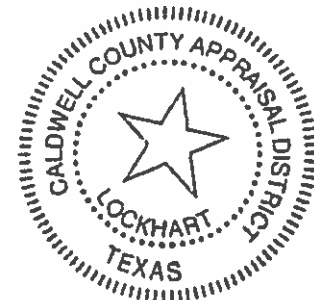
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date 05/02/2016

Total Due if paid by: 05/31/2016

0.00



Tax Certificate Issued for:	Taxes Paid in 2015	POSSIBLE ROLLBACK
Lockhart ISD	78.63	
Plum Creek Underground Water	1.27	
Plum Creek Conservation District	1.33	
Farm to Market Road	0.01	
Caldwell County	42.40	
Caldwell County ESD #2	5.91	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

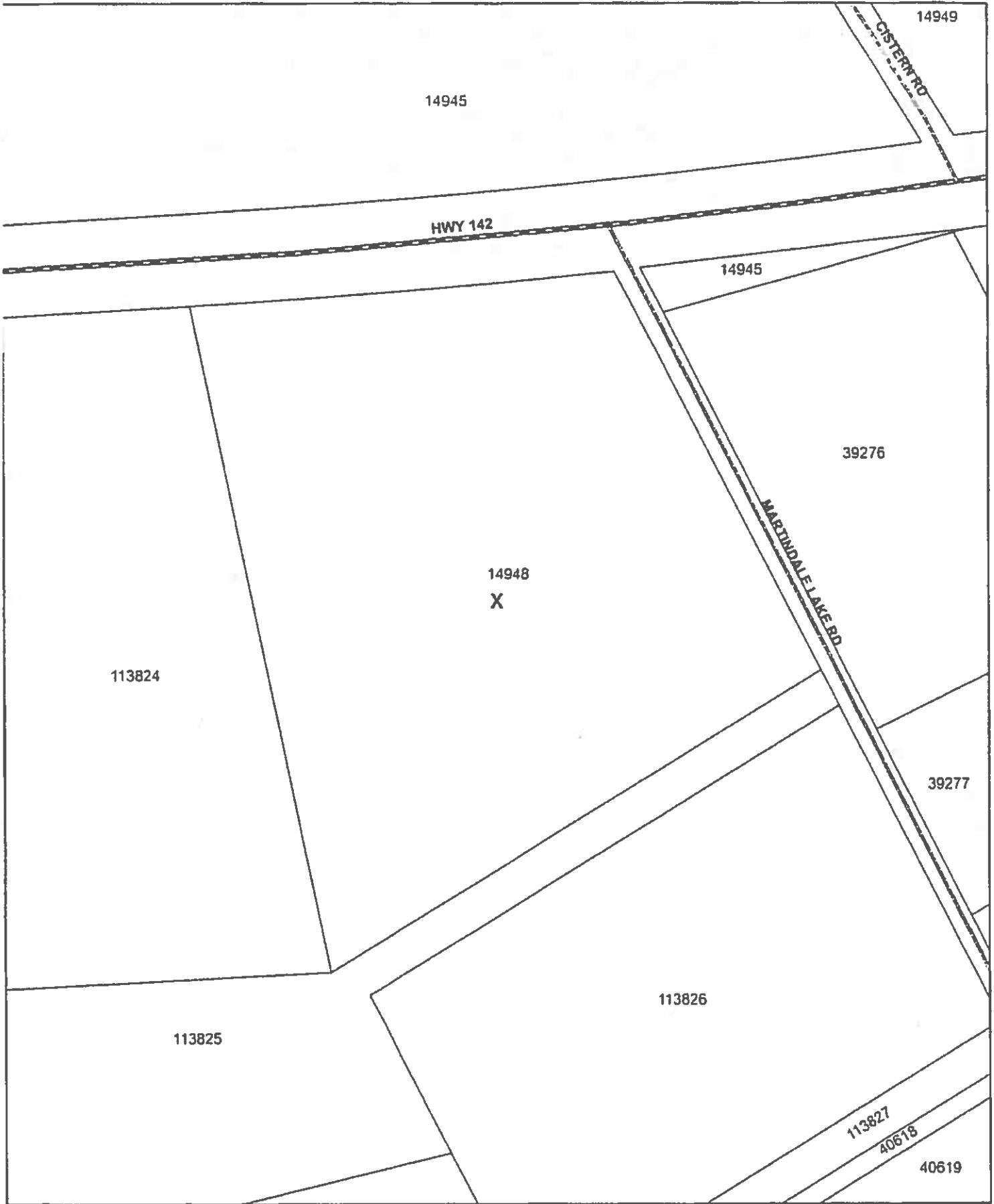
This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/02/2016
Requested By: POTTS ZACHARY
Fee Amount: 10.00
Reference #:

Mauricio Lopez

Assistant Appraiser



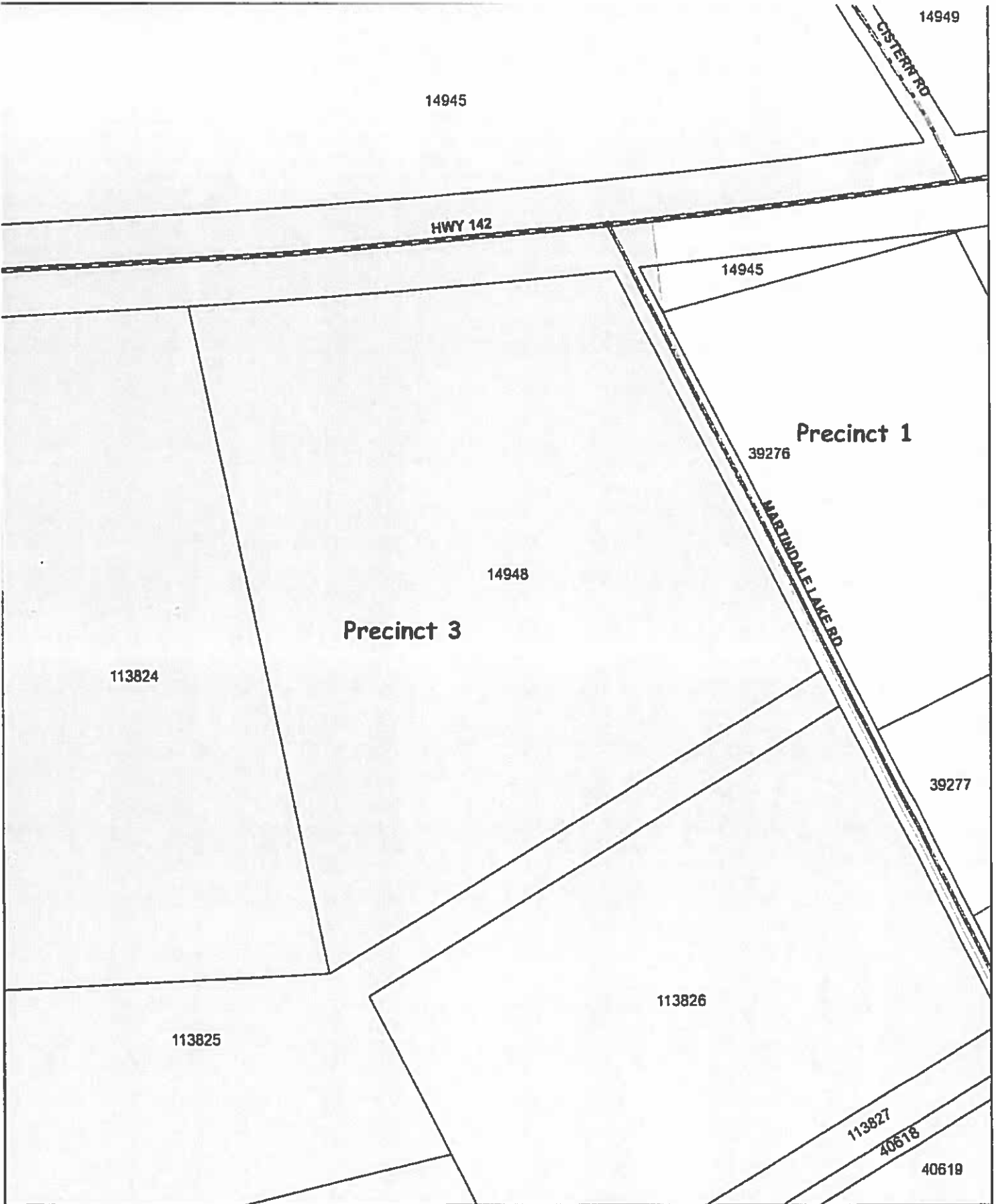
This map is being provided as a courtesy and should only be used as a general guide.
 It is not a guarantee of location, configuration, size or title.
 No warranty is expressed or implied in any way for any purpose.

This product is for informational purposes and may not have been prepared for
 or suitable for legal engineering or surveying purposes.
 It does not represent an on-the-ground survey and
 represents only the approximate relative location of property boundaries.

Additionally, this document does not purport to describe any and possibly owned property.

Date Printed
 Monday, June 19 2017





This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is provided or intended to any user for any purpose.

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an underground survey and represents only the current state relative to the location of property boundaries.

Additionally, this document does not pertain to or change any public or private owned property.

Date Printed
Monday June 19, 2017



12. Discussion/Action

concerning approval of an Order authorizing the filing of a Final Plat (Short Form Procedure) for Connor's Acres located off Westwood Road (CR 215).

Cost: None; Speaker: Commissioner Haden/Kasi Miles; Backup: 12.

STATE OF TEXAS
COUNTY OF CALDWELL

We, the undersigned owners of the land shown on this plat recorded in Volume 183 Page 790 and Volume 192 Page 693 of the Official Records of Caldwell County, Texas and designated as CONNOR'S ACRES LOT 1 and LOT 2 in the Esther Barry Survey A-1, Caldwell County, Texas, do hereby declare to the end of law public; however, the private and silent owner herein, and further reserves to the public, all easements for the normal use of all public utilities bearing to use the same that any public utility shall have the right to remove and keep permanent all or any part of any growth or construction for maintenance or efficient use of its respective system in full easement, and further shall have full and unrestricted access along such easements.

DATE _____ DANIEL L. ZEA
898 WESTWOOD ROAD
LOCKHART, TX 78644

DATE _____ CARMEL ZEA
898 WESTWOOD ROAD
LOCKHART, TX 78644

STATE OF TEXAS
COUNTY OF CALDWELL
This instrument was acknowledged before me on the _____ day of _____, 20____ by DANIEL L. ZEA.

STATE OF TEXAS
COUNTY OF CALDWELL
This instrument was acknowledged before me on the _____ day of _____, 20____ by CARMEL ZEA.

STATE OF TEXAS
COUNTY OF CALDWELL
I, Jerry L. Hinkle, registered professional land surveyor, State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground under my direct supervision and to the best of my knowledge.

Jerry L. Hinkle
Registered Professional
Land Surveyor #5419

CONNOR'S ACRES

A subdivision of a tract of land called 4.601 acres out of the Esther Barry Survey A-1 in Caldwell County, Texas.

SURVEYOR'S NOTES:

- 1) The Lots shown sit in Flood Zone "X" and has been determined to have no special flood hazard, according to FEMA Panel #88953C1235E effective date June 19, 2012.
- 2) This Subdivision is located within the boundaries of the Lockhart Independent School District.
- 3) This Subdivision is located within Caldwell County Precinct #3.
- 4) This Subdivision is serviced by Mid County Volunteer Fire Department.
- 5) The original deeded calls of record are in parentheses shown on this plat.
- 6) The parcel shown does not lie within the ETJ of any Municipality.
- 7) In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated county roadway unless a DRIVEWAY PERMIT has been issued by the appropriate County Road and Bridge Department.
- 8) UTILITIES PROVIDED BY:
Electricity: Beebeonet Electric Coop., Inc.
Water: Paloma Water Supply, Corp.
- 9) RECORD OWNERS OF LAND: Daniel L. Zea
DESIGNER OF PLAT: Hinkle Surveyors, PO Box 1027, Lockhart TX 78644 (512) 398-2000
DATE OF PREPARATION: June 2017
SURVEYOR: Jerry L. Hinkle, R.P.L.S. #5419 PO Box 1027, Lockhart TX 78644 (512) 398-2000
10) Lot Closures: Lot 1 - 1 in 191281.9'; Lot 2 - 1' in 859320.1'

STATE OF TEXAS
COUNTY OF CALDWELL

I, Kenneth Brown, County Judge of Caldwell County, Texas do hereby certify that the map or plat, with field notes shown herein, has been fully presented and approved by the Commissioners Court of Caldwell County, Texas on _____ 20____ to be recorded in the Plat Records of Caldwell County, Texas.

Kenneth Brown
Caldwell County Judge

STATE OF TEXAS
COUNTY OF CALDWELL

I, Carol Holcomb, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for record in my office the _____ day of _____, 20____ at _____ o'clock _____ A.M. and duly recorded on the _____ day of _____, 20____, in the Plat Records of Caldwell County, Texas in Plat Book _____ at Page _____.

Carol Holcomb
County Clerk

LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in the Esther Barry Survey A-1 in Caldwell County, Texas and being also a part of a tract of land called 4.538 acres and conveyed to Daniel L. Zea by deed recorded in Volume 183 Page 790 of the Official Records of Caldwell County, Texas and also being a part of a tract of land called 7,000 acres and conveyed to Daniel L. Zea et ux by deed recorded in Volume 393 Page 693 of the said Official Records, and being more particularly described as follows:

BEGINNING at a capped 1/4" iron pin set (stamped "HINKLE SURVEYORS") in the NE line of the said Zea 4.538 acre tract and the apparent SW line of a tract of land called 4.538 acres and conveyed to Ruben A. Navarro et ux by deed recorded in Volume 198 Page 264 of the said Official Records and the newly dedicated NW line of Westwood Road for the East corner this tract and from said capped 1/4" iron pin set (stamped "HINKLE SURVEYORS") a 1/4" iron pin found used for basis of bearing in the East corner of the said Zea 4.538 acre tract bears S 30 degrees 13 minutes 01 seconds E 10.85 feet.

THENCE S 61 degrees 02 minutes 09 seconds W with the newly dedicated NW line of Westwood Road and over and across the said Zea 4.538 acre tract 374.93 feet to a capped 1/4" iron pin set (stamped "HINKLE SURVEYORS") in the SW line of the said Zea 4.538 acre tract and the SW line of a 30' Wide Access Easement described in Volume 393 Page 693 of the said Official Records and the apparent NE line of a tract of land called 4.538 acres and conveyed to Nolan D. Haley et ux by deed recorded in Volume 439 Page 309 of the said Official Records for the South corner this tract.

THENCE N 30 degrees 01 minutes 12 seconds W with the SW lines of the said Zea 4.538 acre tract and the above mentioned 30' Wide Access Easement, and the apparent NE line of the above mentioned Haley tract 522.00 feet to a 1/4" iron pin found in the West corner of the above mentioned Zea 4.538 acre tract and the said 30' Wide Access Easement and the SE line of the above mentioned Zea 7,000 acre tract for the West corner this tract.

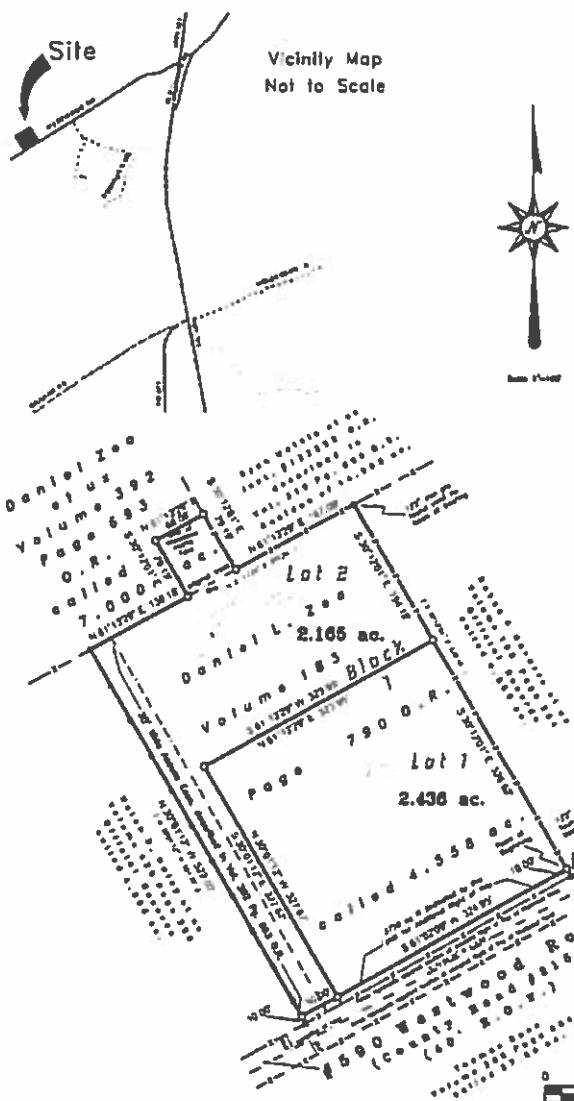
THENCE N 61 degrees 13 minutes 29 seconds E with the NW line of the said Zea 4.538 acre tract and 30' pass the North corner of the said 30' Wide Access Easement and with the SE line of the said Zea 7,000 acre tract 238.18 feet to a capped 1/4" iron pin set (stamped "HINKLE SURVEYORS") for an SE corner this tract.

THENCE over and across the said 7,000 acre tract for the following Two (2) courses:
1) N 30 degrees 12 minutes 01 seconds W 79.19 feet to a capped 1/4" iron pin set (stamped "HINKLE SURVEYORS") for an anterior corner this tract.
2) N 61 degrees 13 minutes 29 seconds E 68.88 feet to a capped 1/4" iron pin set (stamped "HINKLE SURVEYORS") in the NE line of the said Zea 7,000 acre tract and an apparent SW line of a tract of land called 14.538 acres and conveyed to Ryan Mathis et ux by deed recorded in Instrument #132229 of the said Official Records for most Westerly North corner this tract.

THENCE S 30 degrees 12 minutes 01 seconds E with the NE line of the said Zea 7,000 acre tract and the apparent SW line of the above mentioned 14.538 acre tract 79.19 feet to a capped 1/4" iron pin set (stamped "HINKLE SURVEYORS") in the NW line of the said Zea 4.538 acre tract and the East corner of the said Zea 7,000 acre tract and the apparent South corner of the said 14.538 acre tract for an SE corner this tract.

THENCE N 61 degrees 13 minutes 29 seconds E with the NW line of the said Zea 4.538 acre tract and the apparent SE line of the said 14.538 acre tract 187.08 feet to a 1/4" iron pin found used for basis of bearing in the North corner of the said 4.538 acre tract and the apparent West corner of the above mentioned Navarro tract for the North corner this tract.

THENCE S 30 degrees 12 minutes 01 seconds E with the NE line of the said Zea 4.538 acre tract and the apparent SW line of the said Navarro tract 520.80 feet to the place of beginning containing 4.601 acres of land more or less.



North Arrow

- LEGEND**
- 1/4" iron pin set (stamped "HINKLE SURVEYORS")
 - 1/2" iron pin found
 - original section calls
 - proposed section calls
 - proposed section calls

Plat Book No.	Page No.
Book No. 5419	Page 1027
Date Recd. June 2017	Record Date June 2017
Recorded by: J. L. Hinkle	Recorded by: J. L. Hinkle

HINKLE SURVEYORS
P.O. Box 1027 1100 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-2003 Email: contact@hinklesurveyors.com
www.hinklesurveyors.com File Registration No. SC0089-CZ

Re: Connor's Acres Subdivision Plat

Tracy Bratton

Tue 6/20/2017 2:55 PM

To: Hinkle Surveyors <contact@hinklesurveyors.com>.

Cc: Kasi Miles <miles479@hotmail.com>.

Kasi, I am in agreement with below and recommend approval. This email will have to suffice in lieu of a letter as I am traveling.

Tracy A. Bratton, PE | Bowman Consulting
TBPE Firm No. F-14309

- sent from my iPhone

On Jun 20, 2017, at 10:30 AM, Hinkle Surveyors <contact@hinklesurveyors.com<mailto:contact@hinklesurveyors.com>> wrote.

Kasi,
Tracy suggested we add Dr. Zea's septic field area to his lot which we did do can this go on the agenda, according to Tracy this is your decision as to when it goes on the agenda????
Note from Tracy: Linda, here is what I got (below). The challenge is (as was my original concern) that it will not get picked up in future title research of the adjoining tract. Why would they not just adjust the PL to include the septic field? (The buyer of the platted lot could provide a leaseback or easement to the acreage tract so there is no reason to move the fence.)

Tracy A. Bratton, PE | Bowman Consulting
TBPE Firm No. F-14309

Kasi will have to tell us which agenda it can make (not my department). I am traveling – so we may have to settle for an email saying we recommend approval (but that should be fine). This is what Tracy sent.

Tracy A. Bratton, PE | Bowman Consulting
TBPE Firm No. F-14309
<H_20171521-plat-1 Model (1).pdf>

CLAUDE HINKLE SURVEYORS
PO BOX 1027
LOCKHART, TX 78644 1027

6-12-17

531

Pay to the Order of Caldwell Co. \$ 400.00
Four hundred & no/100 Dollars

FirstLockhart
NATIONAL BANK

www.firstlockhart.com
877-398-3418

For Dr. Zec Short form Plat Genoa Shultz

Native Code

AMERICA THE BEAUTIFUL

CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

6050

DATE 6-20-17

RECEIVED FROM Claude Hinkle Survey \$ 400.00
Four hundred dollars & no/xx DOLLARS
FOR Short form Plat - Conna's Acres

AMOUNT OF ACCOUNT		
THIS PAYMENT	400.00	
BALANCE DUE	0	

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L Miles Thank You

7

DUR Deed

VOL. 183 PAGE 790

981518

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 15, 1998

Grantor: Dane E. Braun and wife, Christy S. Braun

Grantor's Mailing Address (including county):

5420 Austral Loop
Austin, Texas 78739
Travis County

Grantee: Daniel L. Zea, a single person

Grantee's Mailing Address (including county):

903 San Jacinto Street
Lockhart, Texas 78644
Caldwell County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of Twenty Thousand and No/100 Dollars (\$20,000.00) and is executed by Grantee, payable to the order of First Lockhart National Bank. The note is secured by a vendor's lien retained in favor of First Lockhart National Bank in this deed and by a deed of trust of even date, from Grantee to Billy R. Chambers, Trustee.

First Lockhart National Bank, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of First Lockhart National Bank and are transferred to First Lockhart National Bank without recourse on Grantor.

Property (including any improvements):

All of a certain tract or parcel of land situated in Caldwell County, Texas, and being a part of the Esther Berry Survey A-1 and being a part of a tract of land designated as Third Tract called 13 1/2 acres and conveyed to Dane Braun et ux by deed recorded in Volume 121 Page 10 of the Official Records of Caldwell County, Texas, and being more particularly described as follows.

BEGINNING at an iron pin set in the NW line of County Road #215 and in the SE line of the said 13 1/2 acre tract for the South corner this tract and from which iron pin the South corner of the said 13 1/2 acre tract bears S 61° 02' 09" W 374.99 feet;

THENCE N 30° 01' 12" W entering the said 13 1/2 acre tract 531.36 feet to an iron pin set in the NW line of the said 13 1/2 acre tract and in the SE line of a 13.60 acre tract of land conveyed to Shane Mondin by deed recorded in Volume 36 Page 266 of the said Official Records for the West corner this tract;

THENCE N 61° 13' 29" E with the NW line of the said 13 1/2 acre tract and the SE line of the above mentioned Mondin tract 373.34 feet to an iron pin set for the North corner this tract;

THENCE S 30° 12' 01" E over and across the said 13 1/2 acre tract 530.16 feet to an iron pin set in the SE line of the said 13 1/2 acre tract and the NW line of County Road #215 for the East corner this tract;

THENCE S 61° 02' 09" W with the NW line of County Road #215 and the SE line of the said 13 1/2 acre tract 374.99 feet to the PLACE OF BEGINNING containing 4.558 acres of land As surveyed June 26, 1996, by Claude F. Hinkle, Sr., RPLS #1612

Reservations From and Exceptions to Conveyance and Warranty:

1. Restrictions of record in Volume 170, Page 767, Official Records of Caldwell County, Texas.

2. Lease Agreement by and between Miguel Calzada and Edward T. Braun and wife, Jeanie Braun, dated October 1, 1981, recorded in Volume 450, Page 642, Deed Records of Caldwell County, Texas.

3. Easements or claims of easements not shown by public records.

Grantor, for the consideration, receipt of which is acknowledged, 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 hold it to Grantee, Grantee's heirs, executors, administrators, 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.

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.

Dane E. Braun

Dane E. Braun

Christy S. Braun

Christy S. Braun

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF CALDWELL

§

This instrument was acknowledged before me on April 15, 1998, by Dane E. Braun



William H. Schroeder Jr.

Notary Public, State of Texas



103437

87190

34357

13337

Ray Mathis
Rec. of 14.558 ac

41725

48231

Daniel Zee
7.00 ac tract

34354

Ruben
Narveso
4.558 ac

38655

Daniel
Zee
4.558 ac

38654

486 WESTWOOD RD

13370

Noland
Haley
4.558 ac.

38041

OUR Tract
= 590 Westwood Rd

13409

650 WESTWOOD RD

13326

23398

Caldwell CAD

Property Search Results > 38654 ZEA DANNY LEE for Year 2017

Property

Account

Property ID: 38654 Legal Description: A001 BERRY, ESTHER, ACRES 4.558
 Geographic ID: 0002001-060-200-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 590 WESTWOOD RD Mapsco: 02-366
 LOCKHART, TX 78644
 Neighborhood: RURAL FM 20 W-CALLIHAN RD-WESTWOOD RD AREA Map ID: 02-366
 Neighborhood CD: 4140

Owner

Name: ZEA DANNY LEE Owner ID: 44429
 Mailing Address: 590 WESTWOOD RD % Ownership: 100.0000000000%
 LOCKHART , TX 78644-4344
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$250,520	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$21,760	
(+) Land Non-Homesite Value:	+	\$41,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$314,120	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$314,120	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$314,120	

Taxing Jurisdiction

Owner: ZEA DANNY LEE
 % Ownership: 100.0000000000%
 Total Value: \$314,120

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$314,120	\$314,120	\$0.00

CESD4	Caldwell County ESD #4	0.100000	\$314,120	\$314,120	\$314.12
FTM	Farm to Market Road	0.000100	\$314,120	\$311,120	\$0.31
GCA	Caldwell County	0.775200	\$314,120	\$314,120	\$2,435.06
SLH	Lockhart ISD	1.332360	\$314,120	\$289,120	\$3,852.12
WPC	Plum Creek Conservation District	0.023000	\$314,120	\$314,120	\$72.25
WUG	Plum Creek Underground Water	0.021500	\$314,120	\$314,120	\$67.54
Total Tax Rate:		2.252160			
				Taxes w/Current Exemptions:	\$6,741.40
				Taxes w/o Exemptions:	\$7,074.48

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 2674.7 sqft Value: \$250,520

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	R9 - RV	R	1999	2123.2
MA2	MAIN AREA SECOND FLOOR (88% OF MAIN AREA)	*		1999	551.5
AG	ATTACHED GARAGE (40% OF MAIN AREA)	*		1999	495.0
PC	PATIO COVERED (20% OF MAIN AREA)	*		1999	198.0
WD	WOOD DECK	*		1999	96.0
SP	SCREEN PORCH (30% OF MAIN AREA)	*		1999	183.7
OP	COVERED PORCH (20% MAIN AREA)	*		1999	90.0
DSTG	DETACHED STORAGE/UTILITY	SF3		1999	216.0
SW	SWIMMING POOL	P4		2003	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NHS	NON HOMESITE	3.5580	154986.48	0.00	0.00	\$41,840	\$0
2	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$11,760	\$0
3	U	UTILITY	0.0000	0.00	0.00	0.00	\$10,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$250,520	\$63,600	0	314,120	\$0	\$314,120
2016	\$248,060	\$56,600	0	304,660	\$0	\$304,660
2015	\$247,720	\$54,980	0	302,700	\$0	\$302,700
2014	\$245,430	\$52,820	0	298,250	\$0	\$298,250
2013	\$247,850	\$52,820	0	300,670	\$0	\$300,670
2012	\$250,270	\$52,820	0	303,090	\$0	\$303,090
2011	\$250,230	\$52,820	0	303,050	\$0	\$303,050
2010	\$252,670	\$46,490	0	299,160	\$0	\$299,160
2009	\$255,070	\$46,490	0	301,560	\$0	\$301,560
2008	\$240,920	\$45,280	0	286,200	\$0	\$286,200
2007	\$245,890	\$40,050	0	285,940	\$0	\$285,940
2006	\$245,890	\$40,050	0	285,940	\$0	\$285,940
2005	\$216,170	\$40,050	0	256,220	\$0	\$256,220
2004	\$218,280	\$36,870	0	255,150	\$0	\$255,150

2003	\$214,020	\$36,860	0	250,880	\$0	\$250,880
2002	\$220,580	\$34,670	0	255,250	\$2,900	\$252,350
2001	\$204,960	\$26,850	0	231,810	\$2,500	\$229,310
2000	\$184,030	\$24,520	0	208,550	\$0	\$208,550
1999	\$0	\$23,060	0	23,060	\$0	\$23,060
1998	\$0	\$4,920	0	4,920	\$0	\$4,920

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/15/1998	WD/VL	WARRANTY DEED WITH VENDORS LIEN	BRAUN DANE & CHRISTY	ZEA DANNY LEE	183	790	0

Tax Due

Property Tax Information as of 06/20/2017

Amount Due If Paid on

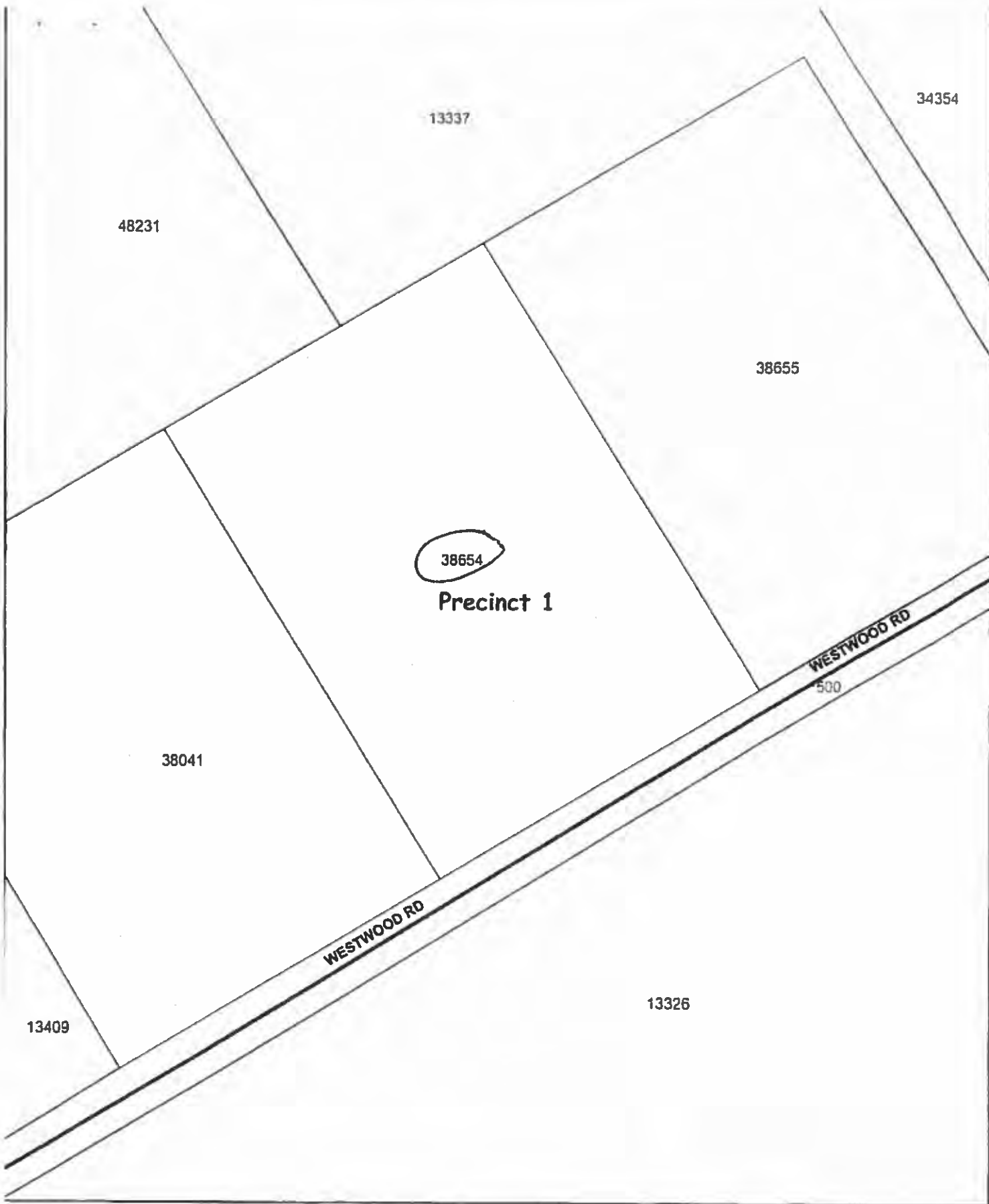
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2016	Caldwell County ESD #4	\$304,660	\$304.66	\$304.66	\$0.00	\$0.00	\$0.00	\$0.00
2016	Farm to Market Road	\$301,660	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$304,660	\$2361.73	\$2361.73	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$279,660	\$3726.07	\$3726.07	\$0.00	\$0.00	\$0.00	\$0.00
2016	Plum Creek Conservation District	\$304,660	\$70.07	\$70.07	\$0.00	\$0.00	\$0.00	\$0.00
2016	Plum Creek Underground Water	\$304,660	\$65.50	\$65.50	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$6528.33	\$6528.33	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell County ESD #4	\$302,700	\$302.70	\$302.70	\$0.00	\$0.00	\$0.00	\$0.00
2015	Farm to Market Road	\$299,700	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell County	\$302,700	\$2171.57	\$2171.57	\$0.00	\$0.00	\$0.00	\$0.00
2015	Lockhart ISD	\$277,700	\$3694.80	\$3694.80	\$0.00	\$0.00	\$0.00	\$0.00
2015	Plum Creek Conservation District	\$302,700	\$68.11	\$68.11	\$0.00	\$0.00	\$0.00	\$0.00
2015	Plum Creek Underground Water	\$302,700	\$65.08	\$65.08	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$6302.56	\$6302.56	\$0.00	\$0.00	\$0.00	\$0.00
2014	Lockhart ISD	\$283,250	\$4047.93	\$4047.93	\$0.00	\$0.00	\$0.00	\$0.00
2014	Plum Creek Underground Water	\$298,250	\$65.62	\$65.62	\$0.00	\$0.00	\$0.00	\$0.00
2014	Plum Creek Conservation District	\$298,250	\$65.62	\$65.62	\$0.00	\$0.00	\$0.00	\$0.00
2014	Farm to Market Road	\$295,250	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell County	\$298,250	\$2059.42	\$2059.42	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$6238.89	\$6238.89	\$0.00	\$0.00	\$0.00	\$0.00
2013	Lockhart ISD	\$285,670	\$3369.48	\$3369.48	\$0.00	\$0.00	\$0.00	\$0.00
2013	Plum Creek Underground Water	\$300,670	\$66.15	\$66.15	\$0.00	\$0.00	\$0.00	\$0.00
2013	Plum Creek Conservation District	\$300,670	\$66.15	\$66.15	\$0.00	\$0.00	\$0.00	\$0.00
2013	Farm to Market Road	\$297,670	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
2013	Caldwell County	\$300,670	\$2076.43	\$2076.43	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$5578.51	\$5578.51	\$0.00	\$0.00	\$0.00	\$0.00
2012	Plum Creek Underground Water	\$303,090	\$63.65	\$63.65	\$0.00	\$0.00	\$0.00	\$0.00
2012	Lockhart ISD	\$288,090	\$3419.06	\$3419.06	\$0.00	\$0.00	\$0.00	\$0.00
2012	Plum Creek Conservation District	\$303,090	\$63.65	\$63.65	\$0.00	\$0.00	\$0.00	\$0.00
2012	Farm to Market Road	\$300,090	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00

2012	Caldwell County	\$303,090	\$2093.44	\$2093.44	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$5640.10	\$5640.10	\$0.00	\$0.00	\$0.00	\$0.00
2011	Plum Creek Underground Water	\$303,050	\$60.61	\$60.61	\$0.00	\$0.00	\$0.00	\$0.00
2011	Lockhart ISD	\$288,050	\$3422.61	\$3422.61	\$0.00	\$0.00	\$0.00	\$0.00
2011	Plum Creek Conservation District	\$303,050	\$60.61	\$60.61	\$0.00	\$0.00	\$0.00	\$0.00
2011	Farm to Market Road	\$300,050	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell County	\$303,050	\$2093.47	\$2093.47	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$5637.60	\$5637.60	\$0.00	\$0.00	\$0.00	\$0.00
2010	Lockhart ISD	\$284,160	\$3395.14	\$3395.14	\$0.00	\$0.00	\$0.00	\$0.00
2010	Plum Creek Underground Water	\$299,160	\$58.34	\$58.34	\$0.00	\$0.00	\$0.00	\$0.00
2010	Plum Creek Conservation District	\$299,160	\$58.34	\$58.34	\$0.00	\$0.00	\$0.00	\$0.00
2010	Farm to Market Road	\$296,160	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell County	\$299,160	\$2066.89	\$2066.89	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$5579.01	\$5579.01	\$0.00	\$0.00	\$0.00	\$0.00
2009	Lockhart ISD	\$286,560	\$3524.68	\$3524.68	\$0.00	\$0.00	\$0.00	\$0.00
2009	Plum Creek Underground Water	\$301,560	\$55.79	\$55.79	\$0.00	\$0.00	\$0.00	\$0.00
2009	Plum Creek Conservation District	\$301,560	\$55.79	\$55.79	\$0.00	\$0.00	\$0.00	\$0.00
2009	Farm to Market Road	\$298,560	\$0.60	\$0.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell County	\$301,560	\$2083.17	\$2083.17	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$5720.03	\$5720.03	\$0.00	\$0.00	\$0.00	\$0.00
2008	Lockhart ISD	\$271,200	\$3315.42	\$3315.42	\$0.00	\$0.00	\$0.00	\$0.00
2008	Plum Creek Underground Water	\$286,200	\$51.52	\$51.52	\$0.00	\$0.00	\$0.00	\$0.00
2008	Plum Creek Conservation District	\$286,200	\$51.52	\$51.52	\$0.00	\$0.00	\$0.00	\$0.00
2008	Farm to Market Road	\$283,200	\$0.85	\$0.85	\$0.00	\$0.00	\$0.00	\$0.00
2008	Caldwell County	\$286,200	\$1976.78	\$1976.78	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$5396.09	\$5396.09	\$0.00	\$0.00	\$0.00	\$0.00
2007	Farm to Market Road	\$282,940	\$1.13	\$1.13	\$0.00	\$0.00	\$0.00	\$0.00
2007	Caldwell County	\$285,940	\$1953.83	\$1953.83	\$0.00	\$0.00	\$0.00	\$0.00
2007	Lockhart ISD	\$270,940	\$3256.70	\$3256.70	\$0.00	\$0.00	\$0.00	\$0.00
2007	Plum Creek Conservation District	\$285,940	\$50.90	\$50.90	\$0.00	\$0.00	\$0.00	\$0.00
2007	Plum Creek Underground Water	\$285,940	\$51.47	\$51.47	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$5314.03	\$5314.03	\$0.00	\$0.00	\$0.00	\$0.00
2006	Farm to Market Road	\$282,940	\$1.41	\$1.41	\$0.00	\$0.00	\$0.00	\$0.00
2006	Caldwell County	\$285,940	\$1839.17	\$1839.17	\$0.00	\$0.00	\$0.00	\$0.00
2006	Lockhart ISD	\$270,940	\$4172.48	\$4172.48	\$0.00	\$0.00	\$0.00	\$0.00
2006	Plum Creek Conservation District	\$285,940	\$49.18	\$49.18	\$0.00	\$0.00	\$0.00	\$0.00
2006	Plum Creek Underground Water	\$285,940	\$50.04	\$50.04	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$6112.28	\$6112.28	\$0.00	\$0.00	\$0.00	\$0.00
2005	Lockhart ISD	\$241,220	\$4076.62	\$4076.62	\$0.00	\$0.00	\$0.00	\$0.00
2005	Plum Creek Underground Water	\$256,220	\$48.43	\$48.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	Plum Creek Conservation District	\$256,220	\$44.07	\$44.07	\$0.00	\$0.00	\$0.00	\$0.00
2005	Farm to Market Road	\$253,220	\$1.52	\$1.52	\$0.00	\$0.00	\$0.00	\$0.00
2005	Caldwell County	\$256,220	\$1611.88	\$1611.88	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$5782.52	\$5782.52	\$0.00	\$0.00	\$0.00	\$0.00
2004	Lockhart ISD	\$240,150	\$3815.26	\$3815.26	\$0.00	\$0.00	\$0.00	\$0.00
2004	Plum Creek Underground Water	\$255,150	\$48.22	\$48.22	\$0.00	\$0.00	\$0.00	\$0.00
2004	Plum Creek Conservation District	\$255,150	\$42.10	\$42.10	\$0.00	\$0.00	\$0.00	\$0.00
2004	Farm to Market Road	\$252,150	\$1.77	\$1.77	\$0.00	\$0.00	\$0.00	\$0.00
2004	Caldwell County	\$255,150	\$1527.07	\$1527.07	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$5434.42	\$5434.42	\$0.00	\$0.00	\$0.00	\$0.00

2003	Farm to Market Road	\$247,880	\$1.98	\$1.98	\$0.00	\$0.00	\$0.00	\$0.00
2003	Caldwell County	\$250,880	\$1421.49	\$1421.49	\$0.00	\$0.00	\$0.00	\$0.00
2003	Lockhart ISD	\$235,880	\$3456.59	\$3456.59	\$0.00	\$0.00	\$0.00	\$0.00
2003	Plum Creek Conservation District	\$250,880	\$43.90	\$43.90	\$0.00	\$0.00	\$0.00	\$0.00
2003	Plum Creek Underground Water	\$250,880	\$50.18	\$50.18	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$4974.14	\$4974.14	\$0.00	\$0.00	\$0.00	\$0.00
2002	Plum Creek Conservation District	\$252,350	\$44.16	\$44.16	\$0.00	\$0.00	\$0.00	\$0.00
2002	Lockhart ISD	\$237,350	\$3415.70	\$3415.70	\$0.00	\$0.00	\$0.00	\$0.00
2002	Caldwell County	\$252,350	\$1362.69	\$1362.69	\$0.00	\$0.00	\$0.00	\$0.00
2002	Farm to Market Road	\$249,350	\$2.24	\$2.24	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$4824.79	\$4824.79	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

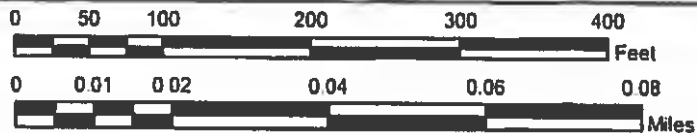


This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied in any way for any purpose.

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Additionally, this document does not pertain to any non-adjacent or unshown property.

Date Printed
Tuesday, June 20, 2017



13. PUBLIC HEARING AT 9:30AM
concerning the cancellation of the Eli Smith
Acres subdivision located off Sundance
Court (CR 64).

**Cost: None; Speaker: Commissioner
Theriot /Kasi Miles; Backup: 11.**

May 9, 2017

To Whom It May Concern:

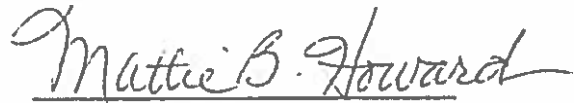
We request that you cancel the Eli Smith Acres subdivision, located at 100 Sundance Court, Maxwell, Texas. This will allow the parcel to return to its original 96.35 acres.

Thank you for your consideration.

Respectfully,



Mac B. Howard
1615 Marlton Street
San Marcos, TX 78666



Mattie B. Howard
1615 Marlton Street
San Marcos, TX 78666

CLASSIFIED AD DEADLINE - 12 NOON MONDAY

REAL ESTATE

RIATA REAL ESTATE
Do you feel there are not enough hours in the day? We can help!
We offer professional Property Management
Call for details
830-875-6017
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Monuments - Gravestones - Curbing
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CAPITOL MONUMENT WORKS
Serving Central Texas
"We don't just talk quality, we cut it in stone."
Large display with people to help!

Joe F Solinsky
5233 North US 183
3 miles North of Gonzales
Gonzales, TX 78629

SERVICES

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830-875-6974
Mobile 512-738-0561
Joce Gaspard - Owner
25 Years Experience

PUBLIC NOTICES

PUBLIC NOTICE
The Commissioners Court of Caldwell County will conduct a hearing for the final sale of discussion and voting on an application for cancellation of the E. G. Smith Subdivision located on Sandstone Court (1079 541) by the person who is interested in the property and who wishes to protect the applicant's cancellation shall appear on June 26th 2017 at 9:30 a.m. at the Caldwell County Courthouse, Commissioners Courtroom 110 South Main St. Lockhart, Texas 78644 (682-217-4655 x111)

LLOYD BARNES REALTY

800 E. Pierce St. Luling, Texas 75840
830-875-6800

NEW LISTING 4775 00 224
1.52 ACRES 100' x 200' lot
to build your dream home
Private location, great
views, mature trees, and
level lot. 3 BR, 2 BA
year-old house for \$178,000.

NEW LISTING 277 00 000
2 BR 2 BA home located on a
private lot surrounded by a
cared for lawn. The house has
hardwood floors, tile and
with extra windows and a
great view. Call today for more
info. \$200,000.

BLAND IS THE WORD NEW LISTING 199 0 0348
Home 1218 sq ft home on
.54 acre lot. Large open
floor plan with great views
and a large lot. Call today for
more info. \$179,000.

1547 CR 236 MIDDLE CREEK RANCH 170 AC
1.5+ acre lot with great
views and a large lot. Call
today for more info. \$179,000.

NEW LISTING 43 00 000
1800 sq ft home on .54
acre lot. Call today for more
info. \$145,000.

13.57 ACRES, Primmis La
Hobby & Country \$179,000.

As low as \$124,900 on South Magnolia
As built, 3 bedroom, 2 bath with hardwood floors. Over
1/2 acre of acre. 543 800 Price Reduction
Fred Burdette, Realtor • 210-745-1934

Todd French Broker
700 E. Bowie Luling, TX
Want More Information? Simply dial the office
830-875-3624

Mary French Real Estate
For All of Your Real Estate Needs!
392 WY SWITCH - 2 bedroom, 1 bath on 1 acre
with nice trees. Just minutes from town. Vialer
well and septic. \$45,000

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The Best in Custom Window Treatments!
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Call your local Design Consultant Today!
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FREE IN-HOME CONSULTATION

Karen L. Bell Broker
830-875-6081
118 Oak Creek Luling, 3999 sq ft, 3 beds, 2 baths, 2004. Call today for more info. \$179,000.

Bell & Assoc. REALTY
1030 875-0081 • 403 E. Davis St. • www.KarenBellRealEstate.com
RESIDENTIAL
Call today for more info. \$179,000.

NEW 120 Parkway Luling
Great location, close to schools and shopping. Call today for more info. \$179,000.

1800 Old Lytle Springs
1.75 acre lot, 3 beds, 2 baths, 2004. Call today for more info. \$179,000.

725 W. HWY 96, Homestead
1.52 acre lot, 3 beds, 2 baths, 2004. Call today for more info. \$179,000.

117 S. Magnolia Luling
Great location, close to schools and shopping. Call today for more info. \$179,000.

118 Jones St. Luling
Great location, close to schools and shopping. Call today for more info. \$179,000.

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Great location, close to schools and shopping. Call today for more info. \$179,000.

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Great location, close to schools and shopping. Call today for more info. \$179,000.

122043

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: April 27, 2012

Grantor: Judy K. Blackhurst, Independent Executrix of the Estate of CECILIA B. POSEY, Deceased

Grantor's Mailing Address:

452 Driehem Drive
Rockwall, TX 75087

Grantee: MAC D. HOWARD and spouse, MATTIE B. HOWARD

Grantee's Mailing Address:

Mae D. Howard and Mattie B. Howard
1615 Marthon St.
San Marcos, TX 78666

Consideration:

A note of even date executed by Grantee and payable to the order of CAPITAL FARM CREDIT, FLCA in the principal amount of TWO HUNDRED FIFTY THOUSAND AND NO XX/100 DOLLARS (\$250,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CAPITAL FARM CREDIT, FLCA and by a first-lien deed of trust of even date from Grantee to Ben R. Novotny, trustee.

Property (including any improvements):

Being 96.35 acres of land out of the IRA BISBEE SURVEY, ABSTRACT NO. 53 in Caldwell County, Texas, being that certain 100 acre tract conveyed to Everett Bennet Posey by Deed recorded in Volume 514, Page 625, of the Deed Records of Caldwell County, Texas

and more particularly described in Volume 291, Page 323, of the Deed Records of Caldwell County, Texas, SAVE AND EXCEPT that certain tract called to contain 0.444 acre of land conveyed to The State of Texas by Deed recorded in Volume 292, Page 193, of the Deed Records of Caldwell County, Texas, and SAVE AND EXCEPT that certain tract called to contain 2.351 acres in a Deed to Newton W. Wilson, Jr., recorded in Volume 302, Page 93, of the Deed Records of Caldwell County, Texas; said 96.35 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

Grantor reserves an undivided 30.000% interest in that portion of the Mineral Estate owned by Grantor.

Exceptions to Conveyance and Warranty:

Liens described as 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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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 will become absolute.

CAPITAL FARM CREDIT, FLCA, 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 CAPITAL FARM CREDIT, FLCA, and are transferred to CAPITAL FARM CREDIT, FLCA, without recourse against Grantor.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events

before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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

Judy K. Blackhurst

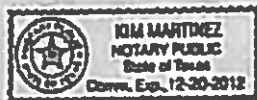
Judy K. Blackhurst, Independent Executrix of the Estate of CECELIA B. POSEY, Deceased

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on APR 27 2012, 2012, by Judy K. Blackhurst, in her capacity as Independent Executrix and on behalf of the Estate of CECELIA B. POSEY, Deceased.

Kim Martinez
Notary Public, State of Texas



Return to:

WAYPOINT TITLE

2700 Bee Cave Road
Suite 200
Austin, Texas 78746

EF# 201209034621A

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
96.35 ACRES
IRA BISBEE SURVEY, A-53
CALDWELL COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 96.35 ACRES OF LAND OUT OF THE IRA BISBEE SURVEY, ABSTRACT NO. 53, CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 100 ACRE TRACT CONVEYED TO EVERETT BENNETT POSEY BY DEED RECORDED IN VOLUME 514, PAGE 625 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN VOLUME 291, PAGE 323 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT CALLED TO CONTAIN 0.444 ACRE OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 292, PAGE 193 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND, SAVE AND EXCEPT THAT CERTAIN TRACT CALLED TO CONTAIN 2.351 ACRES IN A DEED TO NEWTON W. WILSON, JR. RECORDED IN VOLUME 302, PAGE 93 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. THE SAID 96.35 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch diameter steel pin found with cap stamped U.D.G on the northeast right-of-way line of F.M. 2720 at the easterly most corner of the said 0.444 acre State of Texas tract for the southerly most corner of the herein described tract, from which a broken concrete right-of-way monument bears S 41°17'54" E, 9247.14 feet;

THENCE, N 41°17'54" W, a distance of 341.91 feet along the northeast right-of-way line of F.M. 2720 to a concrete right-of-way monument found;

THENCE, continuing along the northeast right-of-way line of F.M. 2720 with a curve to the left, having a central angle of 07°32'24", a radius of 1185.92 feet, an arc of 156.06 feet and a chord bearing and distance of N 45°02'18" W, 155.95 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the intersection with the northeast line of old Lockhart-Kyle Road, from which another concrete right-of-way monument found at the west end of curve bears a chord bearing and distance of N 89°06'34" W, 1534.12 feet;

THENCE, N 41°19'53" W, a distance of 578.70 feet along the northeast line of old Lockhart-Kyle Road to a steel fence corner post found at the southerly most corner of the said 2.351 acre Wilson tract;

THENCE, with the southeast and east lines of the said 2.351 acre Wilson tract, the following two (2) courses and distances:

- 1) N 48°29'52" E, 948.95 feet to a 3/8 inch diameter steel pin found;
- 2) N 07°45'22" E, 532.12 feet to a steel fence corner post found on the northwest line of the said 100 acre Posey tract, the same being the southeast line of that certain 233 acre tract called Both Tract in a deed to Open R. Family Partnership, LTD, recorded in Volume 536, Page 157 and more particularly described in Volume 300, Page 13 of the Deed Records of Caldwell County, Texas and being at the northeast corner of the said 2.351 acre Wilson tract;

THENCE, N 63°13'25" E, a distance of 1875.00 feet along the common line between the said 100 acre Posey tract and the said 233 acre Open R. Family Partnership, LTD. tract to a ½ inch diameter steel pin found with cap stamped U.D.G. on the a west line of that certain 630.5 acre tract called Seventh Tract in the said deed to Open R. Family Partnership, LTD, recorded in Volume 536, Page 157 and more particularly described in Volume 288, Page 585 of the Deed Records of Caldwell County, Texas for the northerly most corner of the said 100 acre Posey tract;

THENCE, with the common lines between the said 100 acre Posey tract and the said 630.5 acre Open R. Family Partnership, LTD. tract called Seventh Tract, the following two (2) courses and distances:

- 1) S 10°29'16" E, 1714.85 feet to a steel fence corner post found;
- 2) S 59°03'58" W, 2317.58 feet to the PLACE OF BEGINNING, containing 96.35 acres of land, more or less.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83,
SOUTH CENTRAL ZONE.

DATE OF SURVEY: APRIL 9, 2012.

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
6487

Issued By:

Caldwell County Appraisal District
211 Bufkin Ln.
P.O. Box 900
Lockhart, TX 78644

Property Information

Property ID: 28820 Geo ID: 0001964-000-000-00
Legal Acres: 96.3500
Legal Desc: A053 BISHBEE, IRA, ACRES 96.35
Situs: SUNDANCE CT MAXWELL, TX 78656
DBA
Exemptions:

Owner ID: 53421 100.00%
HOWARD MAC D & MATTIE B
1615 MARLTON ST
SAN MARCOS, TX 78666-2672

For Entities

Caldwell County
Caldwell-Hays ESD 1
Farm to Market Road
Plum Creek Conservation District
Plum Creek Underground Water

Value Information

Improvement HS: 0
Improvement NHS: 63,430
Land HS: 0
Land NHS: 7,000
Productivity Market: 314,300
Productivity Use: 6,750
Assessed Value: 77,180

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date 05/09/2017

Total Due if paid by: 05/31/2017

0.00



Tax Certificate Issued for:	Taxes Paid in 2016	POSSIBLE ROLLBACK
Plum Creek Underground Water	16.59	
Plum Creek Conservation District	17.75	
Farm to Market Road	0.08	
Caldwell County	598.30	
Caldwell-Hays ESD 1	77.18	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs If Suit is Pending

Date of Issue: 05/09/2017
Requested By: HOWARD MAC D
Fee Amount: 10.00
Reference #:

Howard Mac D
Signature of Authorized Officer of Collecting Office

Caldwell CAD

Property Search Results > 113809 HOWARD MAC D & MATTIE B for Year 2017

Property

Account

Property ID: 113809 Legal Description: ELI SMITH ACRES, LOT 1, ACRES 2.
 Geographic ID: 0011964 000-001-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 110 SUNDANCE CT Mapsco: 03-410
 MAXWELL, TX 45323
 Neighborhood: RURAL FM 2001-SCHULKE RD AREA Map ID: 03-410
 Neighborhood CD: 4120

Owner

Name: HOWARD MAC D & MATTIE B Owner ID: 53421
 Mailing Address: 1615 MARLTON ST % Ownership: 100.000000000000%
 SAN MARCOS, TX 78666-2672
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,700	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$40,220	\$140
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$41,920	
(-) Ag or Timber Use Value Reduction:	-	\$40,080	
<hr/>			
(=) Appraised Value:	=	\$1,840	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,840	

Taxing Jurisdiction

Owner: HOWARD MAC D & MATTIE B
 % Ownership: 100.000000000000%
 Total Value: \$41,920

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$1,840	\$1,840	\$0.00
CHES1	Caldwell-Hays ESD 1	0.100000	\$1,840	\$1,840	\$1.84
FTM	Farm to Market Road	0.000100	\$1,840	\$1,840	\$0.00
GCA	Caldwell County	0.775200	\$1,840	\$1,840	\$14.26
JACC	ACC College	0.102000	\$1,840	\$1,840	\$1.88

SHA	Hays ISD	1.537700	\$1,840	\$1,840	\$28.30
WPC	Plum Creek Conservation District	0.023000	\$1,840	\$1,840	\$0.42
WUG	Plum Creek Underground Water	0.021500	\$1,840	\$1,840	\$0.40
Total Tax Rate:		2.559500			
				Taxes w/Current Exemptions:	\$47.10
				Taxes w/o Exemptions:	\$47.09

Improvement / Building

Improvement #1: RESIDENTIAL		State Code:	D2	Living Area:	sqft	Value: \$1,700
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
SD	SHED	SHF2 - D			384.0	
BN	BARN	BF1 - D			384.0	
SD	SHED	SHF1 - D			1216.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	OP	OPEN NATIVE	2.0000	87120.00	0.00	0.00	\$40,220	\$140

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$1,700	\$40,220	140	1,840	\$0	\$1,840

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/29/2012	WD/VL	WARRANTY DEED WITH VENDORS LIEN	POSEY CECELIA ESTATE	HOWARD MAC D & MATTIE B			122043
2		OT	OTHER - ALL BLANK FIELDS FROM CONVERSION		POSEY E B	514	625	0
3		W	WILL / PROBATE	POSEY E B	POSEY CECELIA ESTATE	219 DR	80	0

Tax Due

Property Tax Information as of 05/18/2017

Amount Due if Paid on 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

Caldwell CAD

Property Search Results > 28820 HOWARD MAC D & MATTIE B for Year 2017

Property

Account

Property ID: 28820 Legal Description: A053 BISBEE, IRA, ACRES 94.35
 Geographic ID: 0001964-000-000-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: SUNDANCE CT Mapsco: 03-410
 MAXWELL, TX 78656
 Neighborhood: RURAL FM 2001-SCHULKE RD AREA Map ID: 03-410
 Neighborhood CD: 4120

Owner

Name: HOWARD MAC D & MATTIE B Owner ID: 53421
 Mailing Address: 1615 MARLTON ST % Ownership: 100.000000000000%
 SAN MARCOS, TX 78666-2672
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$64,550	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$10,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$406,220	\$6,700
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$480,770	
(-) Ag or Timber Use Value Reduction:	-	\$399,520	

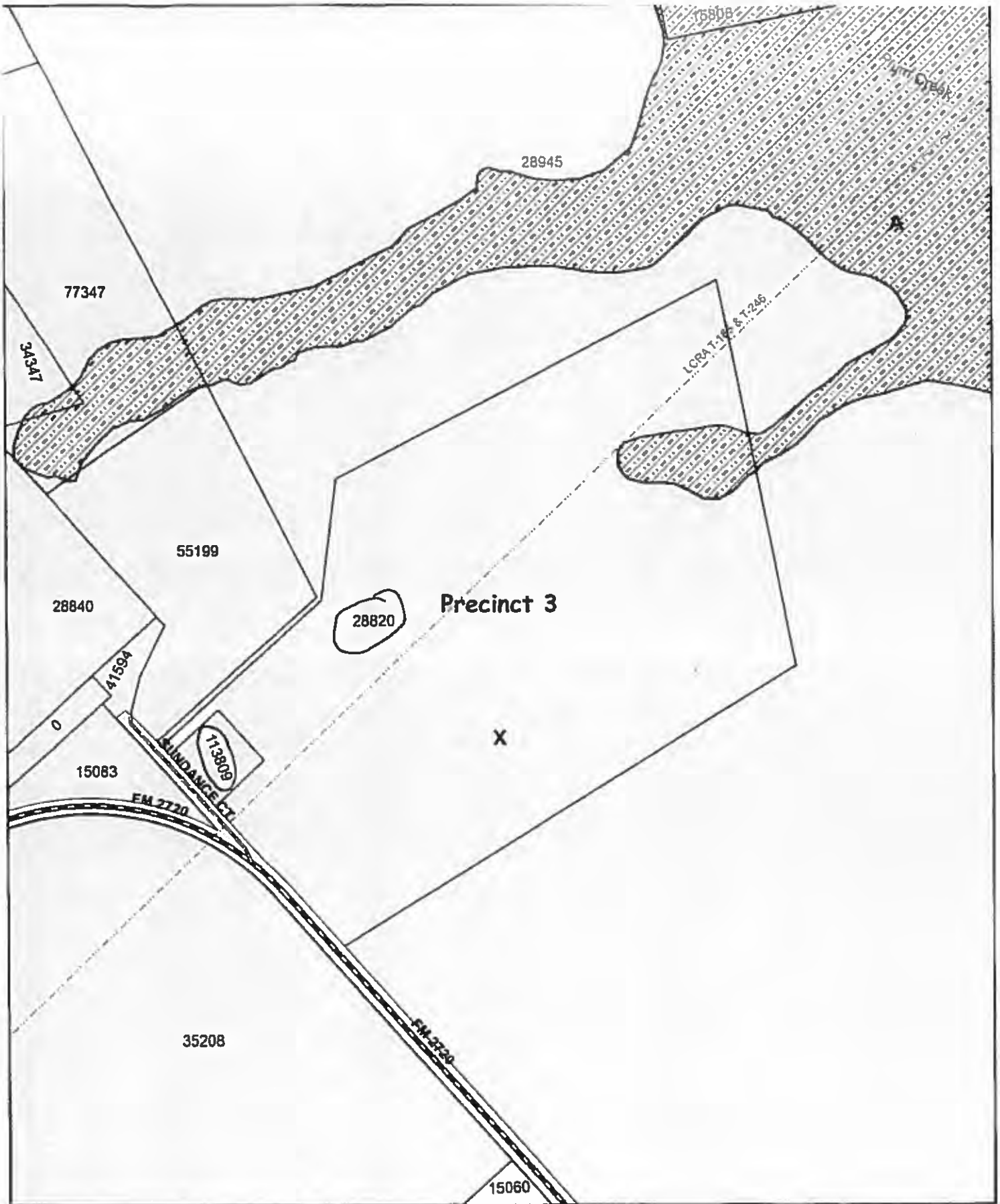
(=) Appraised Value:	=	\$81,250	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$81,250	

Taxing Jurisdiction

Owner: HOWARD MAC D & MATTIE B
 % Ownership: 100.000000000000%
 Total Value: \$480,770

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$81,250	\$81,250	\$0.00
CHES1	Caldwell-Hays ESD 1	0.100000	\$81,250	\$81,250	\$81.25
FTM	Farm to Market Road	0.000100	\$81,250	\$81,250	\$0.08
GCA	Caldwell County	0.775200	\$81,250	\$81,250	\$629.85
JACC	ACC College	0.102000	\$81,250	\$81,250	\$82.88



This map is being provided as a courtesy and should only be used as a general guide
 it is not a guarantee of location, configuration, size or title
 no warranty is expressed or implied in any way for any purpose

This product is for informational purposes and may not have been prepared for
 or its suitable for legal engineering, or surveying purposes
 it does not represent an on-the-ground survey and
 represents only the approximate relative location of property boundaries

Additionally, this statement does not purport to outline entry onto privately owned property

Date Printed
 Thursday, May 18, 2017



Feet
 Miles



14. Discussion/Action

to consider the cancellation of the Eli Smith Acres subdivision located off Sundance Court (CR 64).

Cost: None; Speaker: Commissioner Theriot /Kasi Miles; Backup: 15.

May 9, 2017

To Whom It May Concern:

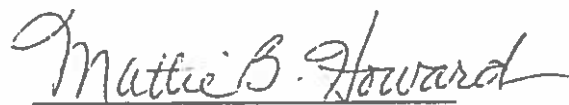
We request that you cancel the Eli Smith Acres subdivision, located at 100 Sundance Court, Maxwell, Texas. This will allow the parcel to return to its original 96.35 acres.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to be 'Mac B. Howard', written over a horizontal line.

Mac B. Howard
1615 Marilton Street
San Marcos, TX 78666

A handwritten signature in black ink, appearing to be 'Mattie B. Howard', written over a horizontal line.

Mattie B. Howard
1615 Marilton Street
San Marcos, TX 78666



June 1, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: **Eli Smith Acres Cancellation**

Ms. Miles,

Bowman Consulting has reviewed the request by the owner of Eli Smith Acres Lot 1 (the sole lot in this subdivision) to cancel the plat of said subdivision. This plat consists of a single lot and no public dedication of ROW or easements. This lot was platted to convey the property to another party. That transaction did not occur and the owner wants revert original undivided state of their property (currently in agriculture / wildlife use) and has no near term plans for the property.

The request meets the criteria of the Texas Local Government Code Section 232.008 and Caldwell County's Development Ordinance Section 3.10. Upon 21 days notice published in the local newspaper, the Commissioners Court may hold a public hearing, and at the conclusion of that public hearing the Court may vote to cancel the plat.

It is our pleasure to be of assistance to the County on this project.

Sincerely,

A handwritten signature in black ink that reads "Tracy A. Bratton, P.E." The signature is written in a cursive style.

Tracy A. Bratton, P.E.
Bowman Consulting Group, Ltd.



Cashier's Check # 042209106

Remitter MAC HOWARD

May 10, 2017

THREE HUNDRED TWENTY DOLLARS AND 00 CENTS

\$320.00

PAY TO THE ORDER OF CALDWELL COUNTY



DRAWER FROST BANK

Raymond Peña Cordero

AUTHORIZED SIGNATURE
ISSUER ACCEPTS AS DRAWER/DRAWEE

PAYABLE THRU
FROST BANK
SAN ANTONIO TX 78296



CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

6004

DATE 5-12-17

RECEIVED FROM Mac Howard \$ 320.00
three hundred twenty dollars + no/100 DOLLARS
FOR plat vacate / revision - Eli Smith Acres
Thank You

AMOUNT OF ACCOUNT		
THIS PAYMENT	<u>320.00</u>	
BALANCE DUE	<u>0</u>	

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L. Miles

CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

6004

DATE 5-12-17

RECEIVED FROM Mac Howard \$ 320.00
three hundred twenty dollars + no/100 DOLLARS
FOR plat vacate / revision - Eli Smith Acres
Thank You

AMOUNT OF ACCOUNT		
THIS PAYMENT	<u>320.00</u>	
BALANCE DUE	<u>0</u>	

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L. Miles



March 29, 2016

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: Eli Smith Acres Short Form Plat
BCG Project No. 070004-29-001

Ms. Miles,

Bowman Consulting has completed our review of the short form plat application for the Eli Smith Acres subdivision. This subdivision creates a single lot of 2.0 acres on Sundance Court (County Road 64). The plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project.

Sincerely,

A handwritten signature in black ink that reads "Tracy A. Bratton, P.E." with a stylized flourish at the end.

Tracy A. Bratton, P.E.
Bowman Consulting Group, Ltd.

Eli Smith Acres

A subdivision of a 2,000 acre tract of land out of the Ira Blabes Survey A-53 in Caldwell County, Texas

STATE OF TEXAS
COUNTY OF CALDWELL

I/We, the undersigned owner(s) of the land shown on the plat recorded in Instrument #112943 of the Official Records of Caldwell County, Texas and to known as 953 NORTH ACRES, LOT 1 and being a part of the Ira Blabes Survey A-53 in Caldwell County, Texas, do hereby dedicate to the use of the public forever, the curbs and along (shown hereon, and herein reserved to the public) all easements for the usual use of all public utilities desiring to use the same. But any public utility shall have the right to remove and have replaced all or any part of any growth or construction for maintenance or efficient use of its respective system in such easements, and further shall have full and uninterrupted access along such easements.

6-6-16
DATE

6-6-16
DATE

Mac D. Howard
MAC D. HOWARD
3401 W. HUNTER STREET
SAN MARCOS, TEXAS 78681

STATE OF Texas
COUNTY OF Hays

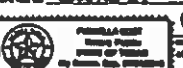
This instrument was acknowledged before me on June 6, 2016 at San Marcos, Texas by MAC D. HOWARD



Christina Cost
Christina Cost
Notary Public in and for the State of Texas

STATE OF Texas
COUNTY OF Hays

This instrument was acknowledged before me on June 6, 2016 at San Marcos, Texas by MATTHEW S. HOWARD



Christina Cost
Christina Cost
Notary Public in and for the State of Texas

STATE OF Texas
COUNTY OF Caldwell

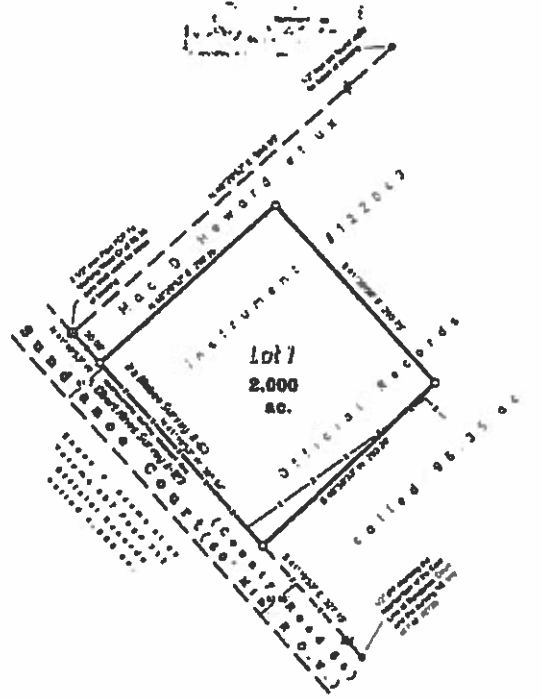
L. Scotty Adkins, Representative for CAPITAL FARM CREDIT, P.L.C.A. the true holder of the certain tract of land shown and described in Instrument #112943 of the Official Records of Caldwell County, Texas, do hereby join, approve, and consent to all covenants and plat notes represented herein herein on this 6th day of June, 2016.

L. Scotty Adkins
L. Scotty Adkins
Representative for
Capital Farm Credit, P.L.C.A.
1418 E. Colorado Street
Lubbock, Texas 79404

STATE OF TEXAS
COUNTY OF CALDWELL

I, Jerry L. Hinkle, registered professional land surveyor, do hereby certify that this plat is a true and correct representation of a survey made on the ground under my direction on this 19th day of June in the last of my knowledge.

Jerry L. Hinkle
Jerry L. Hinkle
Registered Professional
Land Surveyor #9439



LEGAL DESCRIPTION

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Ira Blabes Survey A-53 and also a part of a tract of land called 96.35 acres and conveyed to Mac D. Howard et al by deed recorded in Instrument #112943 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a closed 1/2" iron pin set (stamped Hinkle Surveyors) SW line of the above mentioned 96.35 acre tract and the NE line of Sundance Court (County Road 64) for the West corner the tract and from said closed 1/2" iron pin set (Stamped Hinkle Surveyors) a 2 1/2" iron pipe fence corner post found used for base of bearing bears N 41 degrees 19 minutes S3 seconds W 32.00 feet marking the West corner of the said 96.35 acre tract and from said 2 1/2" iron pipe fence corner post found a 1/2" iron pin found used for base of bearing bears N 48 degrees 29 minutes S2 seconds E 846.95 feet. THENCE over and across the said 96.35 acre tract for the following Three (3) courses: 1) N 48 degrees 29 minutes S2 seconds E 292.25 feet to a closed 1/2" iron pin set (Stamped Hinkle Surveyors) for the North corner the tract. 2) THENCE S 41 degrees 38 minutes 08 seconds E 293.75 feet to a closed 1/2" iron pin set (stamped Hinkle Surveyors) for the East corner the tract. 3) THENCE S 46 degrees 58 minutes 33 seconds W 293.26 feet to a closed 1/2" iron pin set (stamped Hinkle Surveyors) in the SW line of the said 96.35 acre tract and the NE line of Sundance Court for the South corner the tract and from said closed 1/2" iron pin set (Stamped Hinkle Surveyors) a 1/2" iron pin found marking the intersection of the East line of Sundance Court and the curving NE line of Farm 20 Market 2770 Bears S 41 degrees 19 minutes S3 seconds E 217.15 feet. THENCE N 48 degrees 19 minutes S3 seconds W with the SW line the said 96.35 acre tract and the NE line of Sundance Court 381.54 feet to the place of beginning containing 2,000 acres of land more or less.

STATE OF TEXAS
COUNTY OF CALDWELL

I, Kenneth Johnson, County Judge of Caldwell County, Texas do hereby certify that the map or plat, with field notes showing thereon, has been fully prepared and approved by the Commissioners Court of Caldwell County, Texas on April 11, 2016 to be recorded in the Plat Records of Caldwell County, Texas.

Kenneth Johnson
Kenneth Johnson
Caldwell County Judge

STATE OF TEXAS
COUNTY OF CALDWELL

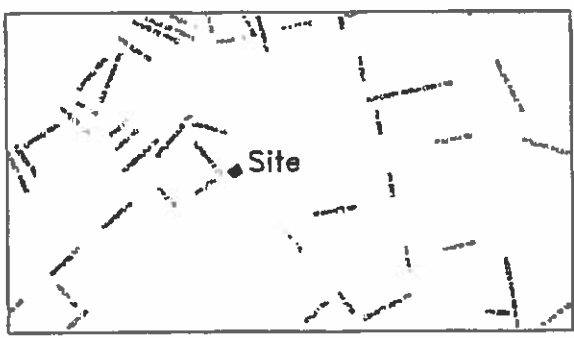
I, Carol Johnson, County Clerk in and for Caldwell County, Texas do hereby certify that the foregoing instrument with its certificate of acknowledgment was filed for record in my office the 19th day of June, 2016 at 4:11 o'clock P. M. and duly recorded on the 6th day of June, 2016, in the Plat Books of Caldwell County, Texas in Plat Caldwell 5, of Book 212.

Carol Johnson
Carol Johnson
County Clerk
Jerry L. Hinkle
Jerry L. Hinkle
Registered Professional Land Surveyor

NOTICES:

- The Lot shown here in Platted Zone "A" approximately as shown according to PENA Plat #0995381000 effective date June 19, 2012.
- This Subdivision is located within the boundaries of the Hays Independent School District.
- This Subdivision is located within Caldwell County Precinct #2.
- This Subdivision is serviced by Christus Trail Fire and Responder.
- The parcel shown does not lie within the STJ of any Municipality.
- Utilities Provided by:
 - Electricity: Southwestern Electric Comp., Inc.
 - Water: Potable Water Supply
- REGISTERED OFFICES OF LANDS: Mac D. Howard and Matthew S. Howard
 DEEDS & PLATS: Hinkle Surveyors, PO Box 1827, Lubbock TX 79604 (817) 299-2900
 DATE OF PREPARATION: March 2016
 SURVEYOR: Jerry L. Hinkle, S.P.L.S. #9439 PO Box 1817, Lubbock TX 79604 (817) 299-2900
 Lot Closure: Lot 1 - 1 to 137965.F

Vicinity Map
Not to Scale



- closed 1/2" iron pin set (stamped Hinkle Surveyors)
- 1/2" iron pin found
- steel pipe
- fence corner
- other monuments



Plot Book No.	Page No. of Plat
File No. - Deed	Deed Instrument No.
File No. - Plat	Plat Book Page No.
Record No. - Deed	Record No. - Plat
Record No. - Deed	Record No. - Plat

HINKLE SURVEYORS
 P.O. Box 1827 3109 S. Main Street Lubbock, TX 79604
 Ph: (817) 299-2900 Fax: (817) 296-7963 Email: cjh@hinklesurveyors.com
 www.hinklesurveyors.com Firm Registration No. 100885-00

122043

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: April 27, 2012

Grantor: Judy K. Blackhurst, Independent Executrix of the Estate of CECELIA B. POSEY, Deceased

Grantor's Mailing Address:

152 Driburn Drive
Rockwall, TX 75087

Grantee: MAC D. HOWARD and spouse, MATTIE B. HOWARD

Grantee's Mailing Address:

Mac D. Howard and Mattie B. Howard
1615 Marlon St.
San Marcos, TX 78666

Consideration:

A note of even date executed by Grantee and payable to the order of CAPITAL FARM CREDIT, FLCA in the principal amount of TWO HUNDRED FIFTY THOUSAND AND NO 00/100 DOLLARS (\$250,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CAPITAL FARM CREDIT, FLCA and by a first-lien deed of trust of even date from Grantee to Ben R. Nevesad, trustee.

Property (including any improvements):

Being 96.35 acres of land out of the IRA BISBEE SURVBY, ABSTRACT NO. 53 in Caldwell County, Texas, being that certain 100 acre tract conveyed to Everett Bennet Posey by Deed recorded in Volume 514, Page 625, of the Deed Records of Caldwell County, Texas

and more particularly described in Volume 291, Page 323, of the Deed Records of Caldwell County, Texas, SAVE AND EXCEPT that certain tract called to contain 0.444 acre of land conveyed to The State of Texas by Deed recorded in Volume 292, Page 193, of the Deed Records of Caldwell County, Texas, and SAVE AND EXCEPT that certain tract called to contain 2.351 acres in a Deed to Newton W. Wilson, Jr., recorded in Volume 302, Page 93, of the Deed Records of Caldwell County, Texas; said 96.35 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

Grantor reserves an undivided 30.000% interest in that portion of the Mineral Estate owned by Grantor.

Exceptions to Conveyance and Warranty:

Liens described as 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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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 will become absolute.

CAPITAL FARM CREDIT, FLCA, 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 CAPITAL FARM CREDIT, FLCA, and are transferred to CAPITAL FARM CREDIT, FLCA, without recourse against Grantor.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events

before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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

Judy K. Blackhurst

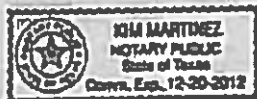
Judy K. Blackhurst, Independent Executrix of the Estate of CECILIA B. POSEY, Deceased

STATE OF TEXAS)

COUNTY OF Texas)

This instrument was acknowledged before me on APR 27 2012, 2012, by Judy K. Blackhurst, in her capacity as Independent Executrix and on behalf of the Estate of CECILIA B. POSEY, Deceased.

Jim Martinez
Notary Public, State of Texas



Return to:

WAYPOINT TITLE
2700 Bee Cave Road
Suite 200
Austin, Texas 78748

CF# 20120315015

3

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
96.35 ACRES
IRA BISBEE SURVEY, A-63
CALDWELL COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 96.35 ACRES OF LAND OUT OF THE IRA BISBEE SURVEY, ABSTRACT NO. 63, CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 100 ACRE TRACT CONVEYED TO EVERETT BENNETT POSEY BY DEED RECORDED IN VOLUME 514, PAGE 625 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN VOLUME 291, PAGE 323 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT CALLED TO CONTAIN 0.444 ACRE OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 292, PAGE 193 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND, SAVE AND EXCEPT THAT CERTAIN TRACT CALLED TO CONTAIN 2.351 ACRES IN A DEED TO NEWTON W. WILSON, JR. RECORDED IN VOLUME 302, PAGE 93 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. THE SAID 96.35 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch diameter steel pin found with cap stamped U.D.G. on the northeast right-of-way line of F.M. 2720 at the easterly most corner of the said 0.444 acre State of Texas tract for the southerly most corner of the herein described tract, from which a broken concrete right-of-way monument bears S 41°17'54" E, 9247.14 feet;

THENCE, N 41°17'54" W, a distance of 341.91 feet along the northeast right-of-way line of F.M. 2720 to a concrete right-of-way monument found;

THENCE, continuing along the northeast right-of-way line of F.M. 2720 with a curve to the left, having a central angle of 07°32'24", a radius of 1185.92 feet, an arc of 156.08 feet and a chord bearing and distance of N 45°02'18" W, 155.95 feet to a ½ inch diameter steel pin set with cap stamped Lorz & Assoc. at the intersection with the northeast line of old Lockhart-Kyle Road, from which another concrete right-of-way monument found at the west end of curve bears a chord bearing and distance of N 89°08'34" W, 1534.12 feet;

THENCE, N 41°19'53" W, a distance of 678.70 feet along the northeast line of old Lockhart-Kyle Road to a steel fence corner post found at the southerly most corner of the said 2.351 acre Wilson tract;

THENCE, with the southeast and east lines of the said 2.351 acre Wilson tract, the following two (2) courses and distances:

- 1) N 48°29'52" E, 948.95 feet to a 3/8 inch diameter steel pin found;
- 2) N 07°46'22" E, 632.12 feet to a steel fence corner post found on the northwest line of the said 100 acre Posey tract, the same being the southeast line of that certain 233 acre tract called Sixth Tract in a deed to Open R. Family Partnership, LTD, recorded in Volume 536, Page 157 and more particularly described in Volume 300, Page 13 of the Deed Records of Caldwell County, Texas and being at the northeast corner of the said 2.351 acre Wilson tract;

THENCE, N 63°13'25" E, a distance of 1875.00 feet along the common line between the said 100 acre Posey tract and the said 233 acre Open R. Family Partnership, LTD. tract to a ½ inch diameter steel pin found with cap stamped U.D.G. on the a west line of that certain 630.5 acre tract called Seventh Tract in the said deed to Open R. Family Partnership, LTD. recorded in Volume 536, Page 157 and more particularly described in Volume 288, Page 585 of the Deed Records of Caldwell County, Texas for the northerly most corner of the said 100 acre Posey tract;

THENCE, with the common line between the said 100 acre Posey tract and the said 630.5 acre Open R. Family Partnership, LTD. tract called Seventh Tract, the following two (2) courses and distances:

- 1) S 10°39'16" E, 1714.25 feet to a steel fence corner post found;
- 2) S 59°03'55" W, 2317.52 feet to the PLACE OF BEGINNING, containing 96.35 acres of land, more or less.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83,
SOUTH CENTRAL ZONE.

DATE OF SURVEY APRIL 9, 2012.

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
6487

Issued By:

Caldwell County Appraisal District
211 Bufkin Ln.
P.O. Box 900
Lockhart, TX 78644

Property Information

Property ID 28820 Geo ID: 0001964-000-000-00
Legal Acres 96.3500
Legal Desc A053 BISBEE, IRA, ACRES 96.35
Situs SUNDANCE CT, MAXWELL, TX 78656
DBA
Exemptions

Owner ID: 53421 100.00%
HOWARD MAC D & MATTIE B
1615 MARLTON ST
SAN MARCOS, TX 78666-2672

For Entities

Caldwell County
Caldwell-Hays ESD 1
Farm to Market Road
Plum Creek Conservation District
Plum Creek Underground Water

Value Information

Improvement HS: 0
Improvement NHS: 63,430
Land HS: 0
Land NHS: 7,000
Productivity Market: 314,300
Productivity Use: 6,750
Assessed Value 77,180

Property is receiving Ag Use

Current/Delinquent Taxes

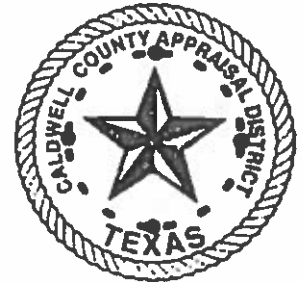
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date 05/09/2017

Total Due if paid by 05/31/2017

0.00



Tax Certificate Issued for:	Taxes Paid in 2016	POSSIBLE ROLLBACK
Plum Creek Underground Water	16.59	
Plum Creek Conservation District	17.75	
Farm to Market Road	0.08	
Caldwell County	598.30	
Caldwell-Hays ESD 1	77.18	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

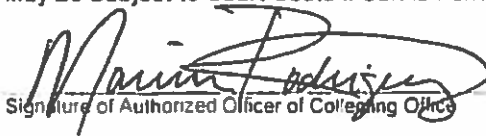
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue 05/09/2017
Requested By HOWARD MAC D
Fee Amount 10.00
Reference #


Signature of Authorized Officer of Collecting Office

Caldwell CAD

Property Search Results > 113809 HOWARD MAC D & MATTIE B for Year 2017

Property

Account

Property ID: 113809 Legal Description: ELI SMITH ACRES, LOT 1, ACRES 2.
 Geographic ID: 0011964-000-001-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 110 SUNDANCE CT Mapsco: 03-410
 MAXWELL, TX 45323
 Neighborhood: RURAL FM 2001-SCHULKE RD AREA Map ID: 03-410
 Neighborhood CD: 4120

Owner

Name: HOWARD MAC D & MATTIE B Owner ID: 53421
 Mailing Address: 1615 MARLTON ST % Ownership: 100.0000000000%
 SAN MARCOS, TX 78666-2672
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,700	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$40,220	\$140
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$41,920	
(-) Ag or Timber Use Value Reduction:	-	\$40,080	
<hr/>			
(=) Appraised Value:	=	\$1,840	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,840	

Taxing Jurisdiction

Owner: HOWARD MAC D & MATTIE B
 % Ownership: 100.0000000000%
 Total Value: \$41,920

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$1,840	\$1,840	\$0.00
CHES1	Caldwell-Hays ESD 1	0.100000	\$1,840	\$1,840	\$1.84
FTM	Farm to Market Road	0.000100	\$1,840	\$1,840	\$0.00
GCA	Caldwell County	0.775200	\$1,840	\$1,840	\$14.26
JACC	ACC College	0.102000	\$1,840	\$1,840	\$1.88

SHA	Hays ISD	1 537700	\$1,840	\$1,840	\$28.30
WPC	Plum Creek Conservation District	0 023000	\$1,840	\$1,840	\$0.42
WUG	Plum Creek Underground Water	0 021500	\$1,840	\$1,840	\$0.40
Total Tax Rate:		2 559500			
				Taxes w/Current Exemptions:	\$47.10
				Taxes w/o Exemptions:	\$47.09

Improvement / Building

Improvement #1:		RESIDENTIAL	State Code:	D2	Living Area:	sqft	Value: \$1,700
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
SD	SHED	SHF2 - D			384.0		
BN	BARN	BF1 - D			384.0		
SD	SHED	SHF1 - D			1216.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	OP	OPEN NATIVE	2.0000	87120.00	0.00	0.00	\$40,220	\$140

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	H5 Cap	Assessed
2017	\$1,700	\$40,220	140	1,840	\$0	\$1,840

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/29/2012	WD/VL	WARRANTY DEED WITH VENDORS LIEN	POSEY CECELIA ESTATE	HOWARD MAC D & MATTIE B			122043
2		OT	OTHER - ALL BLANK FIELDS FROM CONVERSION		POSEY E B	514	625	0
3		W	WILL / PROBATE	POSEY E B	POSEY CECELIA ESTATE	219 DR	80	0

Tax Due

Property Tax Information as of 05/18/2017

Amount Due if Paid on  -

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

Caldwell CAD

Property Search Results > 28820 HOWARD MAC D & MATTIE B for Year 2017

Property

Account

Property ID: 28820 Legal Description: A053 BISBEE, IRA, ACRES 94.35
 Geographic ID: 0001964-000-000-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: SUNDANCE CT Mapsco: 03-410
 MAXWELL, TX 78656
 Neighborhood: RURAL FM 2001-SCHULKE RD AREA Map ID: 03-410
 Neighborhood CD: 4120

Owner

Name: HOWARD MAC D & MATTIE B Owner ID: 53421
 Mailing Address: 1615 MARLTON ST % Ownership: 100.0000000000%
 SAN MARCOS, TX 78666-2672
 Exemptions:

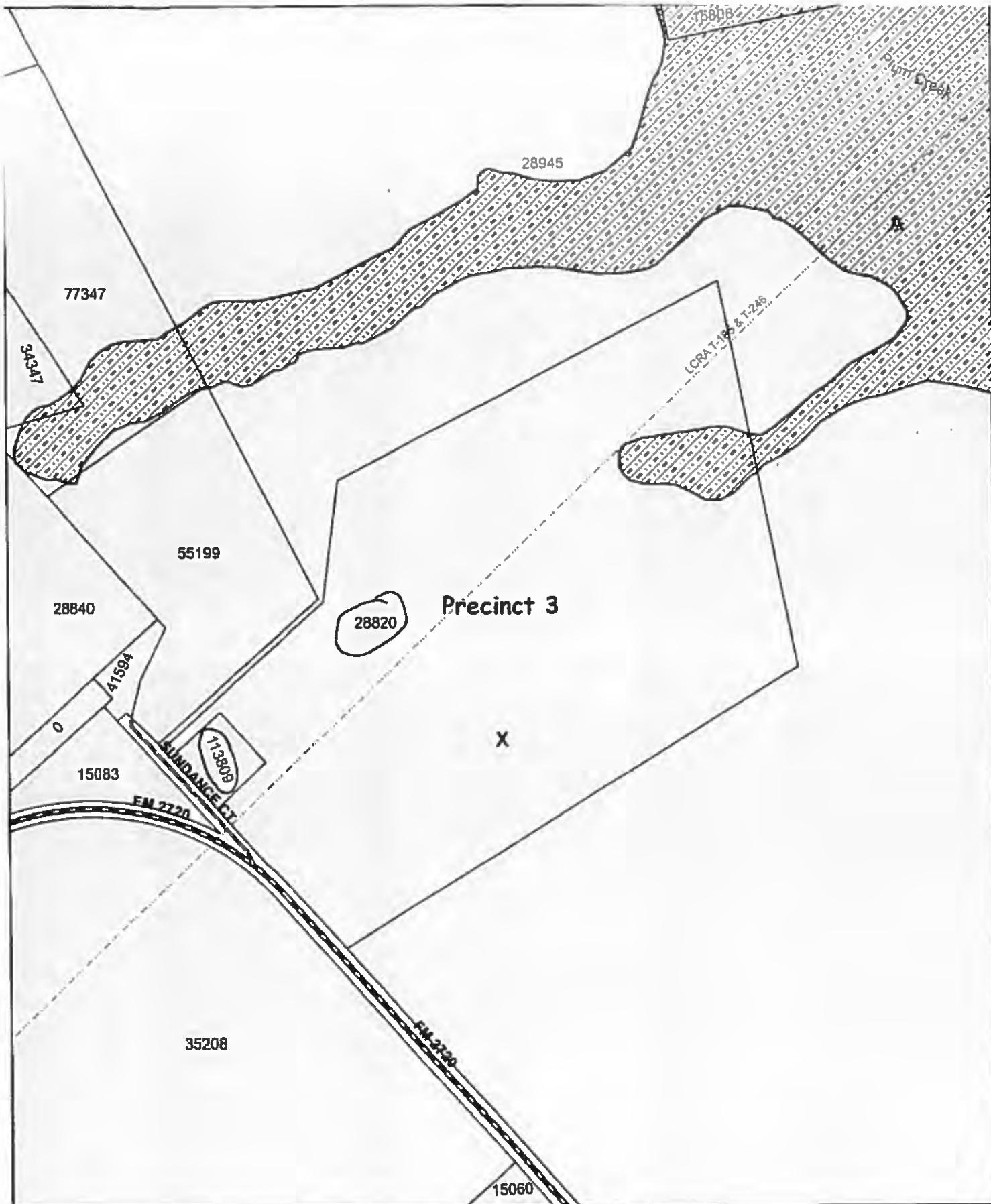
Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$64,550	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$10,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$406,220	\$6,700
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$480,770	
(-) Ag or Timber Use Value Reduction:	-	\$399,520	
<hr/>			
(=) Appraised Value:	=	\$81,250	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$81,250	

Taxing Jurisdiction

Owner: HOWARD MAC D & MATTIE B
 % Ownership: 100.0000000000%
 Total Value: \$480,770

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$81,250	\$81,250	\$0.00
CHES1	Caldwell-Hays ESD 1	0.100000	\$81,250	\$81,250	\$81.25
FTM	Farm to Market Road	0.000100	\$81,250	\$81,250	\$0.08
GCA	Caldwell County	0.775200	\$81,250	\$81,250	\$629.85
JACC	ACC College	0.102000	\$81,250	\$81,250	\$82.88



The maps being provided are a courtesy and should only be used as a general guide.
 It is not a guarantee of location, configuration, size or use.
 No warranty is expressed or implied in any other way.

This product is for informational purposes and may not have been prepared for
 or be suitable for legal, engineering, or surveying purposes.
 It does not represent an on-the-ground survey and
 represents only the approximate relative location of property boundaries.

Additionally, this document does not support or authorize entry onto private or owned property.

Date Printed
 Thursday, May 18, 2017

0 225 450 900 1,350 1,800

Feet

0 0.045 0.09 0.18 0.27 0.36

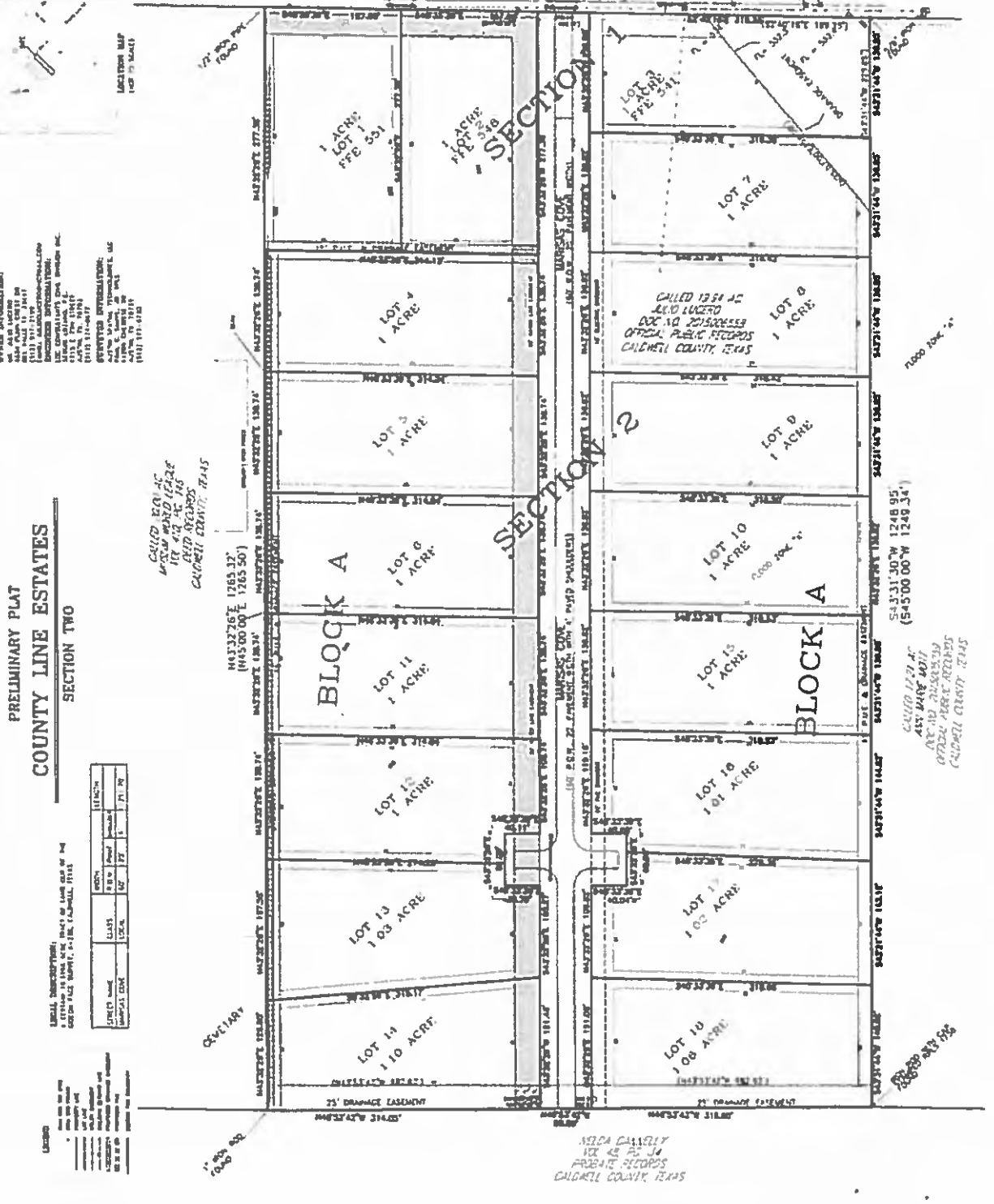
Miles



15. PUBLIC HEARING at 9:30 AM

concerning the approval of a Preliminary Plat for County Line Estates, Section 2 subdivision to include 15 lots on approximately 16.998 acres fronting County Line Road (CR 172).

Cost: None; Speaker: Commissioner Roland/ Kasi Miles; Backup: 13.



PRELIMINARY PLAT
COUNTY LINE ESTATES
SECTION TWO

LEGEND
 1. LOT AREA
 2. LOT PERCENTAGE
 3. LOT AREA
 4. LOT PERCENTAGE
 5. LOT AREA
 6. LOT PERCENTAGE

CLASS	AREA	PERCENTAGE
1	1.00	100.00
2	1.00	100.00
3	1.00	100.00
4	1.00	100.00
5	1.00	100.00
6	1.00	100.00

SPECIAL DESCRIPTION:
 A REFERENCE TO THIS PLAT SHALL BE MADE AS PART OF THE DEED TO THE LAND DESCRIBED IN THIS PLAT.

SURVEY INFORMATION:
 ALL SURVEYS MADE BY
 LOE CONSULTANTS, LLP
 10000 WEST 111TH STREET
 SUITE 100
 OVERLAND PARK, KS 66204
 PHONE: (913) 646-1000
 FAX: (913) 646-1001
 WWW.LOECONSULTANTS.COM

CALLED 12.01 AC
 AND LUGERO
 DOC NO 201808519
 OFFICIAL PUBLIC RECORDS
 CALDWELL COUNTY, TEXAS

CALLED 12.29 AC
 AND LUGERO
 DOC NO 201808519
 OFFICIAL PUBLIC RECORDS
 CALDWELL COUNTY, TEXAS

NEIDA GARCIA
 100 45 75 34
 PRIVATE RECORDS
 CALDWELL COUNTY, TEXAS

54 3 31 30 W 12 48 95
 (54 5 00 00 W 12 48 34)

CALLED 12.29 AC
 AND LUGERO
 DOC NO 201808519
 OFFICIAL PUBLIC RECORDS
 CALDWELL COUNTY, TEXAS

**PRELIMINARY PLAT
COUNTY LINE ESTATES
SECTION TWO**

COUNTY OF TARRANT

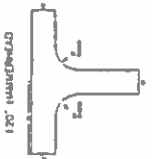
THIS PLAT IS PART OF THE PRELIMINARY PLAT FOR THE COUNTY LINE ESTATES, SECTION TWO, COUNTY OF TARRANT, TEXAS, AS FILED FOR RECORD IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ON _____, 2011, AND IS HEREBY REFERRED TO AS THE "PRELIMINARY PLAT".

THE PLAT IS A PART OF THE PRELIMINARY PLAT FOR THE COUNTY LINE ESTATES, SECTION TWO, COUNTY OF TARRANT, TEXAS, AS FILED FOR RECORD IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ON _____, 2011, AND IS HEREBY REFERRED TO AS THE "PRELIMINARY PLAT".

GENERAL NOTES

The following notes apply to the entire plat unless otherwise indicated:

- All dimensions are in feet and inches.
- Dimensions are given to the center of lines unless otherwise indicated.
- Dimensions are given to the nearest hundredth of a foot.
- Dimensions are given to the nearest hundredth of an inch.
- Dimensions are given to the nearest thousandth of a foot.
- Dimensions are given to the nearest thousandth of an inch.
- Dimensions are given to the nearest ten-thousandth of a foot.
- Dimensions are given to the nearest ten-thousandth of an inch.
- Dimensions are given to the nearest one-hundredth of a foot.
- Dimensions are given to the nearest one-hundredth of an inch.
- Dimensions are given to the nearest one-thousandth of a foot.
- Dimensions are given to the nearest one-thousandth of an inch.



**PRELIMINARY PLAT
COUNTY LINE ESTATES
SECTION TWO**

COUNTY OF TARRANT

THIS PLAT IS PART OF THE PRELIMINARY PLAT FOR THE COUNTY LINE ESTATES, SECTION TWO, COUNTY OF TARRANT, TEXAS, AS FILED FOR RECORD IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ON _____, 2011, AND IS HEREBY REFERRED TO AS THE "PRELIMINARY PLAT".

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- Dimensions are given to the nearest hundredth of an inch.
- Dimensions are given to the nearest thousandth of a foot.
- Dimensions are given to the nearest thousandth of an inch.
- Dimensions are given to the nearest ten-thousandth of a foot.
- Dimensions are given to the nearest ten-thousandth of an inch.
- Dimensions are given to the nearest one-hundredth of a foot.
- Dimensions are given to the nearest one-hundredth of an inch.
- Dimensions are given to the nearest one-thousandth of a foot.
- Dimensions are given to the nearest one-thousandth of an inch.

131310
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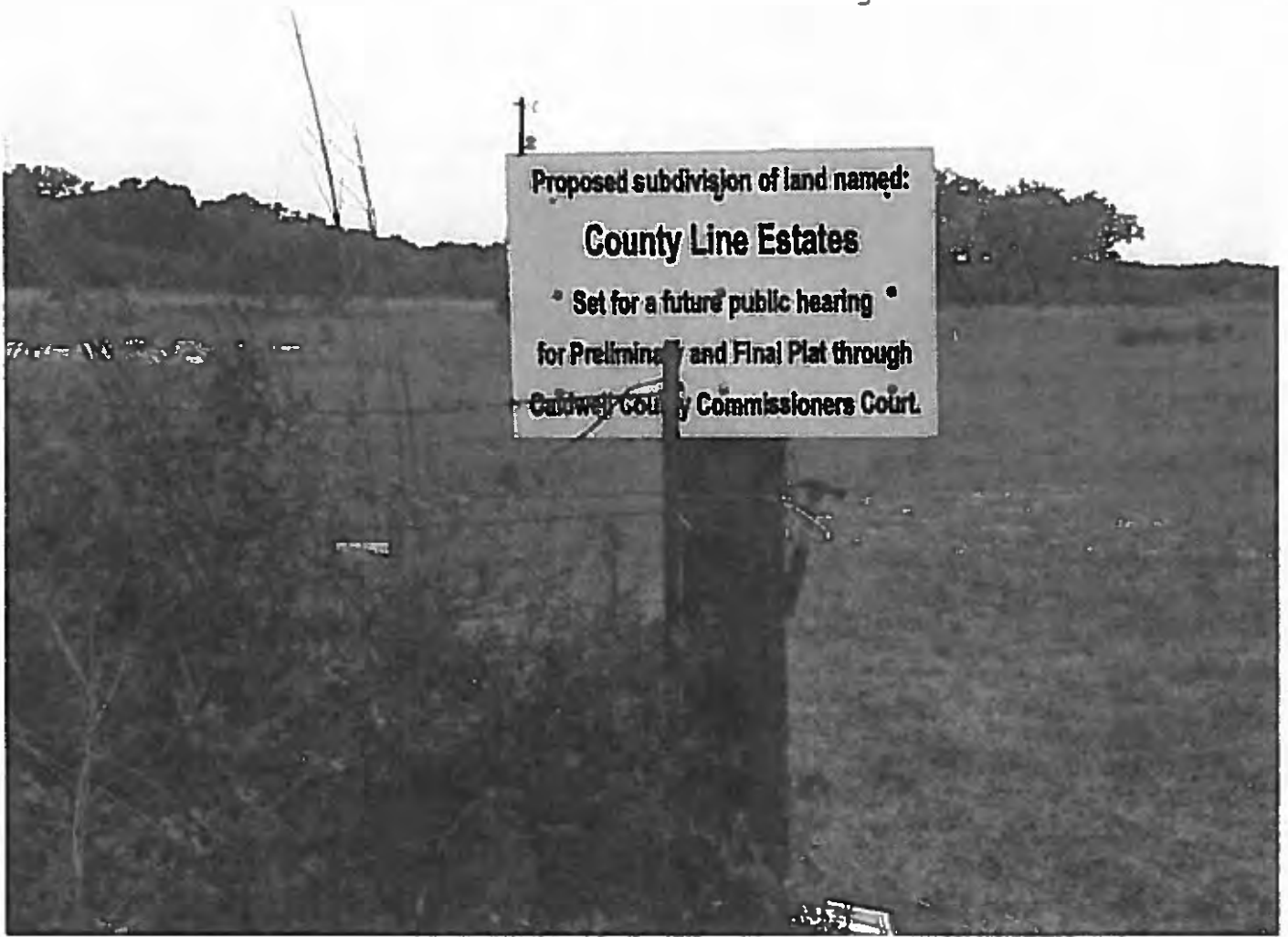


COUNTY LINE ESTATES
PRELIMINARY PLAT PLAN
SECTION TWO

LOC Consultants, LLP
131310
131310
131310

2

ie Estates Sign Picture



May 30, 2017

Dear Landowner:

An application for approval of a Preliminary plat for County Line Estates, Section 2 subdivision has been submitted to Caldwell County.

The subdivision is proposed to include approximately 16.998 acres located on County Line Road (CR 172). The subdivision is proposed to consist of around 15 lots.

You may find out the date and time of the hearing by checking the Caldwell County Commissioners Court public agenda postings.

Additional information can be obtained from:

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644
Phone: 512-398-1803

May 29, 2017

Mr. Julio Lucero
6604 Plain Crest Dr.
Del Valle, Texas 78617

Re: Lot 1, Block A County Line Estates Section 2

Dear Neighbor,

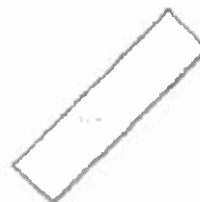
My name is Julio Lucero, and I am in process of developing the 16.998 acres parcel mention above with the intent to construct a 15 lots of 1 acre subdivision.

This subdivision Section 2 will count with 15 lots as shown in the attached plan.

If you have any concerns, feel free to contact me at (512)-917-2199.

Sincerely

Julio Lucero
Owner



Dannelly Nelda
313 Sollock Dr
Devine, Texas 78016

Matamoros Ruben
5705 Spring Meadow Dr. Unit A
Austin, Texas 78744

Freid Moe & Renate Ttees
Freid Family Trust
11904 Old San Antonio Rd
Manchaca, Texas 78652

Muslim World League
C/O Islamic Cen of Greater Austin
1906 Nueces St
Austin, Texas 78705

Rioux Jeffrey
2240 County line Rd
Dale, Texas 78616

Freid Moe & Renate Ttees
Freid Family Trust
11904 Old San Antonio Rd
Manchaca, Texas 78652

Mott Ann Marie
921 Vogel Dr
Lockhart, Texas 78644

Freid Moe & Renate Ttees
Freid Family Trust
11904 Old San Antonio Rd
Manchaca, Texas 78652

Caldwell CAD

Property Search Results > 12081 LUCERO JULIO C for Year 2017

Property

Account

Property ID: 12081 Legal Description: A230 PACE, GIDEON, ACRES 16.994
 Geographic ID: 0001230-252-000-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2008 COUNTY LINE RD Mapsco: 03-310
 TX
 Neighborhood: RURAL DALE-LYTTON-NE OF LOCKHART AREA Map ID: 03-310
 Neighborhood CD: 4210

Owner

Name: LUCERO JULIO C Owner ID: 213491
 Mailing Address: 6604 PLAINS CREST DR % Ownership: 100.000000000000%
 DEL VALLE, TX 78617-3599

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$122,280	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$122,280	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$122,280	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$122,280	

Taxing Jurisdiction

Owner: LUCERO JULIO C
 % Ownership: 100.000000000000%
 Total Value: \$122,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$122,280	\$122,280	\$0.00
CHES1	Caldwell-Hays ESD 1	0.100000	\$122,280	\$122,280	\$122.28
FTM	Farm to Market Road	0.000100	\$122,280	\$122,280	\$0.12
GCA	Caldwell County	0.775200	\$122,280	\$122,280	\$947.91

SLH	Lockhart ISD	1.332360	\$122,280	\$122,280	\$1,629.21
	Total Tax Rate	2.207660			
				Taxes w/Current Exemptions:	\$2,699.52
				Taxes w/o Exemptions:	\$2,699.53

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$6,610	\$0
2	U	UTILITY	0.0000	0.00	0.00	0.00	\$10,000	\$0
3	NHS	NON HOMESITE	15.9940	696698.64	0.00	0.00	\$105,670	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$122,280	0	122,280	\$0	\$122,280
2016	\$660	\$110,930	0	111,590	\$0	\$111,590
2015	\$660	\$57,710	980	1,640	\$0	\$1,640
2014	\$660	\$57,710	940	1,600	\$0	\$1,600
2013	\$660	\$57,710	960	1,620	\$0	\$1,620
2012	\$660	\$57,710	1,000	1,660	\$0	\$1,660
2011	\$1,460	\$57,710	1,020	2,480	\$0	\$2,480
2010	\$1,460	\$51,820	1,020	2,480	\$0	\$2,480
2009	\$1,470	\$51,820	1,520	2,990	\$0	\$2,990
2008	\$1,470	\$51,830	1,460	2,930	\$0	\$2,930
2007	\$1,470	\$44,920	1,360	2,830	\$0	\$2,830
2006	\$1,470	\$44,920	1,300	2,770	\$0	\$2,770
2005	\$1,310	\$40,840	1,260	2,570	\$0	\$2,570
2004	\$1,310	\$40,840	1,320	2,630	\$0	\$2,630
2003	\$1,300	\$40,840	1,360	2,660	\$0	\$2,660
2002	\$1,300	\$36,300	1,400	2,700	\$0	\$2,700
2001	\$1,240	\$32,330	1,300	2,540	\$0	\$2,540
2000	\$1,160	\$50,400	1,400	2,560	\$0	\$2,560
1999	\$0	\$42,600	1,510	1,510	\$0	\$1,510
1998	\$0	\$38,000	1,450	1,450	\$0	\$1,450
1997	\$0	\$35,600	1,510	1,510	\$0	\$1,510
1996	\$0	\$33,400	1,490	1,490	\$0	\$1,490
1995	\$0	\$29,800	1,510	1,510	\$0	\$1,510
1994	\$0	\$20,000	1,650	1,650	\$0	\$1,650
1993	\$0	\$20,000	1,490	1,490	\$0	\$1,490

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/18/2015	WD/VL	WARRANTY DEED WITH VENDORS LIEN	FORTRESS RANCH INVESTMENTS LTD	LUCERO JULIO C			2015-006558
2	3/22/2015	WD/VL	WARRANTY DEED WITH VENDORS LIEN	ENIS LUCILLE P	FORTRESS			2015-002882

3 2/4/2003 WD WARRANTY DEED

ENIS TROY A

RANCH
INVESTMENTS
LTD

ENIS LUCILLE P 328

835 0

Tax Due

Property Tax Information as of 06/19/2017

Amount Due if Paid on 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2016	Caldwell-Hays ESD 1	\$111,590	\$111.59	\$111.59	\$0.00	\$0.00	\$0.00	\$0.00
2016	Farm to Market Road	\$111,590	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$111,590	\$865.04	\$865.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$111,590	\$1486.78	\$1486.78	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$2463.52	\$2463.52	\$0.00	\$0.00	\$0.00	\$0.00
	LUCERO JULIO C TOTAL:		\$2463.52	\$2463.52	\$0.00	\$0.00	\$0.00	\$0.00
2014	Lockhart ISD	\$1,600	\$22.87	\$22.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	Farm to Market Road	\$1,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell County	\$1,600	\$11.05	\$11.05	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell-Hays ESD 1	\$1,600	\$1.60	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$35.52	\$35.52	\$0.00	\$0.00	\$0.00	\$0.00
2013	Lockhart ISD	\$1,620	\$19.11	\$19.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	Farm to Market Road	\$1,620	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	Caldwell County	\$1,620	\$11.19	\$11.19	\$0.00	\$0.00	\$0.00	\$0.00
2013	Caldwell-Hays ESD 1	\$1,620	\$1.62	\$1.62	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$31.92	\$31.92	\$0.00	\$0.00	\$0.00	\$0.00
2012	Caldwell-Hays ESD 1	\$1,660	\$1.66	\$1.66	\$0.00	\$0.00	\$0.00	\$0.00
2012	Lockhart ISD	\$1,660	\$19.70	\$19.70	\$0.00	\$0.00	\$0.00	\$0.00
2012	Farm to Market Road	\$1,660	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	Caldwell County	\$1,660	\$11.47	\$11.47	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$32.83	\$32.83	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell-Hays ESD 1	\$2,480	\$2.48	\$2.48	\$0.00	\$0.00	\$0.00	\$0.00
2011	Lockhart ISD	\$2,480	\$29.47	\$29.47	\$0.00	\$0.00	\$0.00	\$0.00
2011	Farm to Market Road	\$2,480	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell County	\$2,480	\$17.14	\$17.14	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$49.09	\$49.09	\$0.00	\$0.00	\$0.00	\$0.00
2010	Lockhart ISD	\$2,480	\$90.33	\$90.33	\$0.00	\$0.00	\$0.00	\$0.00
2010	Farm to Market Road	\$2,480	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell County	\$2,480	\$52.23	\$52.23	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell-Hays ESD 1	\$2,480	\$7.56	\$7.56	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$150.13	\$150.13	\$0.00	\$0.00	\$0.00	\$0.00
2009	Lockhart ISD	\$2,990	\$36.78	\$36.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	Farm to Market Road	\$2,990	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell County	\$2,990	\$20.65	\$20.65	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell-Hays ESD 1	\$2,990	\$2.99	\$2.99	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$60.43	\$60.43	\$0.00	\$0.00	\$0.00	\$0.00
2008	Caldwell-Hays ESD 1	\$2,930	\$2.93	\$2.93	\$0.00	\$0.00	\$0.00	\$0.00
2008	Lockhart ISD	\$2,930	\$35.82	\$35.82	\$0.00	\$0.00	\$0.00	\$0.00
2008	Farm to Market Road	\$2,930	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00

2008	Caldwell County	\$2,930	\$20.24	\$20.24	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$59.00	\$59.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	Farm to Market Road	\$2,830	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2007	Caldwell County	\$2,830	\$19.34	\$19.34	\$0.00	\$0.00	\$0.00	\$0.00
2007	Lockhart ISD	\$2,830	\$34.01	\$34.01	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$53.36	\$53.36	\$0.00	\$0.00	\$0.00	\$0.00
2006	Farm to Market Road	\$2,770	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2006	Caldwell County	\$2,770	\$17.81	\$17.81	\$0.00	\$0.00	\$0.00	\$0.00
2006	Lockhart ISD	\$2,770	\$42.66	\$42.66	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$60.48	\$60.48	\$0.00	\$0.00	\$0.00	\$0.00
2005	Lockhart ISD	\$2,570	\$43.43	\$43.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	Farm to Market Road	\$2,570	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2005	Caldwell County	\$2,570	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$59.61	\$59.61	\$0.00	\$0.00	\$0.00	\$0.00
2004	Lockhart ISD	\$2,630	\$41.78	\$41.78	\$0.00	\$0.00	\$0.00	\$0.00
2004	Farm to Market Road	\$2,630	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2004	Caldwell County	\$2,630	\$15.75	\$15.75	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$57.55	\$57.55	\$0.00	\$0.00	\$0.00	\$0.00
2003	Lockhart ISD	\$2,660	\$38.98	\$38.98	\$0.00	\$0.00	\$0.00	\$0.00
2003	Farm to Market Road	\$2,660	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2003	Caldwell County	\$2,660	\$15.07	\$15.07	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$54.07	\$54.07	\$0.00	\$0.00	\$0.00	\$0.00
2002	Lockhart ISD	\$2,700	\$38.86	\$38.86	\$0.00	\$0.00	\$0.00	\$0.00
2002	Caldwell County	\$2,700	\$14.58	\$14.58	\$0.00	\$0.00	\$0.00	\$0.00
2002	Farm to Market Road	\$2,700	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$53.46	\$53.46	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell-Hays ESD 1	\$1,640	\$1.64	\$1.64	\$0.00	\$0.00	\$0.00	\$0.00
2015	Farm to Market Road	\$1,640	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell County	\$1,640	\$11.77	\$47.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Lockhart ISD	\$1,640	\$21.82	\$21.82	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$35.23	\$70.46	\$0.00	\$0.00	\$0.00	\$0.00
	ENIS LUCILLE P TOTAL:		\$757.45	\$757.45	\$0.00	\$0.00	\$0.00	\$0.00
	FORTRESS RANCH INVESTMENTS LTD TOTAL:		\$35.23	\$70.46	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$3256.20	\$3291.43	\$0.00	\$0.00	\$0.00	\$0.00

NOTE Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
6262

Issued By:

Caldwell County Appraisal District
610 San Jacinto Street
P.O. Box 900
Lockhart, TX 78644

Property Information

Property ID 12081 Geo ID 0001230-252-000-00
Legal Acres 20.0000
Legal Desc A230 PACE, GIDEON, ACRES 20.0
Situe COUNTY LINE RD
DBA
Exemptions

Owner ID: 213491 100.00%
LUCERO JULIO C
6604 PLAINS CREST DR
DEL VALLE, TX 78617-3599

For Entities

Caldwell County
Caldwell-Hays ESD 1
Farm to Market Road
Lockhart ISD

Value Information

Improvement HS 0
Improvement NHS 660
Land HS 0
Land NHS 0
Productivity Market 57,710
Productivity Use 980
Assessed Value 1,640

Property is receiving Ag Use

Current/Delinquent Taxes

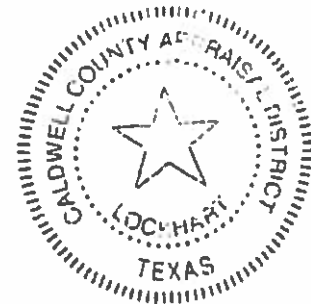
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s)

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date 12/14/2015

Total Due if paid by 12/31/2015

0.00



Tax Certificate Issued for:	Taxes Paid in 2015	POSSIBLE ROLLBACK
Lockhart ISD	21.82	
Farm to Market Road	0.00	
Caldwell County	11.77	
Caldwell-Hays ESD 1	1.64	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate (Tax Code Section 31.08(b)).

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

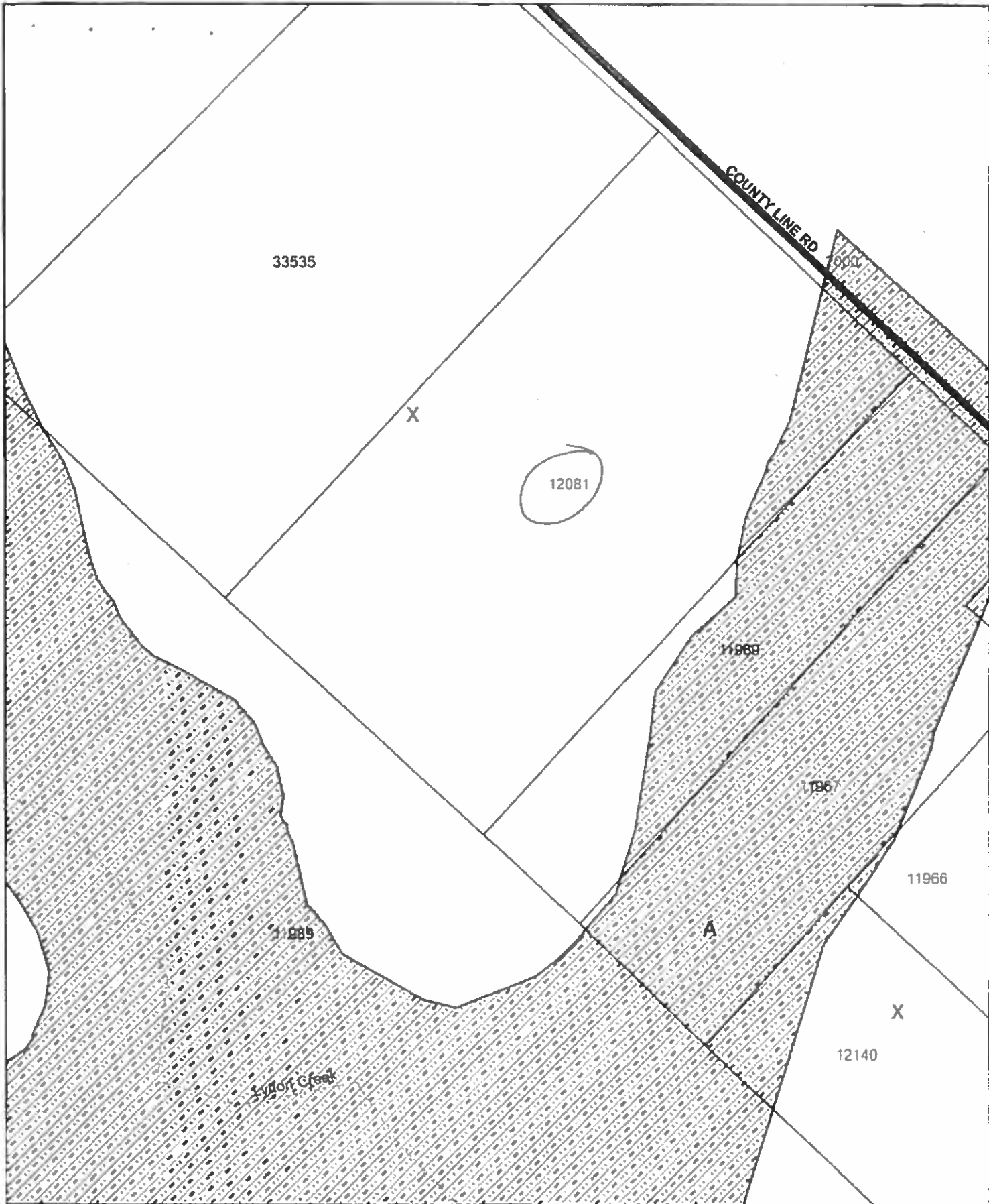
A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code

May Be Subject to Court Costs if Suit is Pending

Date of Issue 12/14/2015
Requested By LUCERO JULIO C
Fee Amount 10.00
Reference #

Manuel Lopez
Signature of Authorized Officer of Collecting Office

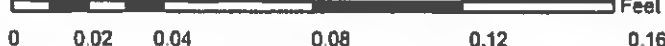
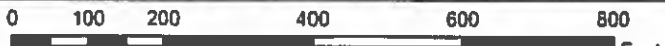


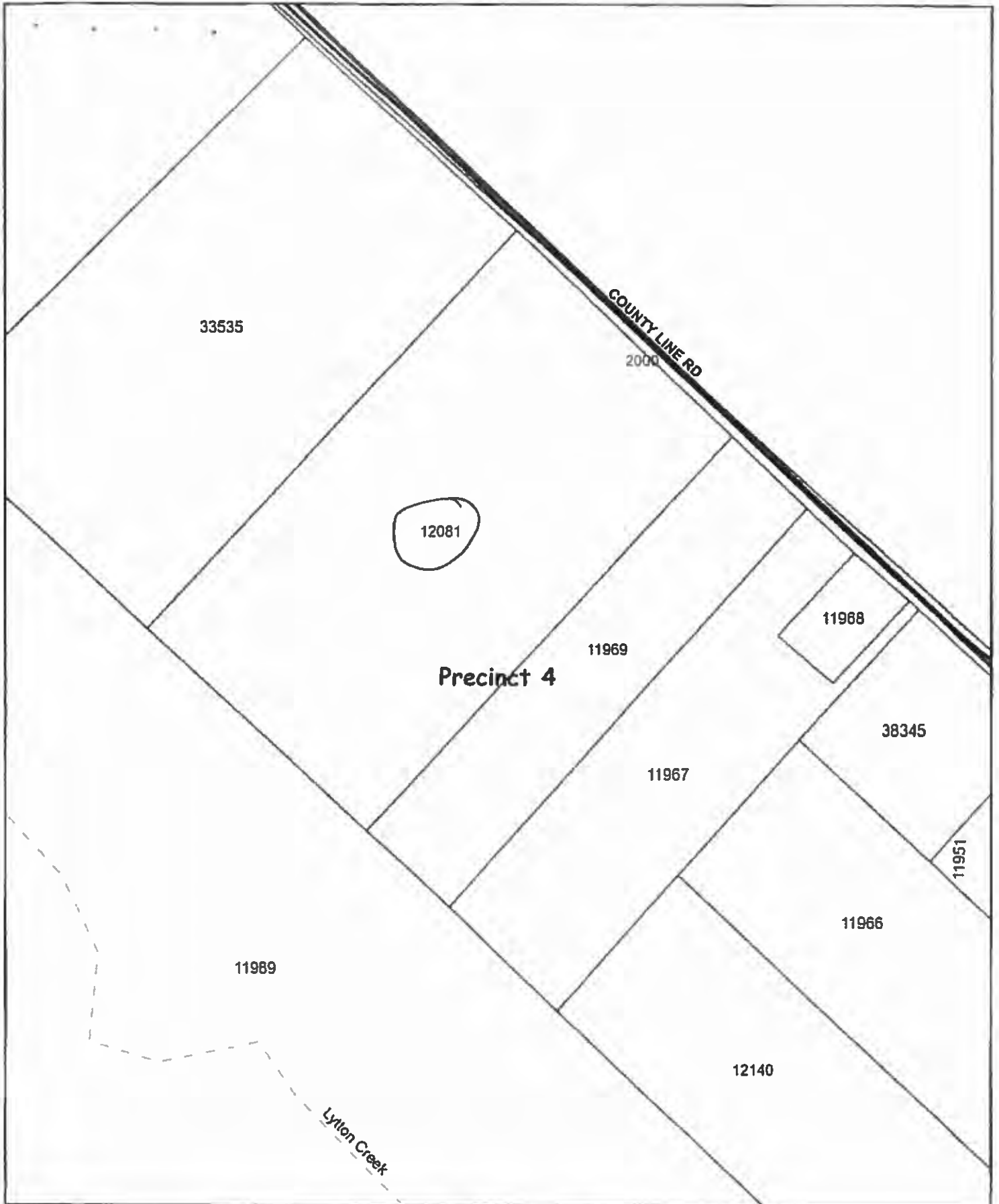
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This product is for informational purposes and may not have been prepared for or intended for legal proceedings or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain boundaries.

Additionally, this document does not purport to authorize any other privately owned property.

Date Printed:
Monday, June 19, 2017



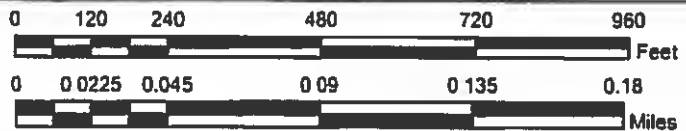


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Assumption: this document does not purport to establish any other previously owned property.

Date Printed
Monday, June 19 2017



16. Discussion/Action

to consider approval of a Preliminary Plat for County Line Estates, Section 2 subdivision to include 15 lots on approximately 16.998 acres fronting County Line Road (CR 172).

Cost: None; Speaker: Commissioner Roland/ Kasi Miles; Backup: 34.

PRELIMINARY PLAT
COUNTY LINE ESTATES
SECTION TWO

COUNTY OF TARRANT

THIS PLAT IS BEING SUBMITTED TO THE PUBLIC FOR REVIEW AND COMMENT IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 201, ACTS 1997, AND THE RULES AND REGULATIONS THEREUNDER, AND IT IS HEREBY CERTIFIED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

GENERAL NOTES

1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO OBTAIN COMMENTS FROM THE PUBLIC AND THE LOCAL GOVERNMENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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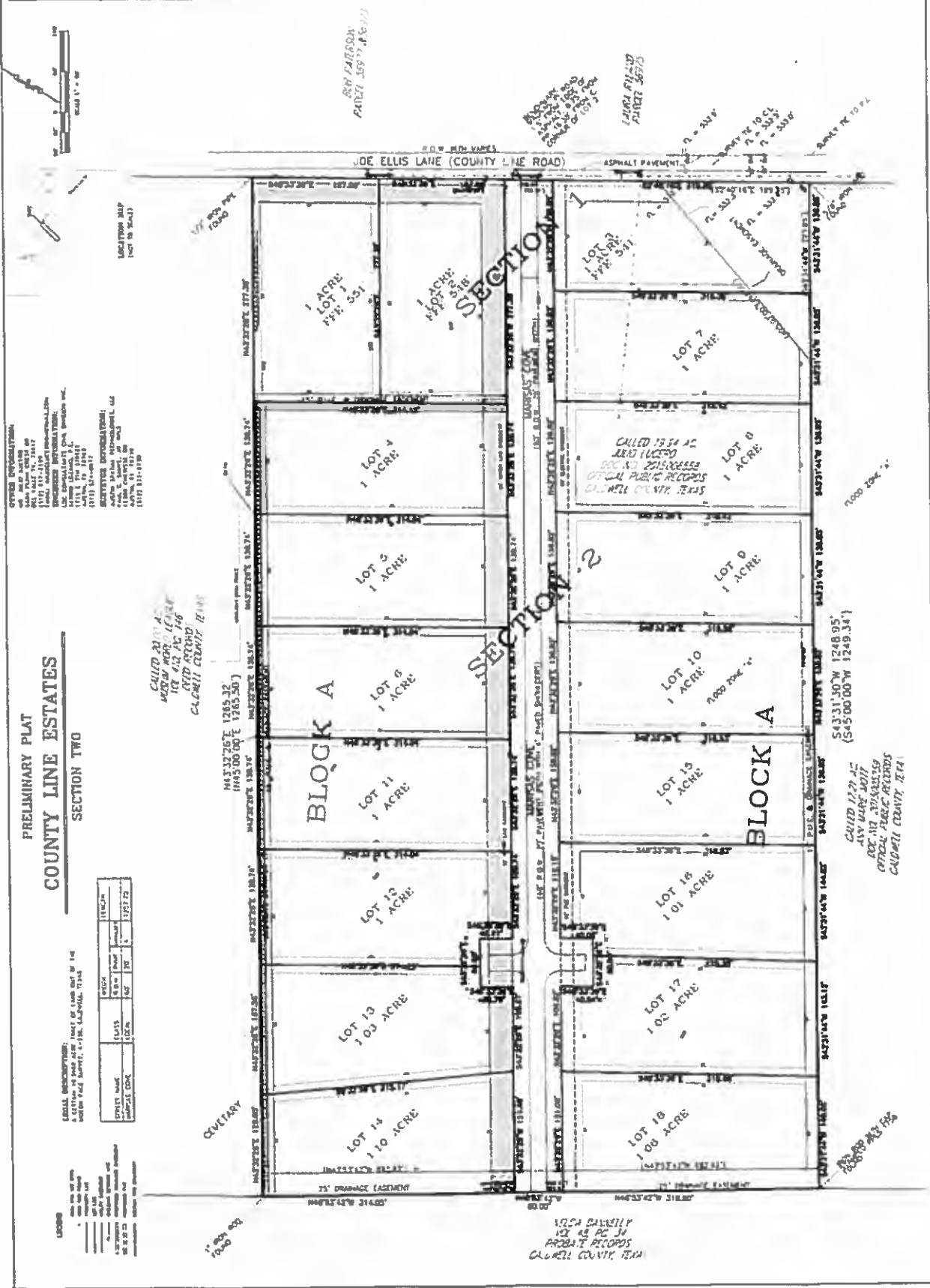
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PRELIMINARY PLAT
COUNTY LINE ESTATES
SECTION TWO

LEGAL DESCRIPTION:
 A CERTAIN 1/2 SECTION 20, AND A CERTAIN 1/2 SECTION 21, TOWNSHIP 33N, RANGE 12E, CALHOUN COUNTY, TEXAS

SECTION	TOWNSHIP	RANGE	COUNTY	STATE
20	33N	12E	CALHOUN	TEXAS
21	33N	12E	CALHOUN	TEXAS

LEGEND:
 --- 1/2" DRAINAGE (SEWER)
 --- 1/2" DRAINAGE (STORM)
 --- 1/2" DRAINAGE (WATER)
 --- 1/2" DRAINAGE (GAS)
 --- 1/2" DRAINAGE (ELECTRIC)
 --- 1/2" DRAINAGE (TELEPHONE)
 --- 1/2" DRAINAGE (CABLE)
 --- 1/2" DRAINAGE (FIBER)
 --- 1/2" DRAINAGE (OTHER)

OTHER INFORMATION:
 ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYS AND RECORDS FROM THE APPROPRIATE AGENCIES.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.



May 30, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: County Line Estates Preliminary Plat
BCG Project No. 070004-30-001

Ms. Miles,

Bowman Consulting has completed our review of the Preliminary Plat application for the County Lines Estates subdivision, comprised of 16.3998 acres located in the Gideon Pace survey, Abstract No. 230 of Caldwell County, Texas and containing fifteen approximately 1 acre lots fronting County Line Rd.

The plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles R. Wirtanen", written over a horizontal line.

Charles R. Wirtanen, P.E.
Bowman Consulting Group, Ltd.

May 25, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: County Line Estates – Preliminary Plat – 4th Technical Review
BCG Project No. 070004-30-001

Ms. Miles,

Bowman Consulting Group has completed our 4th technical review of the application for County Line Estates Preliminary Plat, and we have found the following deficiencies:

Please ensure that all plans match the lot configuration in the Preliminary Plat.

PRELIMINARY PLAT

1. Rename the plat to County Line Estates Section Two Preliminary plat. Three of the lots shown are already platted as County Line estates Section One and are not included as a part of the preliminary plat.
2. Change the legal description on sheet 1 to 16.3998 acres.
3. Clarify the boundary of the 16.3998 acres in Section Two on the preliminary plat.
4. On sheet 2, remove the first paragraph "BEING 19.994 ACRES....". Remove the descriptions labeled Part 1 and Part 2 which are for the recorded plat of County Line Estates Section One.

**PRELIMINARY ENGINEERING PLAN (PEP),
ENGINEERING SUMMARY REPORT (ESR), and MASTER DEVELOPMENT PLAN (MDP)**

5. Revise the Engineer's Summary Letter & Drainage Report to reflect the 16.3998 acres in the preliminary plat. Remove the reference to Section 3.

Please let us know if you have any questions in regards to these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Wirtanen", written over a horizontal line.

Charles R. Wirtanen, P.E.
Bowman Consulting

Julio C. Lucero
Cell 512-917-1113
6604 Plains Crest Dr
Del Valle TX 78617

1026

03/24/16

CHECKSAFE

PAY TO THE ORDER OF

Caldwell County

\$1,125.00

One thousand one hundred twenty five and 00/100

DOLLARS

BBVA COMPASS

FOR Preliminary Plat 15605

[Signature]

CALDWELL COUNTY SANITATION DEPT.

405 E. MARKET
LOCKHART, TEXAS 78644
(512) 398-1803

5369

DATE 3-24-16

RECEIVED FROM

Julio C. Lucero

\$ 1,125.00

One thousand one hundred twenty-five dollars and no/100

FOR Pre plat fees - Country Lane Estates

Thank You

AMOUNT OF ACCOUNT	
THIS PAYMENT	1,125.00
BALANCE DUE	0

- CASH
- CHECK
- M.O

BY Kasi L Miles

CALDWELL COUNTY SANITATION DEPT.

405 E. MARKET
LOCKHART, TEXAS 78644
(512) 398-1803

5369

DATE 3-24-16

RECEIVED FROM

Julio C. Lucero

\$ 1,125.00

One thousand one hundred twenty-five dollars and no/100

FOR Pre plat fees - Country Lane Estates

Thank You

AMOUNT OF ACCOUNT	
THIS PAYMENT	1,125.00
BALANCE DUE	0

- CASH
- CHECK
- M.O

BY Kasi L Miles



September 8, 2015

Julio Lucero
6604 Plains Crest Dr.
Del Valle, TX 78617

Re: Service Availability – 19.994 Acre Tract – Caldwell County, Texas

Dear Developer:

We have determined that the location of your inquiry in Caldwell County is in the certificated service territory of Bluebonnet Electric Cooperative, Inc. and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy.

Should you have any questions or need additional information, please give me a call at 979-542-8518.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shawn Ely".

Shawn Ely
Senior Engineering Project Coordinator

NEPTUNE - WILKINSON ASSOCIATES, INC.
Consulting Engineers
TBPE Firm# F-359

4010 Manchaca Road
Austin, Texas 78704

(512) 462-3373
(FAX) 462-3469

October 15, 2015

Paul Pittman, Manager
Polonia Water Supply Corporation
P.O. Box 778
Lockhart, Texas 78644

Re: Water Service Inquiry
18 Single-Family Tracts Along County Line Road
Between Old San Antonio Road and Moe Road
NWA# 1062-117

Dear Paul:

A Non-Standard Water Service Application for the referenced tracts was received September 23, 2015 and has been reviewed. The Application states an interest in obtaining water service for seventeen (17) new tracts with one (1) tract now having an inactive service connection. The drawing submitted does not clearly locate the approximate 20 acre tract but is believed to be Caldwell CAD Property I.D.# 12081 adjoining the south boundary of the Muslim Cemetery. The property proposed for subdividing has 692.74 feet of frontage on County Line Road along the Bastrop/Caldwell county line and is within Polonia Water Supply Corporation's (Polonia WSC) certificated service area.

Polonia WSC has an existing 4-inch water line along the County Line Road frontage of the property which is supplied by a 6-inch located at the intersection of County Line Road and Old San Antonio Road. This area of the distribution system is served by gravity flow off the Lytton Springs elevated tank. This pressure zone is capable of meeting the Texas Commission on Environmental Quality (TCEQ) minimum criteria for domestic water service for 17 additional service connections at the location proposed by constructing the following off-site water line:

- Approximately 1,650 feet of 6-inch PVC, C900 DR-18 water line beginning at intersection of Old San Antonio Road and extending to approximate midpoint of the property proposed for this subdivision. The water line shall be constructed in private easement(s) to be granted to Polonia WSC following right-of-way of County Line Road. The final routing of water line is subject to final approval by Polonia WSC after onsite observation.

Under Polonia WSC's Subdivision Service Extension Policy, it is the responsibility of the Developer to construct all water lines and service connections required to serve the tracts and necessary to

provide water service to individual tracts. Polonia WSC does not provide or imply that fire protection is available in this area of the distribution system (set forth in the Tariff) due to small diameter of the existing water lines. Polonia WSC's Tariff requires water line construction of not less than 6-inch diameter for placement of fire hydrant(s).

Domestic water service to the 18 single-family residential tracts can be committed when the following conditions have been met:

1. If not previously paid, the Developer shall pay the Non-Standard Investigation Fee set forth in the Application for single family residential subdivision subject to County approval process in the amount of \$1,500.00. The Non-Standard Service Investigation Fee is for engineering evaluation of Application and engineering review of any civil design plans required to provide water service and is the minimum fee. The final amount of this fee will increase by any additional cost incurred by Polonia WSC for engineering and/or legal consultation and plan review(s) relating to water service, if greater than \$1,500.00.
2. The Developer must pay all costs for the engineering design and for constructing service connections (excluding the meter) and all line appurtenances. The Developer's cost will be determined by the actual cost for constructing the service connections required to serve each tract as approved by Polonia WSC.
3. All of the following conditions should be included in the Non-Standard Service Agreement for the 18 tracts to receive water service:
 - a. Payment for the Capital Improvement Fee, currently \$1,850.00 per service connection (18 connections at \$1,850.00 equals \$33,300.00), must be remitted to Polonia WSC at time the Non-Standard Service Agreement is signed by the Developer, i.e. fee must be paid up-front and is non-refundable and non-transferable.
 - b. The Capital Improvement Fee payment will reserve water service to the 18 tracts provided the monthly Reserve Service charge (50 percent of the base monthly charge which is currently \$18.95) for each tract is paid. Presently, the total monthly Reserve Service charge is \$170.55 for the 18 tracts.

Payment of the monthly Reserve Service charge shall begin with the first monthly billing cycle after signing of Non-Standard Service Agreement relative to this inquiry. This monthly Reserve Service charge is subject to change if the base monthly charge is changed in Polonia WSC's Tariff. The water service commitment is limited to the number of tracts for which the monthly Reserve Service charge is paid.
 - c. Polonia WSC's commitment to supply water to the 18 tracts is subject to the Rules and Regulations Concerning Service which are contained in the Tariff and Subdivision Service Extension Policy. After purchasing a tract, the owner of the lot must pay to Polonia WSC all applicable fees required for water service to have a meter set including the Membership Fee (currently \$100.00) and the Service Connection Fee (currently \$850.00).

- d. Water service is limited to one meter per tract, serving one single-family dwelling unit, e.g. service will not be provided to multiple dwelling units on any tract within the proposed subdivision.
 - e. Water service will not be provided to tract(s) created by resubdivision of any tract not shown on the surveyor's plat of each tract.
4. Conditions 3c, 3d and 3e stated above must be stated on the Preliminary and recordation Final Plat.
5. Polonia WSC construction standards include but are not limited to the following:
- a. Pipe for distribution lines is to be PVC C900 DR 18 and laid at a depth to provide minimum 30 inch cover.
 - b. Provide gate valve on each radiating line at line intersections.
 - c. Provide fire hydrant location(s) so that the structure on each lot is within 1,000 feet of a fire hydrant.
 - d. All service lines are to be Class 200 polyethylene (PE).
 - e. Plans for all construction work must be submitted to the Polonia WSC for review and approval and a preconstruction meeting is required prior to any work being undertaken.
 - f. Descriptive materials must be submitted for review and approval for all items to be included in construction.
 - g. The utility contractor and any subcontractor(s) must provide certificate of insurance meeting the requirements of Polonia WSC prior to the preconstruction meeting.

All construction work associated with providing water service shall be in accordance with TCEQ regulations relating to public water distribution system, Polonia WSC Tariff, Subdivision Service Extension Policy and Polonia WSC Construction Standards.

In the event the above referenced offsite 6-inch water line is not constructed and water service is to be provided to a reconfigured tract layout with water supplied direct off the existing 4-inch water line, it is recommended the number of service connections be limited to the existing inactive meter and not more than five (5) additional meters, or a total of six (6) meters. It is also recommended such service be conditional requiring approval of Caldwell County for the subdivision of property without a fire hydrant located within the vicinity of the subdivision.

An opinion of cost for construction of the 1,650 feet of offsite 6-inch water line, the first 600 feet of 6-inch water line along the proposed road within the subdivision, followed by 600 feet of 4-inch water line to serve the remaining proposed lots is provided only for financial considerations by the Developer. Please advise if you have questions, corrections or additional comments that should be addressed.

Sincerely,



Joel D. Wilkinson, P.E.

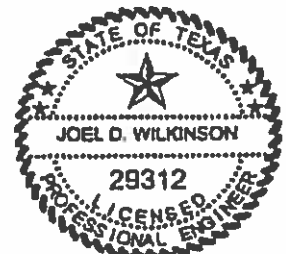
**OPINION OF PROBABLE COST
FOR
CONSTRUCTION OF WATER LINES ON COUNTY LINE ROAD**

**POLONIA WATER SUPPLY CORPORATION
October 15, 2015**

<u>Item No</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1	6" PVC, C-900, DR-18 Pipe	2,250	LF	\$21.00	\$ 47,250.00
2	4" PVC, C-900, DR-18 Pipe	600	LF	16.00	9,600.00
3	Gate Valve 6"	1	EA	950.00	950.00
4	Ductile Iron Fittings 6" 90 Degree Bend	1	EA	500.00	500.00
	6" Plug	1	EA	400.00	400.00
5	6" Tapping Sleeve and Valve	1	EA	4,000.00	4,000.00
6	Fire Hydrant Assembly	1	EA	4,500.00	4,500.00
7	Flush Valve	1	EA	1,800.00	1,800.00
8	12" PVC Pipe Casing in County Road Crossing	60	LF	60.00	3,600.00
9	Service Connection	17	EA	500.00	8,500.00
10	1" Service Line Tubing	250	LF	10.00	<u>2,500.00</u>
CONSTRUCTION SUBTOTAL					\$ 83,600.00
11	Construction Contingencies				8,300.00
12	Preparation of Plans, Specifications and TCEQ Submission				<u>8,600.00</u>
TOTAL PROJECT COST					\$ 100,500.00
AVERAGE COST PER TRACT (18 TRACTS)					\$ 5,583.00

NOTES

- 1 This Opinion of Cost is for financial planning purposes only and is not based upon an approved preliminary subdivision plat, water line construction plans or on-site inspection of pipeline route. Actual cost will be the final cost of the work performed by a qualified utility contractor based upon engineering design plans after completion and acceptance of construction by PWSC.
- 2 Opinion of Cost does not include any environmental clearances.
- 3 Easements for water line route will need to be obtained without cost to PWSC.
- 4 All work would be constructed by qualified utility contractor acceptable to PWSC.
- 5 All County Road crossings are assumed to be in open cut with PVC pipe encasement
- 6 This Opinion of Cost includes construction of distribution line along the concept subdivision drawing with each service connection set at each proposed tract.



Prepared for Polonia Water Supply Corporation

Joel D. Wilkinson
Joel D. Wilkinson, P.E.
Neptune-Wilkinson Associates, Inc.
T.B.P.E. Firm# F-359

10/16/15

#1062-117

Engineer's Summary and Drainage Report

**COUNTY LINE ESTATES
PRELIMINARY PLAT
1944 COUNTY LINE ROAD
CALDWELL COUNTY
TEXAS**

PREPARED FOR

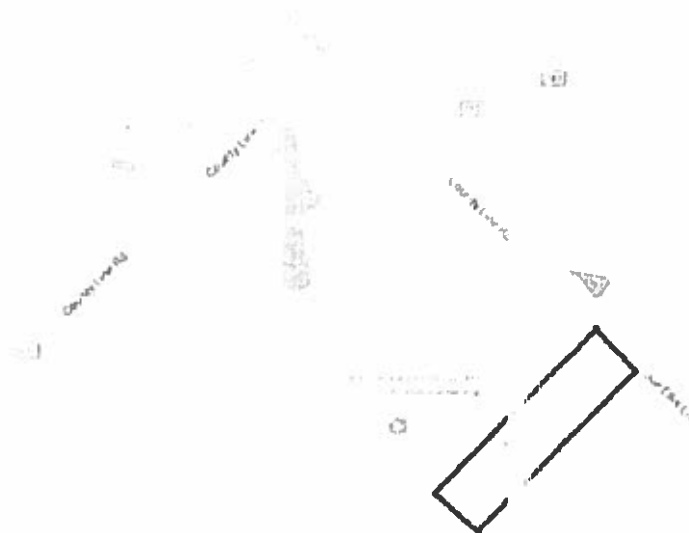
Mr. Julio Lucero

PREPARED BY:

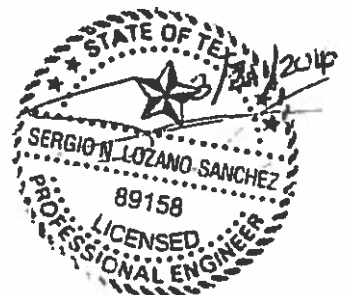
LOC Consultants, LLP

F-4756

1715 E. 7TH STREET AUSTIN, TEXAS 78702



March 2016



March 22, 2016

Caldwell County
Development Services.

Re: **County Line Subdivision,**
Preliminary Plat
20 Acre Site
1944 County Line Rd.
Site located between Old San Antonio Road and Moe Road
Litton Springs Watershed
ENGINEER'S SUMMARY LETTER & DRAINAGE REPORT -

The developer of the above referenced property wishes to subdivide this property into multiple lots for single family units. The 19.88 acre tract will be divided into 18 lots, to be developed in three sections, Section 1 consist of lots 1, 2 and 18, Section 2 consist of lots 3, 4, 5, 14, 15 and 16 and their respective R.O.W. and Finally section 3 will consist of lots 6, 7, 8, 9, 10 11, 12 and the remaining of their respective R.O.W. Each unit will be individually sold and utilized as a single family residence.

There are no variances associated with this development. The proposed construction with this subdivision includes a 20 feet paved road with a hammerhead turnaround, connection to Polonia Water Supply Corporation , 18 single-family residences OSSF, and driveways.

The following list contains additional background information regarding the property.

1. The majority of this 19.98 acre subdivision lies within the Lytton Springs Watershed. A small portion, near the east corner of the site, lies within the 100 year flood plain of Lytton Springs.. This development complies with Caldwell County Development Ordinance. Due to the fact that construction is proposed for this subdivision, Erosion/Sedimentation Control and Native vegetation control Plan is proposed, Grading and Drainage as well as water utility plans and OSSF will be prepared as part of the construction Documents.
2. A portion of this site lies within the 100-year flood plain. Please refer to the plat for FEMA map panel 48055C0050E for information supporting this statement.
3. There is no zoning for the site and impervious cover for each lot will be limited to less than 20% of the individual lot site area.
4. The site increase in runoff is negligible, therefore no detention or water quality pond is proposed.

Site Drainage

The existing slopes on the site average 2.5 % to 6%, with the steepest measured slope near the Lytton springs creek area.

The majority of the existing site drainage sheet flows across the site in a southerly direction towards Litton creek, situated at the east corner of the site at the County Line Road frontage (On Site Drainage Areas 1). See attached plans. There is a off site area to the west of the property that flows overland into the existing 20 acre site. There are three additional on site areas that are depicted in the Existing Drainage Conditions plan with their respective drainage calculations.

The proposed drainage will flow in the same pattern with half of the runoff from lots 1 through 9 and the north 10 feet from the road directed to the North bar ditch along the proposed road and then directed into a level spreader , inside a proposed 15 feet Drainage Easement., the runoff from lots 10 through 18 will be draining sheet flow to the south unrestrained. A propose bar ditch will convey the flows from the south 10 feet into the D.E. mentioned above.

Utilities

The subdivision will be serviced by Polonia Water Supply Corporation for water service. There is a 4" cast iron water line along the fronting roadway, County Line Road which this subdivision will tap into with a proposed 6" line within Marisas Cove ROW to provide water service to Lots 3 through 17. The remaining lots (1, 2 and 18) will tap directly off the existing 4" line along County Line Road.

All lots within this subdivision will have Electric Services Overhead Provided from Blue Bonnet Electric Corporation Inc.

All proposed lots will have their individual on site sewage facilities to treat domestic wastewater, design of OSSF for lots 1, 2 and 18 is included with the Preliminary design package.

Roadway

The proposed road will consist of 20 asphalt pavement with 3 foot unpaved shoulders and their respective bar ditch to convey road flows. Individual impacted gravel driveways with 18" culverts will be proposed once the location of the residences is determined. The proposed right of way will be 60 feet. No sidewalks are proposed for this rural subdivision.

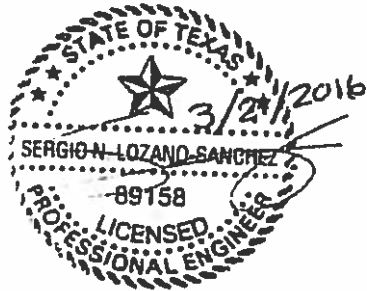
There are no critical environmental features or known underground storage tanks on this site.

Please contact me if you have any questions or comments.

Modified Rational Method:

**Offsite Drainage Areas
Calculation**

Respectfully submitted,



Sergio Lozano-Sanchez, P.E.,
Principal
LOC Consultants, LLP

ON SITE SEWAGE FACILITY

County Line Estates
1944 COUNTY LINE RD

Prepared for:

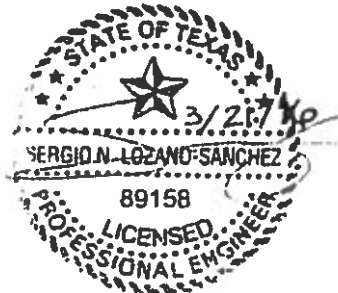
Julio Lucero

Prepared by:

LOC Consultants, LLP

F-4756

1715 E. 7th Street
Austin, Texas 78702
Tel. 512-524-0677
Mobile 512-587-7236



LOC Consultants, LLP

Civil, Structural, & Environmental Engineers

March 14, 2016

Re: ***Residential Septic Design for***
Lot 1,2 & 18, Block A County Line Estates Section 1

Owner: Julio Lucero

Site Address: 1944 County Line Rd
Site located between Old San Antonio Rd. and Moe Rd.

Legal Description: Block A County Line Estates Section 1

Water Source: Polonia Water Supply Corporation

The owner is proposing to construct a 1,680 s.f. single family residential structure with 3 bedrooms on this site. The site has been evaluated and the present soil is a CLASS IV soil down to 60". This soil is suitable for low dosage pressure system based on Table XIII of 30 TC Chapter 285. A septic tank will be utilized for treatment and LDS system will be utilized for disposal. The expected wastewater flow from the proposed residence is 240 gal/day per TCEQ rules Table III, this flow has been determined for a single family residence with four bedroom and less than 2,500 square feet with water saving devices. A 1,000 gallon two compartment septic tank with a 500 gall pump tank with 1.5" pipe and sandy loam will be utilized. The overall slope of the area where the disposal system will be constructed is approximately 3% or less.

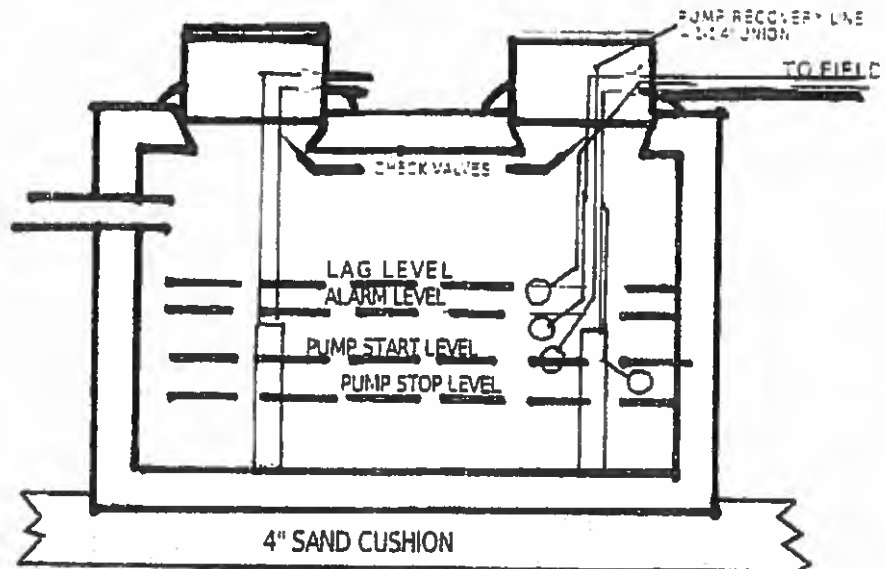
The home will be using a Public Water supply as source of water. The property is not located over the Edwards Aquifer Recharge Zone and there are no recharge features within 150 feet of the system. The property is not located within the 100 yr floodplain according to map 48055C0050E. All other separation distances will be maintained as per TCEQ Table X (Minimum Required Separation distances for On-site Sewage Facilities) TAC 285.31.

The residence will utilize a minimum pipe size of 4 inch diameter pipe schedule 40 or SDR 26 or better for connection from the home to the tank. A two way clean out will be installed and a two compartment septic tank of 1,000 gallons, after the septic tank, a 500 gallon pump thank will be connected to a 1.25 inch discharge line a 1.25" inch pressure line will be constructed to direct wastewater to drain field. Drain field will consist of approved perforated 1.25 inch PVC pipes schedule 40. The drain field will consist of one field of 900 square feet. The bed is not to be installed shallower than 18 inches. The system is to be installed per the approved design.

SYSTEM DESIGN:

RESIDENCE SIZE:	1,680 SQUARE FEET	
NUMBER OF BEDROOMS:	3 BEDROOMS	
AVERAGE EXPECTED FLOW=	240 GAL/DAY	TABLE III TCEQ RULES
TANK SIZE :	1,000 GALLON	TABLE II TCEQ RULES
ANNUAL AVERAGE NET EVAPORATION=	0.14 IN/DAY	TABLE VII TCEQ RULES
NUMBER OF PROPOSED FIELDS =	1 FIELDS	
REQUIRED AREA PER FIELD =	900 S.F.	
PROPOSED FIELD WIDTH =	30 FT	
PROPOSED FIELD LENGTH =	30 FT	
AREA PER FIELD =	900 S.F.	
TOTAL APPLICATION AREA =	900 S.F.	

500 GALLON PUMP TANK



Pump tank calculation

Pump tank Volume	500 Gallons		
Tank depth	40"		
Gallons/Inch	18.5		
Pump stop level	4"	Actual Dose	75 gallons
			188
Pump start level	5"	Active Storage	Gallons
		Reserve	975
Alarm level	12"	Volume	Gallons

NOTE:

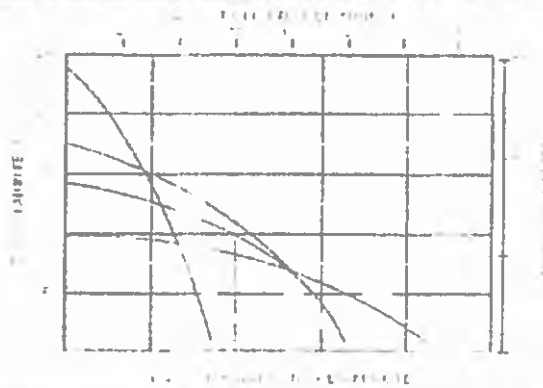
- An audio and visual high water alarm must be installed
- Alarm shall be placed so that owner will see on a day to day basis or easily heard at the same regularity
- Alarm and pump must be on separate circuits
- Duplex pump controls are to be installed so pumps run alternately
- In the event that one pump fails, manual reset alarm will sound an working pump will continue to cycle until inoperable pump is replaced.

STA-RITE BOTTOM SUCTION PUMPS
1/2HP, 115 VOLT, 20 GPM SUBMERSIBLE
(FOR DRIP FIELD DOSING ONLY)



4" multi-stage submersible pump

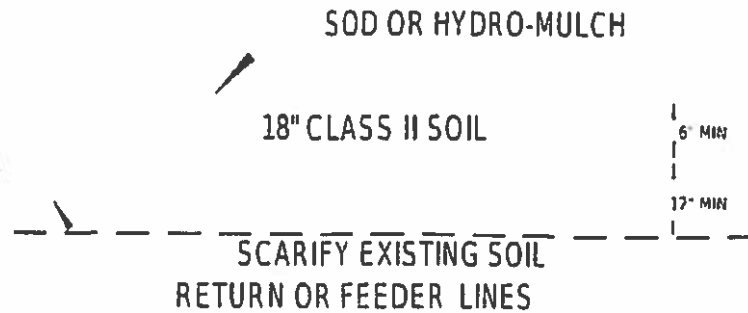
PUMP PERFORMANCE



PUMP PERFORMANCE

Flow Rate (GPM)	Head (feet)	Power (HP)	Efficiency (%)
0	10	0.12	0
2	8	0.10	75
4	6	0.08	70
6	4	0.06	65
8	2	0.04	60
10	0	0.02	55

DISTRIBUTION FIELD REQUIREMENTS



- CARE MUST BE TAKEN TO REGRADE ENTIRE FIELD AREA TO A CONSISTENT SLOPE WITH NO BREAKS WITHIN 10' DOWNSLOPE OF DRAINFIELD.
- DRIP LINES ARE TO BE PLACED ON SCARIFIED SURFACE AND COVERED WITH A MINIMUM OF SIX INCHES OF COVER.
- 12" OF SOIL MUST LIE BETWEEN THE DRIP TUBING AND ROCK HORIZON.
- VALVES SHALL BE PLACED BELOW GRADE AND COVERED WITH BOXES FOR FUTURE ACCESS.
- CARE SHOULD BE TAKEN NOT TO DAMAGE ANY PIPES OR PLACE ANY ROCKS ON DRIP LINES WITHIN COVERING DRIP LINES.
- CARE SHOULD ALSO BE TAKEN NOT TO COMPACT THE SOIL WHILE COVERING FIELDS.
- DRIP LINES ARE TO BE LAID ON CONTOURS.

Field Size Calculation

Soil Class	IV
Ra	0.14
Heated Space	1500
Daily Flow (Q)	240
Min. Drip field Area	900
Drip Line Depth	6"
Tubing Spacing	24"
Emitter Spacing	2.00'
Emitter Flow	0.6
#of dosing zones	1
# of scour zones	1
Max feed per Scour zone	1
Total required tubing	240LF
Design Application Rate	0.1
Scour flow (GPM)	1.6
Scour Velocity (ft/sec)	35
Inlet pressure (PSI)	291'
Max tubing length to achieve	2'
lift to field	4.25'
Supply size	40'
Supply Length	0.78
Supply Friction	1.25

Design Notes:

- *Septic Tank must be installed a minimum of 50 feet from any water well or underground cistern.
- *Septic Tank must be installed a minimum of 10 feet from any Potable Water supply Line.
- *Septic Tank must be installed a minimum of 5 feet away from any foundation, building or any Other improvement.
- *A two way clean out is to be installed between the house and the septic tank.
- *Pipe from house must be 3" or 4" schedule 40 or better at a 1.00% minimum slope. The pipe must maintain a continuous fall to the disposal system.
- *Pipe connection to septic tank must be sealed and secured to avoid infiltration and seepage.
- *A minimum of 12" fall from outlet flow line to field must be maintained.
- *Pipe and fittings from tank to field and within the field must be SDR 35 or better.
- *Unless otherwise approved by the permitting authority, tank excavations shall be left open until they have been inspected by the permitting authority. Tank excavations must be backfilled with soil or pea gravel that is free of rock larger than 1/2 inch in diameter. Class IV soils and gravel larger than one-half inch in diameter are not acceptable for use as backfill material. If the top of a septic tank extends above the ground surface, soil may be mounded over the tank to maintain slope to the drainfield.

*The pipe from the final treatment tank to a gravity disposal system shall be a minimum of five feet in length.

*Water saving devices must be used if an ET system is to be installed.

* This system has not been designed for the use of water softeners or reverse osmosis.

*Owners shall not allow driveways, storage buildings, or other structures to be constructed over the treatment or disposal systems.

Inspection Requirements:

Installer must notify designer upon completion of the following items of work in order that the designer may inspect the work as required for certification.

- Open trenches or excavation before the placement of gravel.
- Leak testing of septic tank.
- Installation of the piping and placement of gravel.
- Plumbing Connections from house to septic tank and from septic tank to septic fields.
- Landscape, broadcast seed or hydro-mulch with seed, and all ends of drainfield tapered to grade.

Installation Notes:

- Refer to site plan for septic system components placement.
- All materials and construction methods are required to conform to the standards for Private Sewage Facility's set forth in the Texas Administrative Code, §285 On-Site Sewage Facilities.
- The installer must have a current and valid Texas installer certificate, and is required to have at the minimum an Installer class I or II certification.
- The installer must notify designer and regulatory authority at least 48 hours in advance to schedule required inspections to ensure that the system is installed in accordance with the approved plans and specifications.
- The installer may not alter these plans without the approval of the designer.
- Diversion berms will be place when needed to protect drainfield area from excessive runoff.
- It is the responsibility of the installer to maintain the minimum setback requirements as stated in TAC Chapter §285.
- Pipes will be cleaned all debris prior to installation and the contractor will exercise care to prevent clogging of pipe and distribution holes.
- The contractor as to the proper operation of the system will inform the owner, and that the system must be operated correctly in order to function properly.
- The owner will be solely responsible for failure to operate the system properly or for any modifications to the system by the owner, which subsequently cause the system to malfunction.
- The contractor will furnish a warranty on all equipment, materials, and workmanship for a period of not less than one year from the date the system is approved for operation.

Tank Notes:

- The bottom of the excavation for the tanks shall be level and free of large rocks and debris.
- All tanks are to be set level on a layer, with a minimum thickness of 4 inches, of sand, sandy loam, clay loam, or pea gravel.
- Risers are required when tanks are buried in excess of 12 inches.

- All openings in the tank must be properly sealed to prevent the escape of wastewater, or to prevent the infiltration of water.
- Tanks must be filled with water for 24 hours to test for leaks and structural integrity.

Operation and Management Notes:

- The OSSF should not be treated as a normal city sewer.
- Water conservation practices should be used at all times. Consult your local authorities for more information.
- Run the dishwasher with a full load whenever possible.
- Avoid running water continuously when brushing teeth, washing hands, or cleaning food and utensils.
- Repair any water leaks immediately, such as running toilets or leaky faucets.
- The owner is responsible for cleaning and pumping the septic tank, typically every 2 to 3 years depending on system usage.
- Do not use the toilet to dispose of tissue, feminine hygiene products, trash, cigarettes, etc.
- It is recommended that you do not use the garbage disposal and/ or garbage grinders in the facility serviced by this system.
- Household chemicals should be used in moderation.
- Water softener should not be allowed to enter the OSSF.
- Chemical additives or the so-called enzymes should not be used during the operation of this system. Some of these additives may even be harmful to the facilities operation.
- Do not build driveways, storage buildings, decks, or other structures over the tank or disposal area.
- The OSSF must be protected from coming in contact with vehicular traffic.
- A strong vegetative cover is essential for the proper operation of this system. The property owner is solely responsible for maintaining this vegetation. The ET beds areas should be groomed by mowing on a regular basis.
- The owner shall become familiar with the operation of the system and be solely responsible for the operation and maintenance of the system, once the system is placed into operation.
- The system has been divided into two beds, alternate between beds every couple of months is required for each bed to dry out.
- The septic tank must be cleaned at least once every three years, the cleaning must be performed by a licensed septic tank cleaner, a receipt must be provided and the owner should maintain it for his records.
- The home owner is responsible for maintaining proper vegetation over septic ET beds.
- It is the responsibility of the home owner to maintain the system and check periodically for malfunctions.

On-site Sewerage Facility Maintenance and Water Conservation Measures

- 1) Maintenance and management practices.**
 - a) An OSSF should not be treated as if it were normal city sewer system.**
 - b) The use of in-sink garbage grinders and grease discarding should be avoided. In-sink garbage can cause a rapid buildup of sludge or scum resulting in a requirement for more frequent cleaning and possible system failure. In general, non-soluble solids (no matter how small you grind them) will build up in the system and require removal. Keeping them from going down the drain you will reduce the need pumping.**
 - c) Chemicals, solvents or paint should never be introduced to the system. In general, anything that could harm, dissolve or clog the plastic piping, pump, wiring or small orifices in your system.**
 - d) Do not use the toilet to dispose of cleanings tissues, cigarette butts, or other trash. This disposal practice will waste water and also impose an undesired solids load on the treatment system.**
 - e) Septic tanks shall be cleaned before sludge accumulates to a point where it approaches the bottom of the outlet device. If sludge or scum accumulates to this point, solids will leave the tank with the liquid and possibly cause clogging of the perforations in the drain field line resulting in sewage surfacing or backing up into house through the plumbing fixtures.**
 - f) Since it is not practical for the average homeowner to inspect the tank and determine the need for cleaning, a regular schedule of cleaning the tank at two-to-three year intervals should be established. Commercial cleaners are equipped to readily perform the cleaning operation. Owners of septic tank shall engage only persons registered with the TNRCC to transport the septic cleanings. It is important that if a filter was installed in your system it be checked and cleaned regularly.**
 - g) Do not build driveways, storage buildings, or other structures over the treatment works or its disposal field.**
 - h) Chemical additives or the so-called enzymes are not necessary for the operation of a septic tank. Some of these additives may even be harmful to the tank's operation.**
 - i) Soaps, detergents, bleach drain cleaners, and other household cleaning materials will very seldom affect the operation of the system. However, moderation should be exercised in the use of such materials.**
 - j) It is not advisable to allow water softener back flush to enter into any portions of the OSSF. The system is not designed to handle the extra load, and the brine will rapidly corrode your pump.**
 - k) The liquid from the OSSF is still heavily laden with the bacteria. The surfacing of this liquid constitutes a hazard to the health of those that might come into contact the installer. The alarm may be silenced, but the system is only designed to handle a days flow before surfacing and backing up may occur. Even an intermittent alarm is an indication of an impending problem.**
 - l) If necessary to install irrigation to maintain vegetative growth, no piping should be within 10 feet of drainfield and zoned separate from the rest of the irrigation system. The significance is to not over saturate the field. If the field is saturated by over watering, it may result in surfacing and failure.**

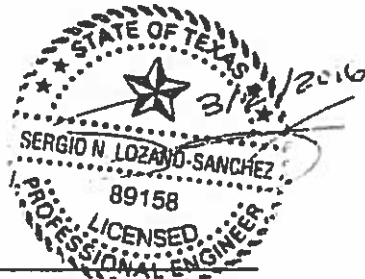
- m) Digging in the field area can result in exposure to OSSF liquids and should be avoided.
- n) Planting in the field area should be avoided. Root intrusion, excessive shade, or damming of disposal field may result in failure or reduced field capacity. The field will operate most effectively if it has solid grass cover, minimal shade and unrestricted air flow.

2) Water conservation measures/practices.

Note: it is important to realize that your system was installed for average daily use according to the size and number of bedrooms in your home. It is expected that the number of inhabitant not be more than the number of bedrooms plus one. Frequent field switching and water conservation measures may be crucial to avoid failure due to overloading the system.

- a) Showers usually use less water than baths. Install water saving shower head that uses less than two and ½ gallons per minute and saves both water and energy.
- b) If you take a tub bath, reduce level of water in the tub from the level to which you customarily fill it.
- c) Leaky faucets and faulty toilet fill-up mechanisms should be repaired as quickly possible.
- d) Check toilets for leaks that may not be apparent. Add a few drops of food coloring to the tank. Do not flush. If the color appears in the bowl within a few minutes, the toilet fill or back-cock valve needs to be adjusted to prevent water from overflowing the stand pipe or the flapper at the bottom of the toilet tank needs to be replaced.
- e) Reduce the amount of water used for flushing the toilet by installing one of the following: a new toilet (1.6 gallon); a toilet tank dam; or filling and capping one-quart plastic bottles with water (usually one is all that will fit in smaller toilet tanks) and lowering them into the tank of the existing 3.5 gallon or larger toilet. Do not use bricks since they may crumble and cause damage to the fixture.
- f) Try to run the dishwasher with a full load, whenever possible.
- g) Avoid running the water continuously for brushing teeth, washing hands, rinsing kitchen utensils or for cleaning vegetables.
- h) Use faucet aerators that restrict flow to no more than 2.2 gallons per minute to reduce water consumption.
- i) Keep a container of drinking water in the refrigerator instead of running the faucet until the water turns cool.
- j) Insulate all hot water pipes and/or install a system that circulates the hot water to avoid long delays of wasted water while waiting for the heated water. If filling a tub run only the hot water into a stopped till the water in the tub gets warm. Rather than running water down the drain waiting for hot water only to mix it with cold water once it arrives.
- k) Ask your city, county or local government about their programs to conserve water and how they can help you save water.

Designed by:



Sergio Lozano-Sánchez, P.E.
Principal

LOC Consultants, LLP

1715 E. 7th Street
Austin, Texas 78702
Office 512-524-0677
Mobile 512-587-7236

***The proposed system has been designed generally following the minimum requirements under TCEQ §285 On Site Sewage Facilities, and the minimum requirements for the local health department. The site evaluation and subsequent design are based on technical information currently available. The performance of the OSSF cannot be guaranteed even though all provisions of the standards have been complied with. Different variables can cause a system to fail, if failure should occurs, additions to the OSSF may have to be made.

Property

Account

Property ID: 12081 Legal Description: A230 PACE, GIDEON, ACRES 16 994
 Geographic ID: 0001230 252-000 00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2008 COUNTY LINE RD Mapsco: 03-310
 TX
 Neighborhood: RURAL DALE-LYTTON-NE OF LOCKHART AREA Map ID: 03-310
 Neighborhood CD: 4210

Owner

Name: LUCERO JULIO C Owner ID: 213491
 Mailing Address: 6604 PLAINS CREST DR % Ownersh p: 100 00000000000%
 DEL VALLE, TX 78617-3599
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$122,280	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$122,280	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$122,280	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$122,280	

Taxing Jurisdiction

Owner: LUCERO JULIO C
 % Ownership: 100.000000000000%
 Total Value: \$122,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$122,280	\$122,280	\$0.00
CHES1	Caldwell-Hays ESD 1	0.100000	\$122,280	\$122,280	\$122.28
FTM	Farm to Market Road	0.000100	\$122,280	\$122,280	\$0.12
GCA	Caldwell County	0.775200	\$122,280	\$122,280	\$947.91

SLH	Lockhart ISD	1 332360	\$122 280	\$122,280	\$1,629 21
	Total Tax Rate	2 207860			
				11.33% Current Exemptions	\$2 699 52
				Taxes w/o Exemptions:	\$2,699 53

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$6,610	\$0
2	U	UTILITY	0.0000	0.00	0.00	0.00	\$10,000	\$0
3	NHS	NON HOMESITE	15.9940	696698.64	0.00	0.00	\$105,670	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$122,280	0	122,280	\$0	\$122,280
2016	\$660	\$110,930	0	111,590	\$0	\$111,590
2015	\$660	\$57,710	980	1,640	\$0	\$1,640
2014	\$660	\$57,710	940	1,600	\$0	\$1,600
2013	\$660	\$57,710	960	1,620	\$0	\$1,620
2012	\$660	\$57,710	1,000	1,660	\$0	\$1,660
2011	\$1,460	\$57,710	1,020	2,480	\$0	\$2,480
2010	\$1,460	\$51,820	1,020	2,480	\$0	\$2,480
2009	\$1,470	\$51,820	1,520	2,990	\$0	\$2,990
2008	\$1,470	\$51,830	1,460	2,930	\$0	\$2,930
2007	\$1,470	\$44,920	1,360	2,830	\$0	\$2,830
2006	\$1,470	\$44,920	1,300	2,770	\$0	\$2,770
2005	\$1,310	\$40,840	1,260	2,570	\$0	\$2,570
2004	\$1,310	\$40,840	1,320	2,630	\$0	\$2,630
2003	\$1,300	\$40,840	1,360	2,660	\$0	\$2,660
2002	\$1,300	\$36,300	1,400	2,700	\$0	\$2,700
2001	\$1,240	\$32,330	1,300	2,540	\$0	\$2,540
2000	\$1,160	\$50,400	1,400	2,560	\$0	\$2,560
1999	\$0	\$42,600	1,510	1,510	\$0	\$1,510
1998	\$0	\$38,000	1,450	1,450	\$0	\$1,450
1997	\$0	\$35,600	1,510	1,510	\$0	\$1,510
1996	\$0	\$33,400	1,490	1,490	\$0	\$1,490
1995	\$0	\$29,800	1,510	1,510	\$0	\$1,510
1994	\$0	\$20,000	1,650	1,650	\$0	\$1,650
1993	\$0	\$20,000	1,490	1,490	\$0	\$1,490

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/18/2015	WD/VL	WARRANTY DEED WITH VENDORS LIEN	FORTRESS RANCH INVESTMENTS LTD	LUCERO JULIO C			2015-006558
2	3/22/2015	WD/VL	WARRANTY DEED WITH VENDORS LIEN	ENIS LUCILLE P	FORTRESS			2015-002882

RANCH
 WESTM...
 TEX...

3 2/4/2003 WD WARRANTY DEED

EMIS TROY A EMIS LUCILLE P 328 835 0

Tax Due

Property Tax Information as of 06/19/2017

Amount Due if Paid on 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2016	Caldwell-Hays ESD 1	\$111,590	\$111.59	\$111.59	\$0.00	\$0.00	\$0.00	\$0.00
2016	Farm to Market Road	\$111,590	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$111,590	\$865.04	\$865.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$111,590	\$1486.78	\$1486.78	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$2463.52	\$2463.52	\$0.00	\$0.00	\$0.00	\$0.00
	LUCERO JULIO C TOTAL:		\$2463.52	\$2463.52	\$0.00	\$0.00	\$0.00	\$0.00
2014	Lockhart ISD	\$1,600	\$22.87	\$22.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	Farm to Market Road	\$1,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell County	\$1,600	\$11.05	\$11.05	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell-Hays ESD 1	\$1,600	\$1.60	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$35.52	\$35.52	\$0.00	\$0.00	\$0.00	\$0.00
2013	Lockhart ISD	\$1,620	\$19.11	\$19.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	Farm to Market Road	\$1,620	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	Caldwell County	\$1,620	\$11.19	\$11.19	\$0.00	\$0.00	\$0.00	\$0.00
2013	Caldwell-Hays ESD 1	\$1,620	\$1.62	\$1.62	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$31.92	\$31.92	\$0.00	\$0.00	\$0.00	\$0.00
2012	Caldwell-Hays ESD 1	\$1,660	\$1.66	\$1.66	\$0.00	\$0.00	\$0.00	\$0.00
2012	Lockhart ISD	\$1,660	\$19.70	\$19.70	\$0.00	\$0.00	\$0.00	\$0.00
2012	Farm to Market Road	\$1,660	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	Caldwell County	\$1,660	\$11.47	\$11.47	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$32.83	\$32.83	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell-Hays ESD 1	\$2,480	\$2.48	\$2.48	\$0.00	\$0.00	\$0.00	\$0.00
2011	Lockhart ISD	\$2,480	\$29.47	\$29.47	\$0.00	\$0.00	\$0.00	\$0.00
2011	Farm to Market Road	\$2,480	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell County	\$2,480	\$17.14	\$17.14	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$49.09	\$49.09	\$0.00	\$0.00	\$0.00	\$0.00
2010	Lockhart ISD	\$2,480	\$90.33	\$90.33	\$0.00	\$0.00	\$0.00	\$0.00
2010	Farm to Market Road	\$2,480	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell County	\$2,480	\$52.23	\$52.23	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell-Hays ESD 1	\$2,480	\$7.56	\$7.56	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$150.13	\$150.13	\$0.00	\$0.00	\$0.00	\$0.00
2009	Lockhart ISD	\$2,990	\$36.78	\$36.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	Farm to Market Road	\$2,990	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell County	\$2,990	\$20.65	\$20.65	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell-Hays ESD 1	\$2,990	\$2.99	\$2.99	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$60.43	\$60.43	\$0.00	\$0.00	\$0.00	\$0.00
2008	Caldwell-Hays ESD 1	\$2,930	\$2.93	\$2.93	\$0.00	\$0.00	\$0.00	\$0.00
2008	Lockhart ISD	\$2,930	\$35.82	\$35.82	\$0.00	\$0.00	\$0.00	\$0.00
2008	Farm to Market Road	\$2,930	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00

2008	Caldwell County	\$2,930	\$20.24	\$20.24	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$59.00	\$59.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	Farm to Market Road	\$2,830	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2007	Caldwell County	\$2,830	\$19.34	\$19.34	\$0.00	\$0.00	\$0.00	\$0.00
2007	Lockhart ISD	\$2,830	\$34.01	\$34.01	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$53.36	\$53.36	\$0.00	\$0.00	\$0.00	\$0.00
2006	Farm to Market Road	\$2,770	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00
2006	Caldwell County	\$2,770	\$17.81	\$17.81	\$0.00	\$0.00	\$0.00	\$0.00
2006	Lockhart ISD	\$2,770	\$42.66	\$42.66	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$60.48	\$60.48	\$0.00	\$0.00	\$0.00	\$0.00
2005	Lockhart ISD	\$2,570	\$43.43	\$43.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	Farm to Market Road	\$2,570	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2005	Caldwell County	\$2,570	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$59.61	\$59.61	\$0.00	\$0.00	\$0.00	\$0.00
2004	Lockhart ISD	\$2,630	\$41.78	\$41.78	\$0.00	\$0.00	\$0.00	\$0.00
2004	Farm to Market Road	\$2,630	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2004	Caldwell County	\$2,630	\$15.75	\$15.75	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$57.55	\$57.55	\$0.00	\$0.00	\$0.00	\$0.00
2003	Lockhart ISD	\$2,660	\$38.98	\$38.98	\$0.00	\$0.00	\$0.00	\$0.00
2003	Farm to Market Road	\$2,660	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2003	Caldwell County	\$2,660	\$15.07	\$15.07	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$54.07	\$54.07	\$0.00	\$0.00	\$0.00	\$0.00
2002	Lockhart ISD	\$2,700	\$38.86	\$38.86	\$0.00	\$0.00	\$0.00	\$0.00
2002	Caldwell County	\$2,700	\$14.58	\$14.58	\$0.00	\$0.00	\$0.00	\$0.00
2002	Farm to Market Road	\$2,700	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$53.46	\$53.46	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell-Hays ESD 1	\$1,640	\$1.64	\$1.64	\$0.00	\$0.00	\$0.00	\$0.00
2015	Farm to Market Road	\$1,640	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell County	\$1,640	\$11.77	\$47.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Lockhart ISD	\$1,640	\$21.82	\$21.82	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$35.23	\$70.46	\$0.00	\$0.00	\$0.00	\$0.00
	ENIS LUCILLE P TOTAL:		\$757.45	\$757.45	\$0.00	\$0.00	\$0.00	\$0.00
	FORTRESS RANCH INVESTMENTS LTD TOTAL:		\$35.23	\$70.46	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$3256.20	\$3291.43	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 346-3550

through Tax Year
2015

TAX CERTIFICATE

Certificate #
6262

Issued By
Caldwell County Appraisal District
10 San Jacinto Street
PO Box 900
Lockhart, TX 78644

Property Information

Property ID 12081 Geo ID 0001230-252-000-00
Legal Acres 20.0000
Legal Desc A230 PACE, GIDEON, ACRES 20.0
Status COUNTY LINE RD
DBA
Exemptions

Owner ID: 213491 100.00%
LUCERO JULIO C
6602 PLAINS CREST DR
DEL VALLE, TX 78617-3599

For Entities

Caldwell County
Caldwell-Hays ESD 1
Farm to Market Road
Lockhart ISD

Value Information

Improvement HS 0
Improvement NHS 660
Land HS 0
Land NHS 0
Productivity Market 57,710
Productivity Use 980
Assessed Value 1,640

Property is receiving Ag Use

Current/Delinquent Taxes

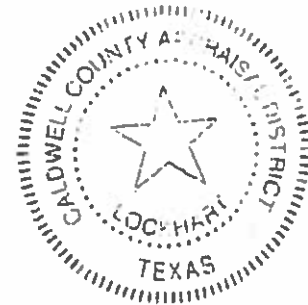
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s)

Taxing Unit	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date 12/14/2015

Total Due if paid by 12/31/2015

0.00



Certificate Issued for:	Taxes Paid in 2015	POSSIBLE ROLLBACK
Lockhart ISD	21.82	
Farm to Market Road	0.00	
Caldwell County	11.77	
Caldwell-Hays ESD 1	1.64	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code

May Be Subject to Court Costs if Suit is Pending

Date of Issue 12/14/2015
Requested By LUCERO JULIO C
Fee Amount 10.00
Reference #

Manuel Lopez
Signature of Authorized Officer or Collecting Officer



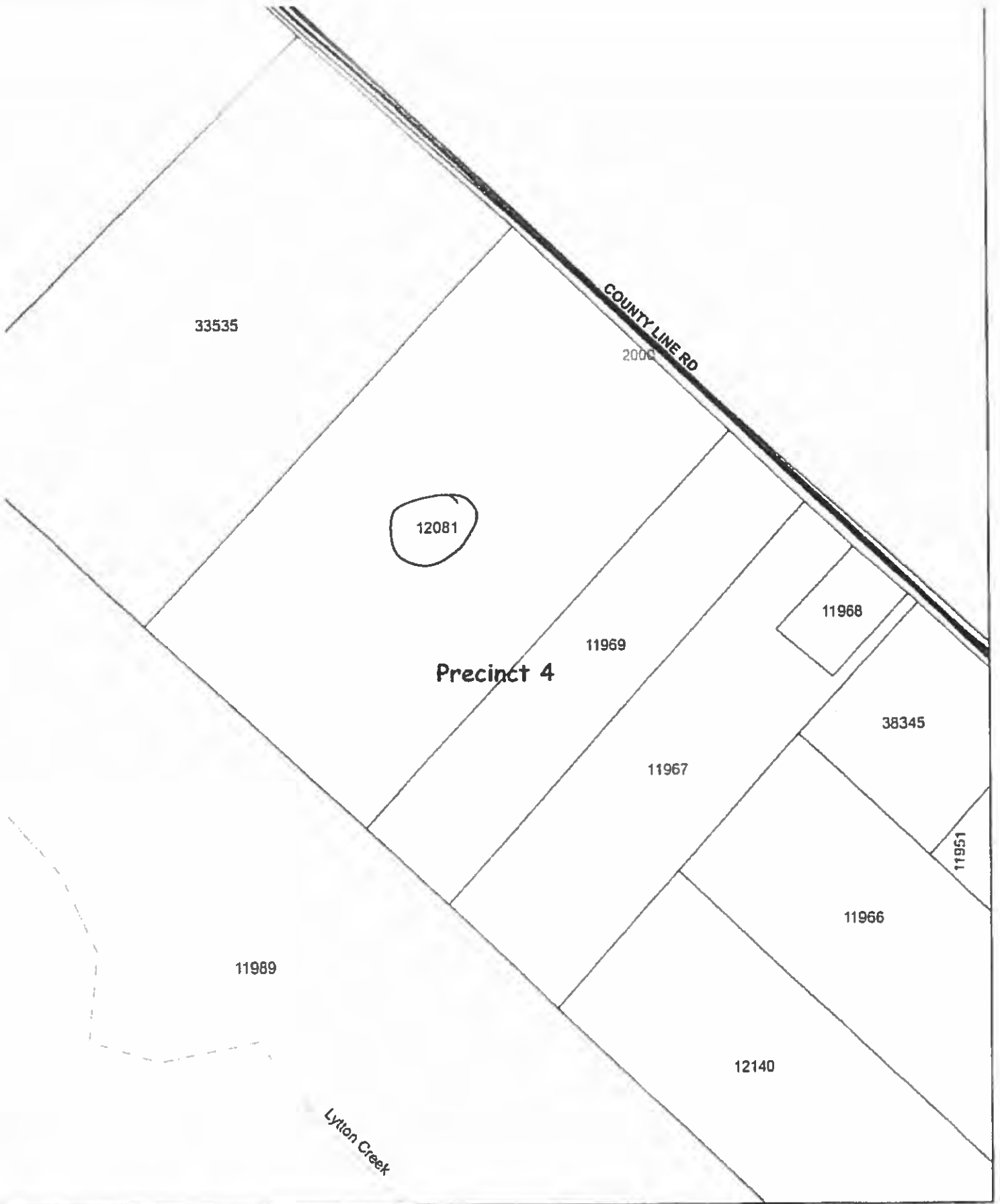
This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied in any way for any purpose.

This product is for information purposes only and has not been prepared for or by a professional engineer or surveying professional. It does not constitute an on-the-ground survey and represents only the approximate location of property boundaries.

Additionally, this document does not purport to confer or to prevent a vested property interest.

Date Printed
Monday, June 19, 2017



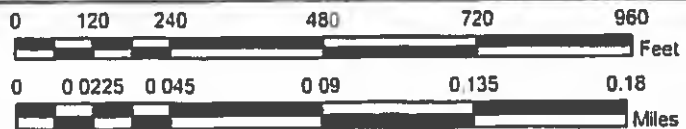


This map is being provided as a courtesy and should not be used as a general guide. It is not a guarantee of location. Configuration, size or title has accuracy is expressed as stipulated in any plan for any purpose.

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Additionally, this document does not purport to reflect to title or other previously owned property.

Date Printed:
Monday June 19 2017



17. PUBLIC HEARING at 9:30 AM

concerning the approval of a Final Plat for Acorn Ranch subdivision to include 9 lots on approximately 29.016 acres fronting FM 20 and Taylorsville Road (CR 158).

Cost: None; Speaker: Commissioner Roland /Kasi Miles; Backup: 12.

THE STATE OF TEXAS
COUNTY OF CADWELL

**ACORN RANCH
PRELIMINARY PLAT
CADWELL COUNTY, TEXAS**

Note: Preliminary. This document shall not be recorded for any purposes.

and do hereby declare to the public the use of all adjoining corners, corners, adjacent to any
adjoining and/or adjoining corners, corners, adjacent to any

Surveyed by _____
of _____
County, Texas

Surveyed by _____
of _____
County, Texas

Surveyed by _____
of _____
County, Texas

Surveyed by _____
of _____
County, Texas

CADWELL COUNTY OIL AND GAS WASTEWATER PROGRAM NOTES

1. The inclusion of this information shall not constitute an endorsement or approval by the County of any product or service.
2. The inclusion of this information shall not constitute an endorsement or approval by the County of any product or service.
3. The inclusion of this information shall not constitute an endorsement or approval by the County of any product or service.
4. The inclusion of this information shall not constitute an endorsement or approval by the County of any product or service.
5. The inclusion of this information shall not constitute an endorsement or approval by the County of any product or service.

FIELD NOTES FOR 24.016 ACRES

1. This plat is a subdivision of the land described in the original plat of _____
of _____
County, Texas, and is subject to the provisions of the original plat.

2. The area of this plat is _____ acres, more or less.

3. The corners of this plat are as follows: _____

4. The area of this plat is _____ acres, more or less.

5. The corners of this plat are as follows: _____

6. The area of this plat is _____ acres, more or less.

7. The corners of this plat are as follows: _____

8. The area of this plat is _____ acres, more or less.

9. The corners of this plat are as follows: _____

10. The area of this plat is _____ acres, more or less.

11. The corners of this plat are as follows: _____

12. The area of this plat is _____ acres, more or less.

13. The corners of this plat are as follows: _____

14. The area of this plat is _____ acres, more or less.

15. The corners of this plat are as follows: _____

16. The area of this plat is _____ acres, more or less.

17. The corners of this plat are as follows: _____

18. The area of this plat is _____ acres, more or less.

19. The corners of this plat are as follows: _____

20. The area of this plat is _____ acres, more or less.

21. The corners of this plat are as follows: _____

22. The area of this plat is _____ acres, more or less.

23. The corners of this plat are as follows: _____

24. The area of this plat is _____ acres, more or less.

25. The corners of this plat are as follows: _____

26. The area of this plat is _____ acres, more or less.

27. The corners of this plat are as follows: _____

28. The area of this plat is _____ acres, more or less.

29. The corners of this plat are as follows: _____

30. The area of this plat is _____ acres, more or less.

31. The corners of this plat are as follows: _____

32. The area of this plat is _____ acres, more or less.

33. The corners of this plat are as follows: _____

34. The area of this plat is _____ acres, more or less.

35. The corners of this plat are as follows: _____

36. The area of this plat is _____ acres, more or less.

37. The corners of this plat are as follows: _____

38. The area of this plat is _____ acres, more or less.

39. The corners of this plat are as follows: _____

40. The area of this plat is _____ acres, more or less.

41. The corners of this plat are as follows: _____

42. The area of this plat is _____ acres, more or less.

43. The corners of this plat are as follows: _____

44. The area of this plat is _____ acres, more or less.

45. The corners of this plat are as follows: _____

46. The area of this plat is _____ acres, more or less.

47. The corners of this plat are as follows: _____

48. The area of this plat is _____ acres, more or less.

49. The corners of this plat are as follows: _____

50. The area of this plat is _____ acres, more or less.

51. The corners of this plat are as follows: _____

52. The area of this plat is _____ acres, more or less.

53. The corners of this plat are as follows: _____

54. The area of this plat is _____ acres, more or less.

55. The corners of this plat are as follows: _____

56. The area of this plat is _____ acres, more or less.

57. The corners of this plat are as follows: _____

58. The area of this plat is _____ acres, more or less.

59. The corners of this plat are as follows: _____

60. The area of this plat is _____ acres, more or less.

61. The corners of this plat are as follows: _____

62. The area of this plat is _____ acres, more or less.

63. The corners of this plat are as follows: _____

64. The area of this plat is _____ acres, more or less.

65. The corners of this plat are as follows: _____

66. The area of this plat is _____ acres, more or less.

67. The corners of this plat are as follows: _____

68. The area of this plat is _____ acres, more or less.

69. The corners of this plat are as follows: _____

70. The area of this plat is _____ acres, more or less.

71. The corners of this plat are as follows: _____

72. The area of this plat is _____ acres, more or less.

73. The corners of this plat are as follows: _____

74. The area of this plat is _____ acres, more or less.

75. The corners of this plat are as follows: _____

76. The area of this plat is _____ acres, more or less.

77. The corners of this plat are as follows: _____

78. The area of this plat is _____ acres, more or less.

79. The corners of this plat are as follows: _____

80. The area of this plat is _____ acres, more or less.

81. The corners of this plat are as follows: _____

82. The area of this plat is _____ acres, more or less.

83. The corners of this plat are as follows: _____

84. The area of this plat is _____ acres, more or less.

85. The corners of this plat are as follows: _____

86. The area of this plat is _____ acres, more or less.

87. The corners of this plat are as follows: _____

88. The area of this plat is _____ acres, more or less.

89. The corners of this plat are as follows: _____

90. The area of this plat is _____ acres, more or less.

91. The corners of this plat are as follows: _____

92. The area of this plat is _____ acres, more or less.

93. The corners of this plat are as follows: _____

94. The area of this plat is _____ acres, more or less.

95. The corners of this plat are as follows: _____

96. The area of this plat is _____ acres, more or less.

97. The corners of this plat are as follows: _____

98. The area of this plat is _____ acres, more or less.

99. The corners of this plat are as follows: _____

100. The area of this plat is _____ acres, more or less.

OWNERS: LEISSNER RANCH JOINT VENTURE
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
ZACHARY L. POTTS

ACREAGE 29.016
SURVEYOR GEOMATICS SURVEYING AND MAPPING, INC
NUMBER OF BLOCKS 1
NUMBER OF NEW STREETS 0
NUMBER OF LOTS 9
PATENT SURVEY MICHAELS KELLY ABST 145

SURVEYOR: JEFFREY J. CURCI, R.P.L.S., #5516
GEOMATICS SURVEYING AND MAPPING, INC
1045 OLD MANICACHA ROAD, #202
AUSTIN, TEXAS 78748
(512) 910-0184
TBPPLS FROM REGISTRATION No. 10193101

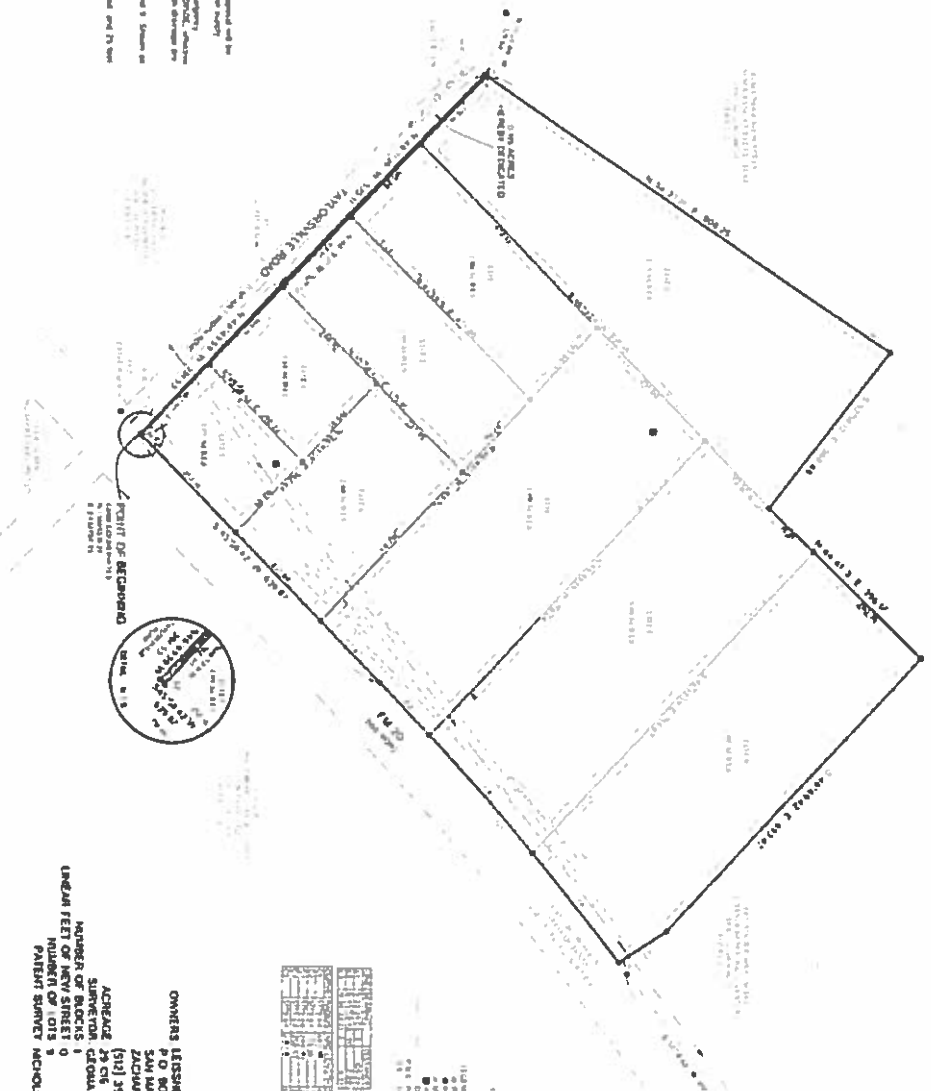
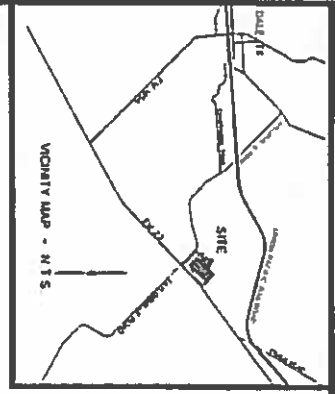
ENGINEER: ERIN K. BANKS, P.E.
TEXAS REGISTRATION No. 84248
BANKS & ASSOCIATES
820 CURRIE RANCH ROAD
WIMBERLEY, TX 78656
(512) 801-9048
FRM F-2002



LEISSNER RANCH JOINT VENTURE
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
ZACHARY L. POTTS

ACORN RANCH PRELIMINARY PLAT CALDWELL COUNTY, TEXAS

Note: Preliminary. This document shall not be recorded for any purpose.



1. Survey was made to the ground by Standard Curve Computer, Williams, Oklahoma and the results were plotted on a grid.
2. The survey was made to the ground by Standard Curve Computer, Williams, Oklahoma and the results were plotted on a grid.
3. The survey was made to the ground by Standard Curve Computer, Williams, Oklahoma and the results were plotted on a grid.
4. The survey was made to the ground by Standard Curve Computer, Williams, Oklahoma and the results were plotted on a grid.



Lot No.	Area (Acres)	Area (Sq. Ft.)
1
2
3
4
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10
11
12
13
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16
17
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19
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21
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25
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27
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29
30

OWNERS LESSOR RANCH JOHN VENTURE
P O BOX 1149
SAY WARDOS TEXAS 75467
ZACHARY L. POTTS
(512) 396-5115

ACREAGE 29 cts
SURVEYOR GEOLOGICS SURVEYING AND MAPPING, INC.
NUMBER OF BLOCKS 1
NUMBER OF LOTS 30
PATENT SURVEY MICHAEL KELLY AUST 113



APRIL 3 2017
SUBMITTED

Proposed subdivision of
land named:

Acorn Ranch

set for a future public
hearing for Preliminary
and Final Plat through
Caldwell County
Commissioners Court

May 12, 2017

To Whom It May Concern:

This letter is to inform you of the proposed final plat of Acorn Ranch Subdivision. In accordance with the Caldwell County Development Ordinance, property owners within 1,000 feet of the tract of land are being notified. The proposed Acorn Ranch Subdivision is being platted into 9 lots.

If you have any comments regarding this particular final plat, please forward them to the county in writing by March 15, 2013 at the following address:

Attn: Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, Texas 78644

Additionally, these comments may be sent via email to miles479@hotmail.com

You may find out the date and time of the hearing by checking the Caldwell County's Commissioner's Court public agenda postings.

Sincerely,

Kasi L. Miles

November 4, 2016

To Whom It May Concern:

This letter is to inform you of the proposed preliminary plat of Acorn Ranch subdivision. In accordance with the Caldwell County Development Ordinance, property owners within 1,000 feet of the tract of land are being notified. The proposed Acorn Ranch Subdivision is being platted into 9 lots.

If you have any comments regarding this particular preliminary plat, please forward them to the county at the following address:

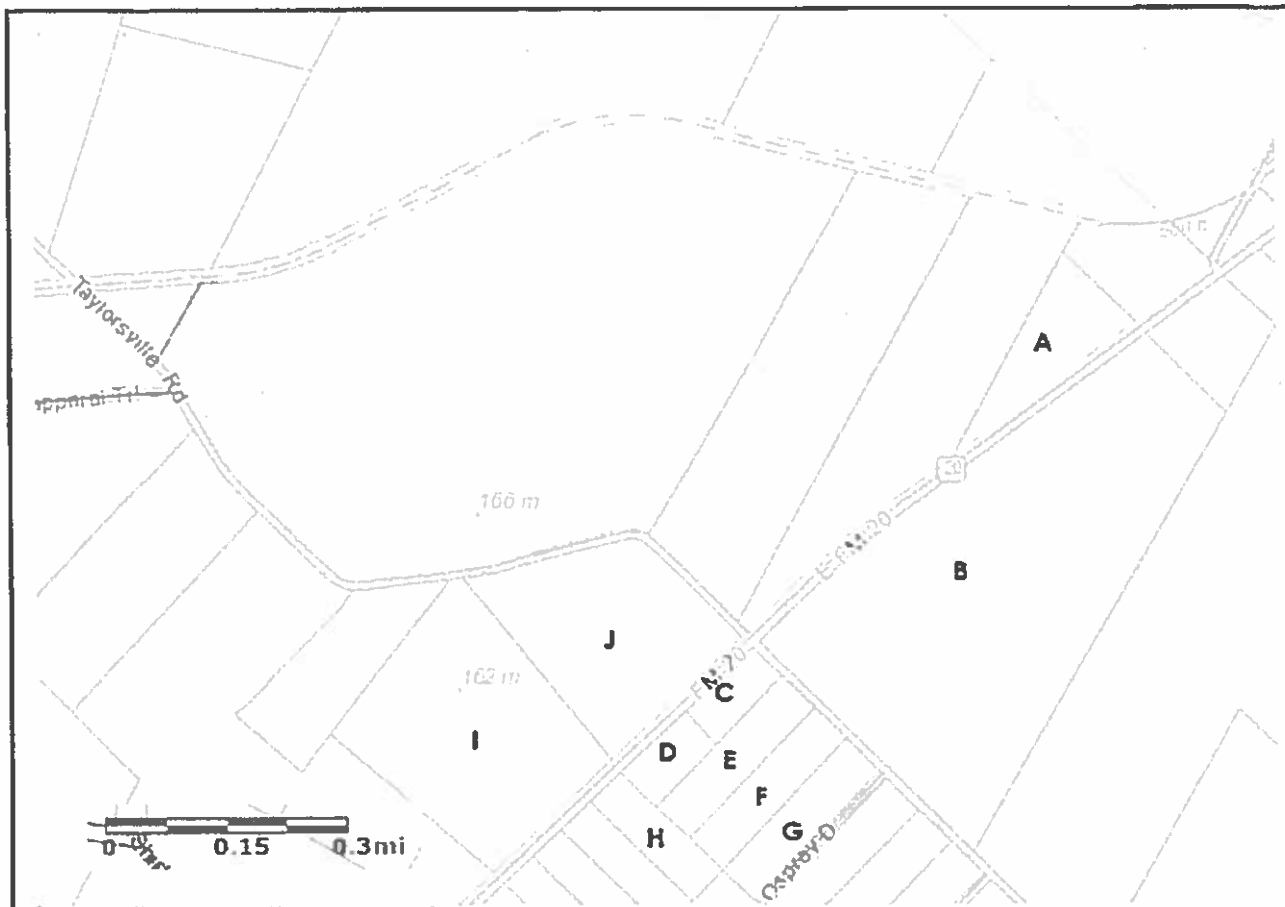
Attn: Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, Texas 78644

Additionally, these comments may be sent via email to miles479@hotmail.com

You may find out the date and time of the hearing by checking the Caldwell County Commissioners Court public agenda postings.

Sincerely,

Kasi L. Miles



<p>A</p> <p>NAME RIVERBEND LAND & CATTLE CO LTD ADDR2 PO BOX 491 CITY RICHMOND STATE TX ZIP 77406-0013 LEGAL A165 KELLY, NICHOLS, ACRES 11.4 ACRES_1 11.40</p>	<p>F</p> <p>NAME JAIMES RUBEN PEREZ ADDR2 7508 MARBLE CREST DR CITY AUSTIN STATE TX ZIP 78747-4078 LEGAL WINDMILL HOLLOW, LOT 3, ACRES 8.264 ACRES_1 8.26</p>
<p>B</p> <p>NAME RIVERBEND LAND & CATTLE CO LTD ADDR2 PO BOX 491 CITY RICHMOND STATE TX ZIP 77406-0013 LEGAL A165 KELLY, NICHOLS, ACRES 107.6 ACRES_1 107.60</p>	<p>G</p> <p>NAME DUNAWAY JAMES RICHARD & PATRICIA ADDR2 103 SUNRISE DR CITY KYLE STATE TX ZIP 78640-9728 LEGAL WINDMILL HOLLOW, LOT 4, (VLB # 875-145097), ACRES 8.264 ACRES_1 8.26</p>
<p>C</p> <p>NAME WINDMILL HOLLOW LTD ADDR2 132 ROBERTSON LN CITY JARRELL STATE TX ZIP 76537-4404 LEGAL WINDMILL HOLLOW, LOT 1-A, ACRES 4.146 ACRES_1 4.15</p>	<p>H</p> <p>NAME MCCANDLESS RONALD L & LYNN A ADDR2 8807 E FM 20 CITY DALE STATE TX ZIP 78616-2891 LEGAL WINDMILL HOLLOW, LOT 19, 26 X 66 MOBILE HOME, ACRES 5.979, LABEL1 NTA1102523 / NTA1102524, SN1 PH3125LA2142A, SN2 PH3125LA2142B ACRES_1 5.98</p>
<p>NAME MARTINEZ RACHEL L</p>	

ADDR2 8865 E FM 20 EAST
CITY DALE
STATE TX
ZIP 78616
LEGAL WINDMILL HOLLOW, LOT 1-B, ACRES 4.11,
LABEL1 RAD1287140 / RAD1287141, SN1 227960A,
SN2 227960B
ACRES_1 4.11

NAME DOWELL STEPHEN C & DEBORAH S
ADDR2 3314 EMERALD GROVE DR
CITY HUMBLE
STATE TX
ZIP 77345-1126
LEGAL A297 THOMAS, B.A.M., ACRES 42.0
ACRES_1 42.00

D

I

NAME RODRIGUEZ ROSARIO
ADDR2 2058 FM 1322
CITY LOCKHART
STATE TX
ZIP 78644-4079
LEGAL WINDMILL HOLLOW, LOT 2, ACRES 8.264,
LABEL1 NTA0640496 SN1 DSDAL1815A
ACRES_1 8.26

NAME DOWELL STEPHEN C & DEBORAH S
ADDR2 3314 EMERALD GROVE DR
CITY HUMBLE
STATE TX
ZIP 77345-1126
LEGAL A297 THOMAS, B.A.M., ACRES 32.0
ACRES_1 32.00

E

J

Caldwell CAD

Property Search Results > 12284 LEISSNER RANCH JOINT VENTURE for Year 2017

Property

Account

Property ID: 12284 Legal Description: A168 KELLY, FRANCIS, ACRES 29 016,
A165 N KELLEY, A297 THOMAS

Geographic ID: 0001168-104-000-00 Agent Code:

Type: Real

Property Use Code:

Property Use Description:

Location

Address: TAYLORSVILLE RD Mapsco: 03-316
DALE, TX 78616

Neighborhood: RURAL DALE-LYTTON-NE OF LOCKHART AREA Map ID: 03-316

Neighborhood CD: 4210

Owner

Name: LEISSNER RANCH JOINT VENTURE Owner ID: 212987

Mailing Address: PO BOX 1249 % Ownership: 100.0000000000%

SAN MARCOS, TX 78667-1249

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: LEISSNER RANCH JOINT VENTURE

% Ownership: 100.0000000000%

Total Value: N/A

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD Caldwell Appraisal District	N/A	N/A	N/A	N/A
FTM Farm to Market Road	N/A	N/A	N/A	N/A
GCA Caldwell County	N/A	N/A	N/A	N/A

SLH	Lockhart ISD	N/A	N/A	N/A	N/A
	Total Tax Rate	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IP	IMPROVED PASTURE	24.0160	1046136.96	0.00	0.00	N/A	N/A
2	OP	OPEN NATIVE	5.0000	217800.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$620,450	15,710	15,710	\$0	\$15,710
2015	\$0	\$539,100	15,700	15,700	\$0	\$15,700
2014	\$0	\$544,030	15,190	15,190	\$0	\$15,190
2013	\$0	\$544,030	15,190	15,190	\$0	\$15,190
2012	\$0	\$544,030	15,310	15,310	\$0	\$15,310
2011	\$0	\$544,030	15,420	15,420	\$0	\$15,420
2010	\$0	\$503,640	15,420	15,420	\$0	\$15,420
2009	\$0	\$470,800	14,710	14,710	\$0	\$14,710
2008	\$0	\$470,870	13,990	13,990	\$0	\$13,990
2007	\$0	\$409,520	13,280	13,280	\$0	\$13,280
2006	\$0	\$409,520	12,670	12,670	\$0	\$12,670
2005	\$0	\$386,020	12,690	12,690	\$0	\$12,690
2004	\$0	\$386,020	13,710	13,710	\$0	\$13,710
2003	\$0	\$386,020	13,910	13,910	\$0	\$13,910
2002	\$0	\$373,740	14,010	14,010	\$0	\$14,010
2001	\$0	\$284,830	12,780	12,780	\$0	\$12,780
2000	\$0	\$226,530	12,380	12,380	\$0	\$12,380
1999	\$0	\$224,870	13,420	13,420	\$0	\$13,420
1998	\$0	\$205,710	13,010	13,010	\$0	\$13,010
1997	\$0	\$169,070	13,620	13,620	\$0	\$13,620
1996	\$0	\$148,040	13,400	13,400	\$0	\$13,400
1995	\$0	\$120,550	13,590	13,590	\$0	\$13,590
1994	\$0	\$126,800	14,710	14,710	\$0	\$14,710
1993	\$0	\$116,390	13,370	13,370	\$0	\$13,370

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/6/2016	WD/VL	WARRANTY DEED WITH VENDORS LIEN	CAST GRADY ESTATE	LEISSNER RANCH JOINT VENTURE			2016-001713
2	11/1/2013	WD	WARRANTY DEED	PIKE TERI LEE &	CAST GRADY ESTATE			140262
3	4/3/2009	SWD	SPECIAL WARRANTY DEED	CAST GRADY	PIKE TERI LEE	566	1254	091669

Tax Due

Property Tax Information as of 04/26/2017

Amount Due if Paid on: 

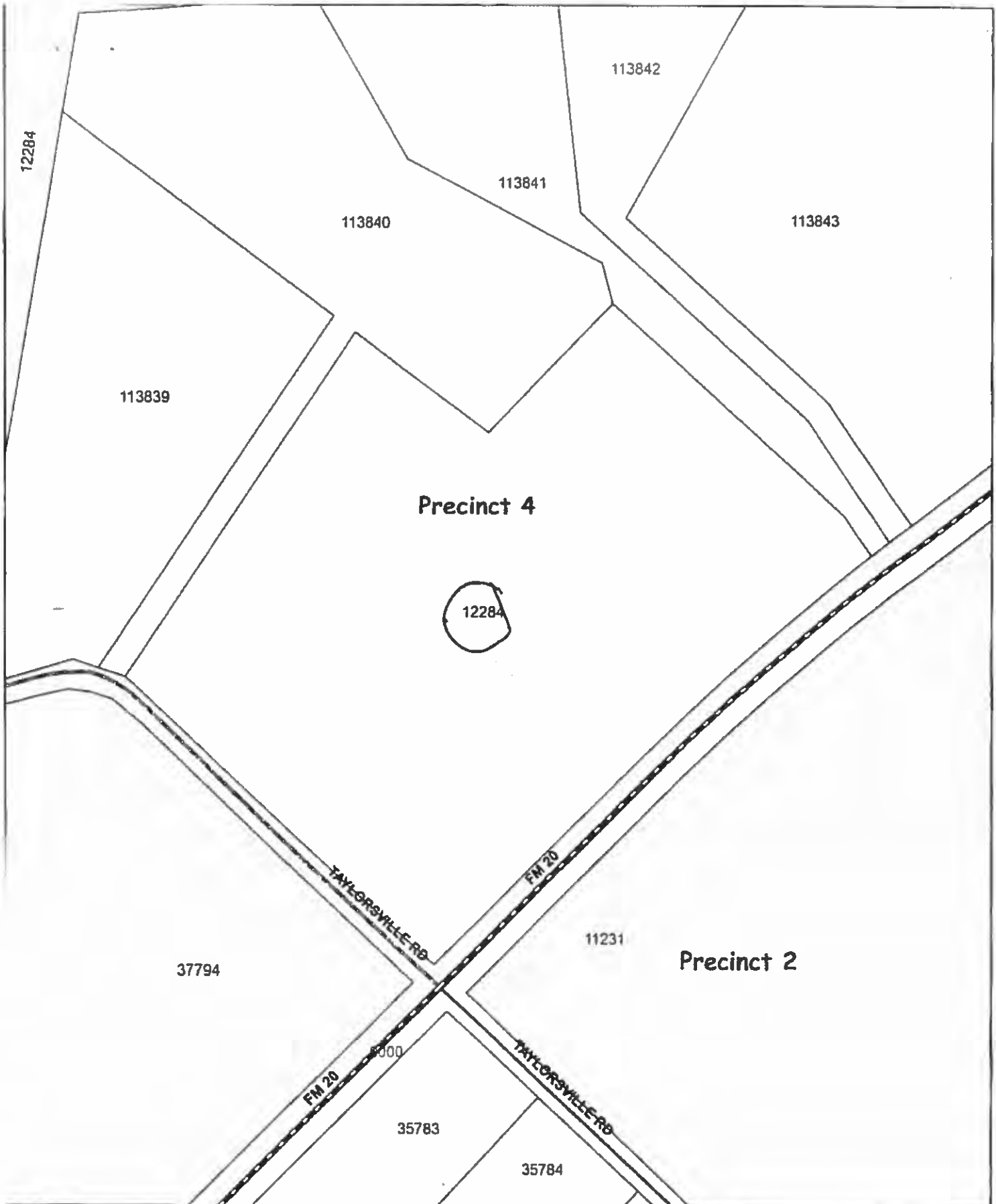
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2008	Lockhart ISD	\$13,990	\$171.03	\$171.03	\$0.00	\$0.00	\$0.00	\$0.00
2008	Farm to Market Road	\$13,990	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00
2008	Caldwell County	\$13,990	\$96.62	\$96.62	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$267.69	\$267.69	\$0.00	\$0.00	\$0.00	\$0.00
2007	Farm to Market Road	\$13,280	\$0.05	\$0.05	\$0.00	\$0.00	\$0.00	\$0.00
2007	Caldwell County	\$13,280	\$90.75	\$90.75	\$0.00	\$0.00	\$0.00	\$0.00
2007	Lockhart ISD	\$13,280	\$159.62	\$159.62	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$250.42	\$250.42	\$0.00	\$0.00	\$0.00	\$0.00
2006	Farm to Market Road	\$12,670	\$0.06	\$0.06	\$0.00	\$0.00	\$0.00	\$0.00
2006	Caldwell County	\$12,670	\$81.49	\$81.49	\$0.00	\$0.00	\$0.00	\$0.00
2006	Lockhart ISD	\$12,670	\$195.12	\$195.12	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$276.67	\$276.67	\$0.00	\$0.00	\$0.00	\$0.00
2005	Lockhart ISD	\$12,690	\$214.46	\$214.46	\$0.00	\$0.00	\$0.00	\$0.00
2005	Farm to Market Road	\$12,690	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00
2005	Caldwell County	\$12,690	\$79.83	\$79.83	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$294.37	\$294.37	\$0.00	\$0.00	\$0.00	\$0.00
2004	Lockhart ISD	\$13,710	\$217.81	\$217.81	\$0.00	\$0.00	\$0.00	\$0.00
2004	Farm to Market Road	\$13,710	\$0.10	\$0.10	\$0.00	\$0.00	\$0.00	\$0.00
2004	Caldwell County	\$13,710	\$82.05	\$82.05	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$299.96	\$299.96	\$0.00	\$0.00	\$0.00	\$0.00
2003	Lockhart ISD	\$13,910	\$203.84	\$203.84	\$0.00	\$0.00	\$0.00	\$0.00
2003	Farm to Market Road	\$13,910	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00	\$0.00
2003	Caldwell County	\$13,910	\$78.81	\$78.81	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$282.76	\$282.76	\$0.00	\$0.00	\$0.00	\$0.00
2002	Lockhart ISD	\$14,010	\$201.62	\$201.62	\$0.00	\$0.00	\$0.00	\$0.00
2002	Caldwell County	\$14,010	\$75.65	\$75.65	\$0.00	\$0.00	\$0.00	\$0.00
2002	Farm to Market Road	\$14,010	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$277.40	\$277.40	\$0.00	\$0.00	\$0.00	\$0.00
2016	Farm to Market Road	\$15,710	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$15,710	\$121.78	\$121.78	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$15,710	\$209.31	\$209.31	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$331.11	\$331.11	\$0.00	\$0.00	\$0.00	\$0.00
2015	Farm to Market Road	\$15,700	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell County	\$15,700	\$112.64	\$112.64	\$0.00	\$0.00	\$0.00	\$0.00
2015	Lockhart ISD	\$15,700	\$208.89	\$208.89	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$321.55	\$321.55	\$0.00	\$0.00	\$0.00	\$0.00
2014	Lockhart ISD	\$15,190	\$217.08	\$217.08	\$0.00	\$0.00	\$0.00	\$0.00
2014	Farm to Market Road	\$15,190	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell County	\$15,190	\$104.89	\$104.89	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$321.99	\$321.99	\$0.00	\$0.00	\$0.00	\$0.00
	CAST GRADY ESTATE TOTAL:		\$2923.92	\$2923.92	\$0.00	\$0.00	\$0.00	\$0.00
2013	Lockhart ISD	\$15,190	\$179.17	\$179.17	\$0.00	\$0.00	\$0.00	\$0.00
2013	Farm to Market Road	\$15,190	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00

2013	Caldwell County	\$15,190	\$104.90	\$104.90	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$284.09	\$284.09	\$0.00	\$0.00	\$0.00	\$0.00
2012	Lockhart ISD	\$15,310	\$181.70	\$181.70	\$0.00	\$0.00	\$0.00	\$0.00
2012	Farm to Market Road	\$15,310	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2012	Caldwell County	\$15,310	\$105.74	\$105.74	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$287.46	\$287.46	\$0.00	\$0.00	\$0.00	\$0.00
2011	Lockhart ISD	\$15,420	\$183.22	\$183.22	\$0.00	\$0.00	\$0.00	\$0.00
2011	Farm to Market Road	\$15,420	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell County	\$15,420	\$106.52	\$106.52	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$289.76	\$289.76	\$0.00	\$0.00	\$0.00	\$0.00
2010	Lockhart ISD	\$15,420	\$767.57	\$767.57	\$0.00	\$0.00	\$0.00	\$0.00
2010	Farm to Market Road	\$15,420	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell County	\$15,420	\$443.85	\$443.85	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1211.49	\$1211.49	\$0.00	\$0.00	\$0.00	\$0.00
2009	Lockhart ISD	\$14,710	\$180.93	\$180.93	\$0.00	\$0.00	\$0.00	\$0.00
2009	Farm to Market Road	\$14,710	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell County	\$14,710	\$101.62	\$101.62	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$282.58	\$282.58	\$0.00	\$0.00	\$0.00	\$0.00
	PIKE TERI LEE & TOTAL:		\$2355.38	\$2355.38	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$5279.30	\$5279.30	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

This year is not certified and ALL values will be represented with "N/A".



Precinct 4

12284

Precinct 2

The map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied in any case for any purpose.

This product is for informational purposes and may not have been approved for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Additional: this document does not purport to ascertain any and privately owned property.

Date Printed
Wednesday, Apr 26, 2017



18. Discussion/Action

to consider approval of a Final Plat for Acorn Ranch subdivision to include 9 lots on approximately 29.016 acres fronting FM 20 & Taylorsville (CR 158).

Cost: None; Speaker: Commissioner Roland /Kasi Miles; Backup: 26.

THE STATE OF TEXAS
COUNTY OF CALDWELL

**ACORN RANCH
FINAL PLAT
CALDWELL COUNTY, TEXAS**

The State of Texas, County of Caldwell, Texas, do hereby certify that the following is a true and correct copy of the original plat as filed for record in the Public Records Office of the County of Caldwell, Texas, on this 15th day of August, 1994, at 10:00 AM, and that the same is a true and correct copy of the original plat as filed for record in the Public Records Office of the County of Caldwell, Texas, on this 15th day of August, 1994, at 10:00 AM, and that the same is a true and correct copy of the original plat as filed for record in the Public Records Office of the County of Caldwell, Texas, on this 15th day of August, 1994, at 10:00 AM.

WITNESSED MY HAND AND SEAL OF OFFICE this 15th day of August, 1994.

County Clerk

Notary Public

WITNESSED MY HAND AND SEAL OF OFFICE this 15th day of August, 1994.

County Clerk

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

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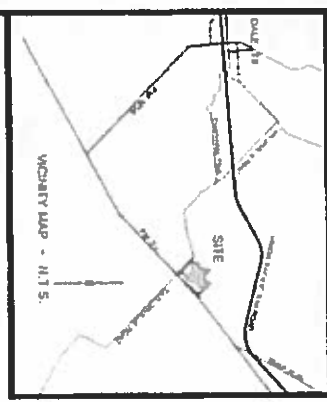
Notary Public

Notary Public

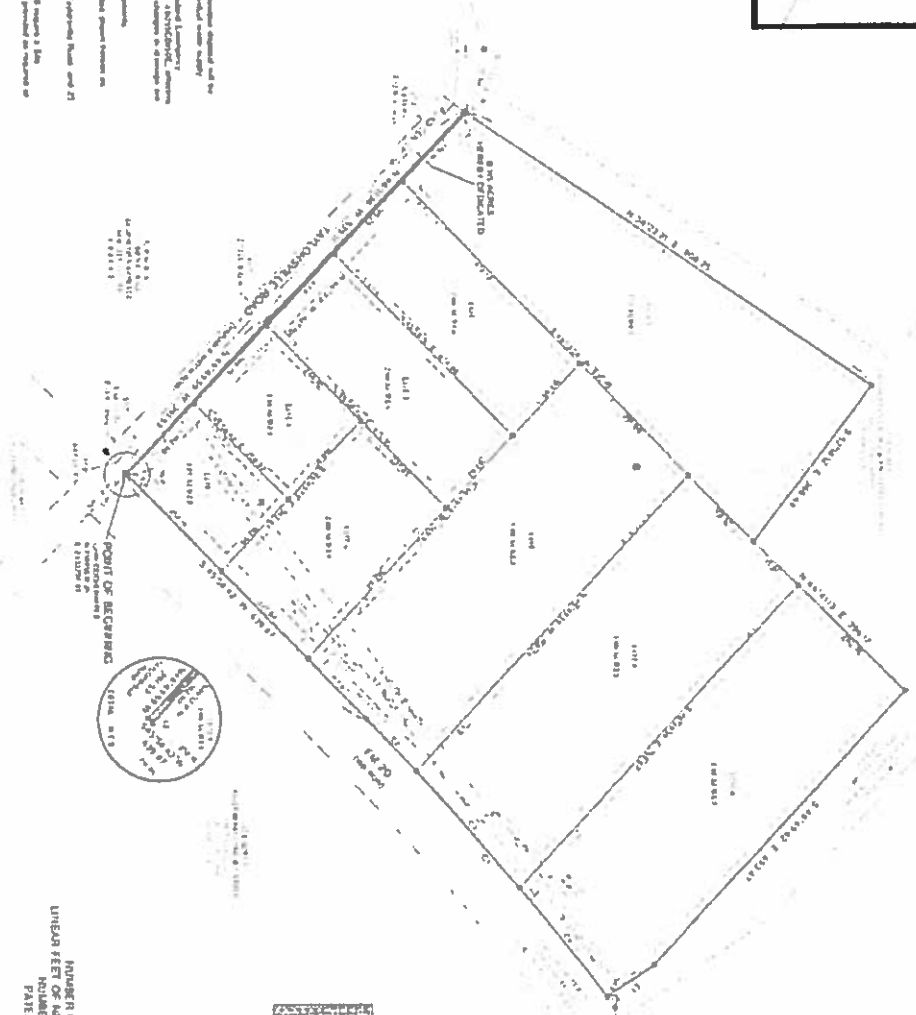
Notary Public



**ACORN RANCH
FINAL PLAT
CALDWELL COUNTY, TEXAS**



- NOTES:**
1. All lots shown to be improved by the proposed water supply system shall be improved by the proposed water supply system.
 2. The proposed water supply system shall be improved by the proposed water supply system.
 3. The proposed water supply system shall be improved by the proposed water supply system.
 4. The proposed water supply system shall be improved by the proposed water supply system.
 5. The proposed water supply system shall be improved by the proposed water supply system.
 6. The proposed water supply system shall be improved by the proposed water supply system.
 7. The proposed water supply system shall be improved by the proposed water supply system.
 8. The proposed water supply system shall be improved by the proposed water supply system.
 9. The proposed water supply system shall be improved by the proposed water supply system.
 10. The proposed water supply system shall be improved by the proposed water supply system.



OWNERS: LESLIE H. ROACH & COMPANY VENTURE
 5401 BURGESS, SUITE 1000
 DALLAS, TEXAS 75247
 ZACHARY L. FORTS
 (214) 356-5115

ACRES: 29.04
 SURVEYOR: GEORGE'S SURVEYING AND MAPPING, INC.
 NUMBER OF BLOCKS: 1
 NUMBER OF NEW STREETS: 0
 NUMBER OF NEW LOTS: 0
 PARTIAL SURVEY: NICHOLS KELLY ASSOCIATES

Block	Acres	Lot	Acres
1	1.0000	1	1.0000
1	1.0000	2	1.0000
1	1.0000	3	1.0000
1	1.0000	4	1.0000
1	1.0000	5	1.0000
1	1.0000	6	1.0000
1	1.0000	7	1.0000
1	1.0000	8	1.0000
1	1.0000	9	1.0000
1	1.0000	10	1.0000
1	1.0000	11	1.0000
1	1.0000	12	1.0000
1	1.0000	13	1.0000
1	1.0000	14	1.0000
1	1.0000	15	1.0000
1	1.0000	16	1.0000
1	1.0000	17	1.0000
1	1.0000	18	1.0000
1	1.0000	19	1.0000
1	1.0000	20	1.0000
1	1.0000	21	1.0000
1	1.0000	22	1.0000
1	1.0000	23	1.0000
1	1.0000	24	1.0000
1	1.0000	25	1.0000
1	1.0000	26	1.0000
1	1.0000	27	1.0000
1	1.0000	28	1.0000
1	1.0000	29	1.0000
1	1.0000	30	1.0000
1	1.0000	31	1.0000
1	1.0000	32	1.0000
1	1.0000	33	1.0000
1	1.0000	34	1.0000
1	1.0000	35	1.0000
1	1.0000	36	1.0000
1	1.0000	37	1.0000
1	1.0000	38	1.0000
1	1.0000	39	1.0000
1	1.0000	40	1.0000
1	1.0000	41	1.0000
1	1.0000	42	1.0000
1	1.0000	43	1.0000
1	1.0000	44	1.0000
1	1.0000	45	1.0000
1	1.0000	46	1.0000
1	1.0000	47	1.0000
1	1.0000	48	1.0000
1	1.0000	49	1.0000
1	1.0000	50	1.0000
1	1.0000	51	1.0000
1	1.0000	52	1.0000
1	1.0000	53	1.0000
1	1.0000	54	1.0000
1	1.0000	55	1.0000
1	1.0000	56	1.0000
1	1.0000	57	1.0000
1	1.0000	58	1.0000
1	1.0000	59	1.0000
1	1.0000	60	1.0000
1	1.0000	61	1.0000
1	1.0000	62	1.0000
1	1.0000	63	1.0000
1	1.0000	64	1.0000
1	1.0000	65	1.0000
1	1.0000	66	1.0000
1	1.0000	67	1.0000
1	1.0000	68	1.0000
1	1.0000	69	1.0000
1	1.0000	70	1.0000
1	1.0000	71	1.0000
1	1.0000	72	1.0000
1	1.0000	73	1.0000
1	1.0000	74	1.0000
1	1.0000	75	1.0000
1	1.0000	76	1.0000
1	1.0000	77	1.0000
1	1.0000	78	1.0000
1	1.0000	79	1.0000
1	1.0000	80	1.0000
1	1.0000	81	1.0000
1	1.0000	82	1.0000
1	1.0000	83	1.0000
1	1.0000	84	1.0000
1	1.0000	85	1.0000
1	1.0000	86	1.0000
1	1.0000	87	1.0000
1	1.0000	88	1.0000
1	1.0000	89	1.0000
1	1.0000	90	1.0000
1	1.0000	91	1.0000
1	1.0000	92	1.0000
1	1.0000	93	1.0000
1	1.0000	94	1.0000
1	1.0000	95	1.0000
1	1.0000	96	1.0000
1	1.0000	97	1.0000
1	1.0000	98	1.0000
1	1.0000	99	1.0000
1	1.0000	100	1.0000

REMITTED JUNE 6, 2011

June 16, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: Acorn Ranch Final Plat - Review Complete
Project No. 070004-40-002

Ms. Miles,

Bowman Consulting Group has completed our review of the Final Plat application for Acorn Ranch Final Plat subdivision. This subdivision includes 9 lots on 29.016 acres of land located in the Nichols Kelly Survey, Abstract No. 165, Caldwell County, Texas. The subdivision is located at the north corner of the intersection of Taylorsville Rd. and FM 20, near the town of Dale. The Applicant has addressed all outstanding technical comments and the Final Plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the Final Plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project. If the Court would like for me to be present at Commissioners Court when the preliminary plat is considered, please let me know by the preceding Friday morning.

Sincerely,



Charles R. Wirtanen, P.E.
Bowman Consulting Group

PAY TO THE ORDER OF CALDWELL COUNTY \$ 1,275.00
ONE THOUSAND TWO HUNDRED SEVENTY FIVE ⁰⁰/₁₀₀ DOLLARS



FOR ACORN FINAL PLAT FEE

Zach Potts

CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

5994

DATE 5-10-17

RECEIVED FROM Leissner Ranch \$ 1,275.00
One thousand two hundred seventy-five
FOR Final plat fees - Acorn Ranch

AMOUNT OF ACCOUNT	
THIS PAYMENT	<u>1,275.00</u>
BALANCE DUE	<u>0</u>

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L. Miles *Thank You*

CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

5994

DATE 5-10-17

RECEIVED FROM Leissner Ranch \$ 1,275.00
One thousand two hundred seventy-five
FOR Final plat fees - Acorn Ranch

AMOUNT OF ACCOUNT	
THIS PAYMENT	<u>1,275.00</u>
BALANCE DUE	<u>0</u>

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L. Miles *Thank You*

PAY TO THE ORDER OF

CALDWELL COUNTY

\$ 359.80

THREE HUNDRED FIFTY NINE DOLLARS & 80/100 PENNES DOLLARS



FOR PRE & FINAL PLAT LETTERS

Gach [Signature]



CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

5995

DATE 5-10-17

RECEIVED FROM Leisner Ranch \$ 359.80
Three hundred fifty-nine dollars + 80/100 DOLLARS
FOR Pre & Final plat publication fees - Acorn Ranch

AMOUNT OF ACCOUNT	
THIS PAYMENT	359.80
BALANCE DUE	0

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L. Miles

Thank You

CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

5995

DATE 5-10-17

RECEIVED FROM Leisner Ranch \$ 359.80
Three hundred fifty-nine dollars + 80/100 DOLLARS
FOR Pre & Final plat publication fees - Acorn Ranch

AMOUNT OF ACCOUNT	
THIS PAYMENT	359.80
BALANCE DUE	0

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L. Miles

Thank You

Worth County
eight hundred twenty five
Sage Capital Bank



Financial Wisdom. Texas Roots.

www.SageCapitalBank.com

FOR ACORN RANCH

3000



CALDWELL COUNTY SANITATION DEPT.

405 E. MARKET ST.
LOCKHART, TEXAS 72614
(512) 398-1203

5725

DATE 10-26-16

RECEIVED FROM Leasner Ranch \$ 825.00
Eight hundred twenty-five dollars
FOR Pre Plat fees - Acorn Ranch

ACCOUNT OF ACCOUNT	
DEPOSIT	825.00
BALANCE	0

DA
DEBIT
CREDIT
VOID DATE

Thank You
Kari L. Miles

November 15, 2016

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: Acorn Ranch – Preliminary Plat – 1st Technical Review
BCG Project No. 070004-40-001

Ms. Miles,

Bowman Consulting Group has completed our 1st technical review of the application for Acorn Ranch Preliminary Plat, and we have found the following deficiencies:

PRELIMINARY PLAT (PP)

1. Revise the PP to address any relevant changes that result from the PEP & ESR comment section. *[Caldwell County Development Ordinance (CCDO), Section 3.4.1.A; 3.4.1.B; 3.4.1.C]*
2. Confirm whether or not the dedication of R/W will obtain a 30' half-R/W for Turnerville Road based on the existing roadway centerline. *[3.4.1.A.5; Table B-2]*
3. Confirm whether the 29.014 Acres for this plat is already its own separate parcel or whether it is being separated from a larger parcel as a part of this subdivision process. *[3.4.1.A.8; 3.5]*
4. Add the missing rear lot line easements for utilities and drainage. *[3.4.1.A.10; A.1.B]*
5. Add page numbers to each page of the PP.
6. Provide survey ties across Turnerville Road (occupation lines – e.g. fence line) and label the varying existing ROW widths.

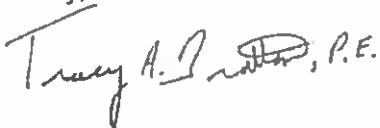
PRELIMINARY ENGINEERING PLAN (PEP), ENGINEERING SUMMARY REPORT (ESR)

1. A PEP, labeled as such, was not provided for review. The following comments were generated based on a review of the submitted Preliminary Plat, ESR, Drainage Analysis/Appendix A, Drainage Area Map, and Water Availability Study/Appendix B. *[3.4.1.B; 3.4.1.C]*
2. Revise the submitted documents to address any relevant changes that result from the PP comment section. *[3.4.1.A; 3.4.1.B; 3.4.1.C]*
3. Address whether the 29.014 Acres for this plat is already its own separate parcel or whether it is being separated from a larger parcel as a part of this subdivision process. *[3.4.1.A.8; 3.5]*
4. Address the dedication of R/W on Turnerville Road. Indicate the total half-R/W that will then be available. See related comment in the PP section. *[3.4.1.A.5; Table B-2]*
5. Address existing & proposed roadside conditions (e.g. drainage patterns, flows & capacities; culverts; roadside ditches; driveways; proposed intent regarding obtaining Caldwell County and Texas DOT permits; purpose of the Drainage Easement shown on the PP across the front of all the lots fronting on FM 20 & on Turnerville Road). Provide calculations if appropriate. *[3.4.1.A.10; 3.4.1.B.2; 3.4.1.C.1; B.2.I; E.2.J]*

6. Add easements shown on the PP to the Drainage Area Map. [3.4.1.A.10; 3.4.1.B.2; 3.4.1.C.1]
7. Add/delete/revise any easements so required by any utility for their facilities. These easements shall be separate from drainage easements. In your response letter and/or the ESR, please include a statement attesting that the required easements are shown on the plat or, if no easements are required, a statement to that effect. [3.4.1.A.10; 4.2.1.G]
8. Add missing topographic datum and data sources to the Drainage Area Map. [3.4.1.B.1]
9. Add Tc routes to the Drainage Area Map. [3.4.1.B.2; 3.4.1.C.1; E.2.A; E.2.C]
10. Clarify whether the subdivision's water supply will be via 9 individual wells (one on each lot) or whether there will be a shared community well and distribution system. [3.4.1.B.3; A.2.A.1]
11. Provide missing Groundwater District discussion. [3.4.1.C.3]
12. Obtain preliminary OSSF approvals; review by Caldwell County Sanitation Department is pending. [3.4.1.C.5; A.2.E; A.2.F]
13. Address the road classification of FM 20 and confirm lot frontage and setbacks are adequate. [A.2.D]
14. Address Detention Waiver request, including a statement that the development will result in less than 15% impervious cover and will utilize open swale drainage. [E.1.E]
15. Address whether or not erosion and sediment control measures will be needed (temporary or permanent). [E.2.A; E.2.C; F]

Please let us know if you have any questions in regards to these comments.

Sincerely,



Tracy A. Bratton, P.E.
Bowman Consulting

February 8, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: Acorn Ranch – Preliminary Plat – 2nd Technical Review- Draft 1
BCG Project No. 070004-40-001

Ms. Miles,

Bowman Consulting Group has completed our 1st technical review of the application for Acorn Ranch Preliminary Plat, and we have found the following deficiencies:

PRELIMINARY PLAT (PP)

1. Revise the PP to address any relevant changes that result from the PEP & ESR comment section. *[Caldwell County Development Ordinance (CCDO), Section 3.4.1.A; 3.4.1.B; 3.4.1.C]*
2. Change the street name Turnersville Rd. to Taylorsville Rd. *[3.4.1. A.5]*
3. A Phasing Agreement for the 309 acre tract (aka Acadia Ranch), containing the 29.016 acres in this Preliminary Plat, must be approved by the Commissioners Court concurrently with the Preliminary Plat. *[3.5.A, 3.5.C]*
4. Please provide: The name, address, and phone number of the Owner, the primary contact person, the Engineer, and the Surveyor on the first sheet of the Preliminary Plat. *[3.4.1. A..2]*

PRELIMINARY ENGINEERING PLAN (PEP), ENGINEERING SUMMARY REPORT (ESR)

1. A PEP, labeled as such, was not provided for review. The following comments were generated based on a review of the submitted Preliminary Plat, ESR, Drainage Analysis/Appendix A, Drainage Area Map, and Water Availability Study/Appendix B. *[3.4.1.B; 3.4.1.C]*
2. Revise the submitted documents to address any relevant changes that result from the PP comment section. *[3.4.1.A; 3.4.1.B; 3.4.1.C]*
3. Change the street name "Turnersville Rd." to "Taylorsville Rd." *[3.4.1. A.5]*
4. A Phasing Agreement for the 309 acre tract (aka Acadia Ranch), containing the 29.016 acres in this Preliminary Plat, must be approved by the Commissioners Court concurrently with the Preliminary Plat. *[3.5.A, 3.5.C]*
5. Show the callouts for the right of way to be dedicated within the property for the dedication of R/W that will result in a 30' half-R/W for Taylorsville Road based on the existing roadway centerline. *[3.4.1.A.5; Table B-2]*
6. Address existing & proposed roadside conditions (e.g. drainage patterns, flows & capacities; culverts; roadside ditches; driveways; proposed intent regarding obtaining Caldwell County and Texas DOT permits; purpose of the Drainage Easement shown on the PP across the front of all the lots fronting on FM20 & on Taylorsville Road). Provide calculations if appropriate.

If no drainage channels are required for FM 20 or Taylorsville Rd., please state such in the drainage report. *[3.4.1.A.10; 3.4.1.B.2; 3.4.1.C.1; B.2.I; E.2.]*

7. Add a note to the plat stating that joint driveways accessing FM 20 are required for Lots 6 and 7, and Lots 8 and 9.
8. For your information: FM 20 is a "Minor Collector" The minimum lot frontage is 150 ft. and the minimum front setback is 25 ft.
9. Submit a letter containing a Detention Waiver Request, including a statement that the development will result in less than 15% impervious cover and will utilize open swale drainage. *[E.1.E]*

Please let us know if you have any questions in regards to these comments.

Sincerely,



Charles R Wirtanen, P.E.
Bowman Consulting

March 20, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: Acorn Ranch – Preliminary Plat – 3rd Technical Review
BCG Project No. 070004-40-001

Ms. Miles,

Bowman Consulting Group has completed our 3rd technical review of the application for Acorn Ranch Preliminary Plat, and we have found the following deficiencies:

PRELIMINARY PLAT (PP)

1. Revise the PP to address any relevant changes that result from the PEP & ESR comment section. *[Caldwell County Development Ordinance (CCDO), Section 3.4.1.A; 3.4.1.B; 3.4.1.C]*
2. The information on the right-of-way dedication is insufficient to locate the proposed right-of-way dedication. Please clarify. Please see the attached "mark up".
3. Please provide: The name, address, and phone number of the Owner, the primary contact person, the Engineer, and the Surveyor on the Preliminary Plat. *[3.4.1. A..2]* Please see the attached "mark up".

PRELIMINARY ENGINEERING PLAN (PEP), ENGINEERING SUMMARY REPORT (ESR)

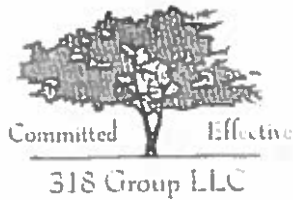
1. A PEP, labeled as such, was not provided for review. The following comments were generated based on a review of the submitted Preliminary Plat, ESR, Drainage Analysis/Appendix A, Drainage Area Map, and Water Availability Study/Appendix B. *[3.4.1.B; 3.4.1.C]*
2. Revise the submitted documents to address any relevant changes that result from the PP comment section. *[3.4.1.A; 3.4.1.B; 3.4.1.C]*

Please let us know if you have any questions in regards to these comments.

Sincerely,



Charles R Wirtanen, P.E.
Bowman Consulting



**APPENDIX A
DRAINAGE ANALYSIS**

Methodology

The site is analyzed using HEC-HMS version 4.1. The site was divided into two drainage basins, with DA-1 including most of lot 1, all of lot 2, approximately half of lot 3, a portion of lot 7 and the remaining off site area. DA-2 includes the remainder of lots 3 and 7, and the all of lot 4-6, 8 and 9. See attached drainage area map. Both areas drain to the north in existing channels.

Lag Time

Lag time was calculated using the City of Austin Drainage Criteria Manual. Due to the size of the drainage areas it is assumed that the relatively small amount of development proposed will not significantly change the Times of Concentration and therefore the Lag Times, so the same Lag Time is assumed under existing and proposed conditions.

Drainage Area	TIME OF CONCENTRATION CALCULATION TABLE											Tc (min)	Lag Time (min)	
	SHEET FLOW					SHALLOW CONCENTRATED FLOW								
	Length of Reach (ft)	Manning's n	2 yr Precipitation (in)	Slope (ft/ft)	T1 (min)	Paved			Unpaved					T1 (min)
Length of Reach (ft)						Slope (ft/ft)	T1 (min)	Length of Reach (ft)	Slope (ft/ft)	T1 (min)				
EX DA-1	100	0.15	3.44	0.018	9.88				107.4	0.015	7.19	1.35	18.39	11.03
EX DA-2	100	0.15	3.44	0.013	11.23				80.1	0.011	5.92	3.78	20.91	12.54

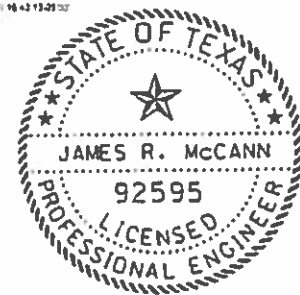
Curve Number

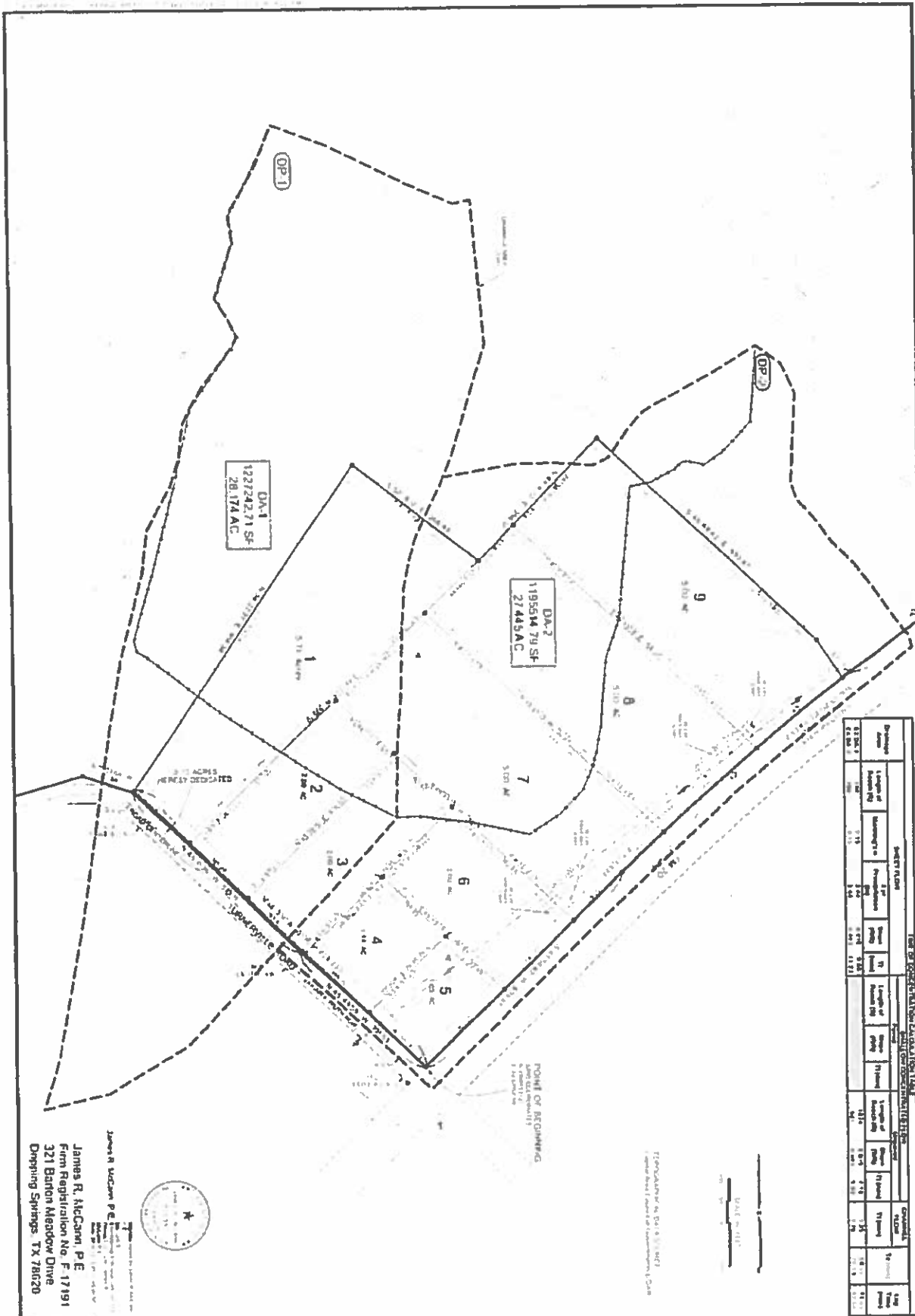
Slopes average from 2-7%, with Grassland Cover in "fair" condition over Type D soils. The SCS Curve Number is 84. Since the impervious cover is less than 4% for each drainage area it is not considered under either existing or proposed conditions. Under proposed conditions 4,000 sf of impervious cover is assumed for buildings and driveways, and 1 acre of lawn around the buildings and driveways. The curve SCS Curve Number for impervious cover is 98. The Curve Number for lawn in "good" condition with Type D soil is 80. It is well understood that some lots will have more impervious cover and some less, but overall these assumptions were considered sufficient for this analysis. Based on these assumptions DA-1 gets 10,000 of impervious cover and 2.5 acres of lawn in good condition; DA-2 gets 26,000 sf of impervious cover and 6.5 acres of lawn in good condition. Therefore the aggregate Curve Number for the impervious cover and lawn improvements for DA-1 is 82; the aggregate Curve Number for the impervious cover and lawn improvements for DA-2 is 82. Since the aggregate Curve Number for the improvements is less than the base Curve Number of 84, and the drainage areas and times of concentration do not change, there is no increase in runoff caused by the residential improvements to the proposed large lots.

James R. McCann, P.E.
Drainage analyzed by James R. McCann, P.E.
 On 01/18/2011 8:11:00 AM
 Dr. 318 Group LLC, Dr. James R. McCann, P.E.
 Date: 01/18/2011 8:11:00 AM

Results

BASIN	AREA (SQ MI)	DRAINAGE CALCULATIONS (CFS)					
		LAG TIME (MIN)	BASE CN	2 YR	10 YR	25 YR	100 YR
EX DA-1	0.04401	11.03	84.0	44.5	99.9	132.4	186.1
EX DA-2	0.04285	12.54	84.0	40.3	91.7	122.0	172.0
EX DP-1				44.5	99.9	132.4	186.1
EX DP-2				40.3	91.7	122.0	172.0
PR DA-1	0.04401	11.03	83.8	44.1	99.4	131.9	185.7
PR DA-2	0.04285	12.54	83.4	40.3	91.7	122.0	172.0
PR DA-1				44.1	99.4	131.9	185.7
PR DA-2				40.3	91.7	122.0	172.0





Drainage Basin	SWIFT FLOOD CONTROL DISTRICT				COUNTY			
	Length of Basin (ft)	Area (Acres)	Permit Fee (\$)	Construction Fee (\$)	Permit Fee (\$)	Construction Fee (\$)	Permit Fee (\$)	Construction Fee (\$)
DA-1	1,115	1.14	1,115	1,115	1,115	1,115	1,115	1,115
DA-2	1,115	1.14	1,115	1,115	1,115	1,115	1,115	1,115
OP-1	1,115	1.14	1,115	1,115	1,115	1,115	1,115	1,115
OP-2	1,115	1.14	1,115	1,115	1,115	1,115	1,115	1,115

James R. McCann, P.E.
 Firm Registration No. F-17191
 321 Barton Meadow Drive
 Dripping Springs, TX 78620





10415 Old Manchaca Rd. #202
Austin, TX 78748

(512) 917-0184

April 3, 2017

Caldwell County
1700 FM 2720
Lockhart, TX 78644
Attn: Kasl Miles

RE: **Acorn Ranch – Preliminary Plat – 3rd Technical Review, BCG Project No. 070004-40-001
Surveyor's Response to Comments**

Dear Ms. Miles,

Please see GEOMATICS Surveying and Mapping, Inc.'s responses to Bowman Consulting Group's 3rd Technical review comments of the application for Acorn Ranch Preliminary Plat:

Preliminary Plat (PP)

1. Revise the PP to address any relevant changes that result from the Preliminary Engineering Plan (PEP) & Engineering Summary Report (ESR) comment section. [Caldwell County Development Ordinance (CCDO), Section 3.4.1A;3.4.1B;3.4.1C]
Surveyor's Reply: *Revised, see attached PP*
2. The information on the right-of-way dedication is insufficient to locate the proposed right-of-way dedication. Please clarify. Please see the attached "mark up".
Surveyor's Reply: *Revised, see attached PP*
3. Please provide: The name, address, and phone number of the Owner, the primary contact person, the Engineer, and the Surveyor on the first sheet of the Preliminary Plat. [3.4.1. A..2]
Surveyor's Reply: *Revised, see attached PP*

Please contact us at (512) 917-0184 if there are any further comments or question

Sincerely,
Geomatics Surveying and Mapping, Inc.


A handwritten signature in black ink, appearing to read "Jeffrey J. Curci".

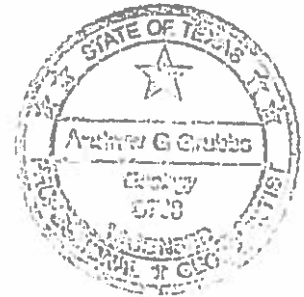
Jeffrey J. Curci, RPLS

**FACILITY PLAN
For the Acadia subdivision
29 Acres out of the
N. Kelly Survey**

**PREPARED BY:
Andy G. Grubbs, R.S.
HAYS ENVIRONMENTAL CONSULTING
P.O. Box 208
San Marcos, Texas
(512) 392-3546**

August 31, 2016


ANDREW G. GRUBBS
REGISTERED SANITARIAN #3363
SITE EVALUATOR #OS 0010430
PROFESSIONAL GEOSCIENTIST # 6708



Site Description and Evaluation: The site of the Acadia subdivision is on the northwest side of State Highway 20 at its intersection with Taylorsville road. This is approximately 1.2 miles northeast of the junction of State Highways 20 and FM 1854. This tract is 29 acres out of the N. Kelly Survey. This is a proposed subdivision of this tract into 9 lots of 1.00 to 6.00 acres in size. Located near the northeast edge of Caldwell County the tract is 1.7 miles east of Dale. Private wells into the Carrizo-Wilcox aquifer will be used for water supply. The proposed use for the lots in the subdivision is residential. The tract does not lie within areas claimed as ETJ by any municipality.

Vegetation on the site has cleared openings with tall grass but is mainly brush and mesquite trees. The underlying geology here is the bottom 200' of the Wilcox Formation. Sands, soft clay shales and sandy shales that are weakly consolidated. The characteristic topography of gently rolling prairie of the sandy loam range land is present.

The soils mapped on the site by the U.S. Soil Conservation Service is the Crockett Series. Deep, loamy clay soils of the clay loam and sandy loam range sites. These soils have loamy and sandy upper horizons underlain by clays. Generally fairly level, slow draining with slow percolation rates. At 6 sites characteristic of the area test holes were dug and the soils examined. A coring auger sample was excavated to a depth of 4' where possible. Soils varied from clays to sand loams.

Profile 1

- 0 - 1' dark brown sandy loam, class II color 5 YR 2.5/2 ribbon 1"
not sticky, no stain, does not take print, slick and gritty
- 1 - 2' yellow brown sandy clay, class IV color 2.5 Y 4/2 ribbon 2"
sticky, stains, takes print, not slick and gritty with very fine sand
- 2 - 4' yellow brown clay class IV, color 2.5 Y 5/4 ribbon 2"
sticky, stains, takes print, not slick and gritty with very fine sand
caliche threads at 30"

Profile 2

- 0 - 10" dark brown sandy clay loam, class III color 10 YR 4/2 ribbon 1 1/4"
slightly sticky, stains, takes weak print, very gritty
- 10- 24" medium brown sandy clay, Class IV color 7.5 YR 4/1 ribbon 2"
sticky, stains, takes sharp print, slightly gritty with very fine sand
- 24 -30" medium grey clay, class IV color 7.5 YR 5/1 ribbon 2"
sticky, stains, takes sharp print, slightly gritty with very fine sand
- 30 -36" dark brown sandy clay Class IV color 10 YR 4/1 ribbon 2"
sticky, stains, takes sharp print, slightly gritty with very fine sand
- 36- 48" grey sandy clay Class IV color 10 YR 6/1 ribbon 2"
sticky, stains, takes sharp print, slightly gritty with very fine sand

Profile 3

- 0 - 18" red brown sandy clay, class IV color 2.5 YR 4/6 ribbon 2"
sticky, stains, takes sharp print, slightly gritty with very fine sand
- 18-30" medium brown sandy clay, class IV color 7.5 YR 4/3 ribbon 2"
sticky, stains, takes sharp print, slick feel, gritty with very fine sand
- 30- 48" hard yellow sandy clay, class IV color 7.5 YR 5/8 ribbon 2"
sticky, stains, takes sharp print, very gritty with sand, white caliche lumps

Profile 4

- 0 - 8" medium brown sandy loam, class II color 7.5 YR 5/3 ribbon 1"
not sticky, no stain, takes very weak print, very gritty with extremely fine sand
- 8- 22" red brown silty clay, class IV color 5 YR 4/6 ribbon 2"
very sticky, stains, takes sharp print, slick feel
- 22-30" grey brown sandy clay class IV color 7.5 YR 5/2 ribbon 2"
very sticky, stains, takes sharp print, gritty with very fine sand
- 30 - 48" medium grey sandy silty clay, class IV color 10 YR 5/3 ribbon 2"
very sticky, stains, takes sharp print, slick feel

Profile 5

- 0 - 6" brown sandy loam, class II color 7.5 YR 3/4 ribbon 1 ¼"
slightly sticky, does not stain, very weak print, finely gritty
- 6 -24" brick red clay , class IV color 2.5 YR 5/8 ribbon 2"+
sticky, stains, takes sharp print, gritty with very fine sand
- 24- 30" hard dense, dark brown sand, class II color 2.5 YR 4/4 ribbon ½"
not sticky, does not stain, does not take print, very gritty
- 30 -38" brown sand, class II color 10 YR 4/6 ribbon 1"
barely sticky, does not stain, does not take print, gritty with fine sand
- 38 -48" brown sand clay loam, class III color 2.5 YR 4/8 ribbon 2"
barely sticky, does not stain, does not take print, gritty with fine sand

Profile 6

- 0 - 1' dark brown sandy loam, class II color 2.5 YR 4/2 ribbon 1"
not sticky, does not stain, does not take print, very gritty
- 1 - 2' red sandy clay loam, class III color 2.5 YR 4/8 ribbon 1"
not sticky, does not stain, does not take print, very gritty
- 2 - 4' red sandy clay loam with grey tint, class III color 5YR 5/6 ribbon 1¼"
not sticky, does not stain, does not take print, very gritty

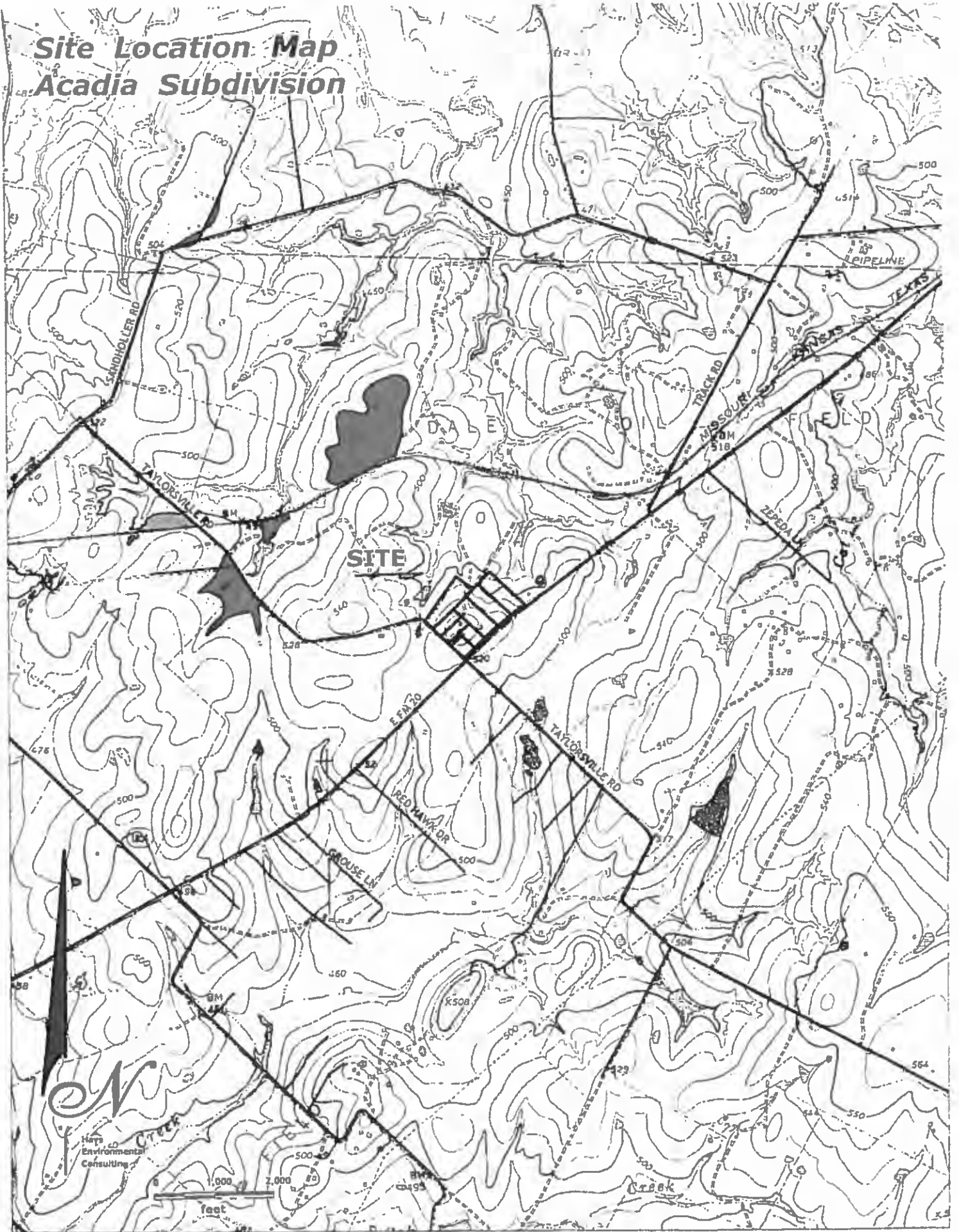
Generally the lots on this site are suitable for standard type, LPD and aerobic treatment OSSF's. Sufficient level areas are present to provide replacement areas for the OSSF drainage disposal areas. The soil profile appears to be permeable. Caliche, iron lumps and mottling were found to be present in some soil profiles so this is a area where shallow groundwater is a potential problem. All OSSF's must be designed specifically for each site and appropriate profiles used to determine the soil conditions at that specific site. .

A digital copy of the most current FEMA flood map was examined and it was found that no 100 year floodplains are present on this tract. This parcel of land lies on a very broad gentle hilltop that is the local surface water drainage divide. There are no areas upgradient from this site that collect stormwater and convey it across the tract. Stormwater flows north from the site and runs approximately 5900' to the closest FEMA 100 year floodplain on Walnut Creek. A small portion of the drainage off of this site is captured by the bar ditch of State Highway 20

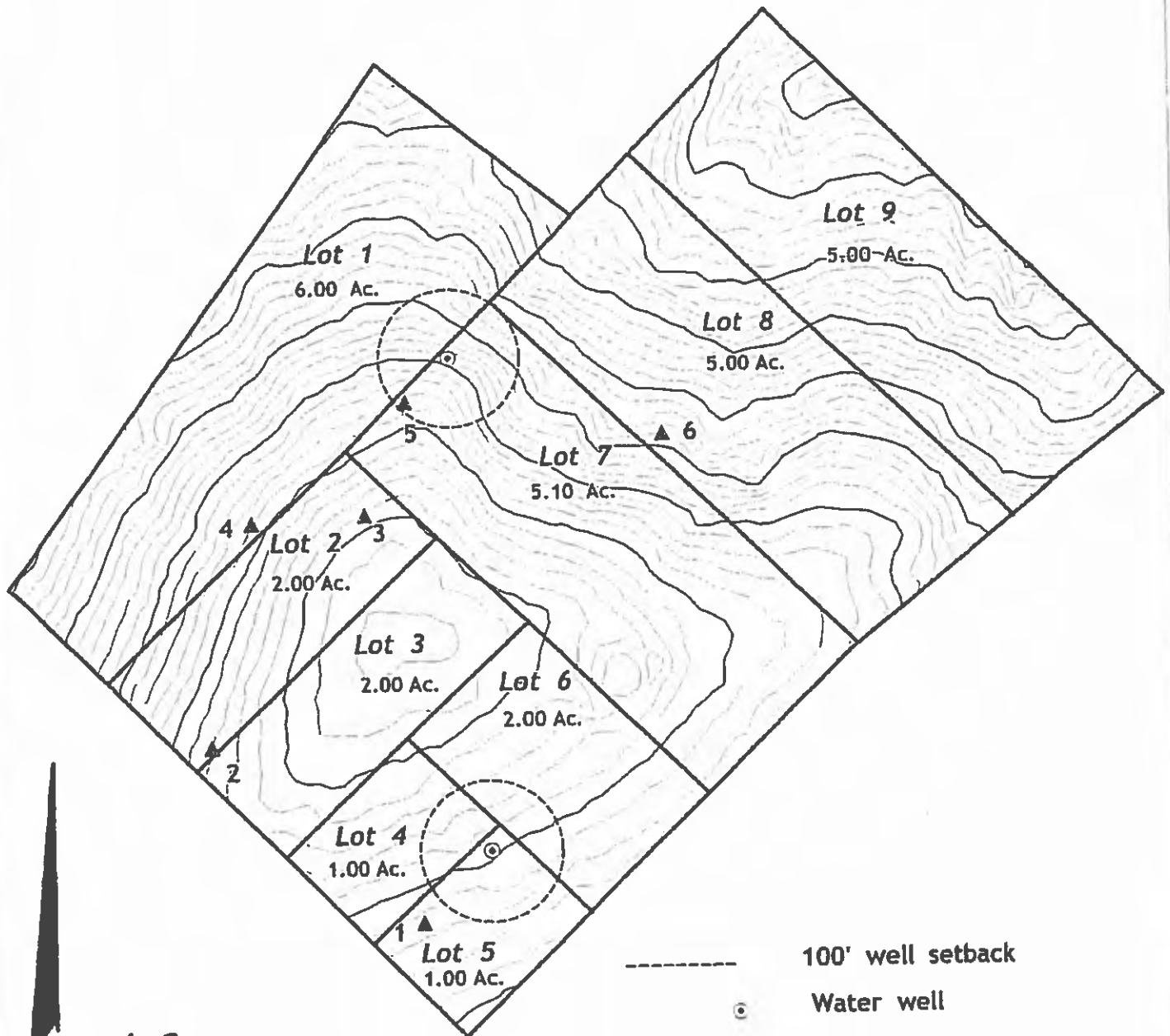
This area is 23 miles east of the Edwards Aquifer Recharge Zone and is on the recharge zone for the Carrizo-Wilcox Aquifer.

All the lots in this proposed subdivision have suitable sites for the construction of On Site Sewage Facilities with sufficient space for water wells and their required 100' setbacks.

Site Location Map Acadia Subdivision



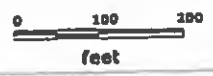
Site Plan Acadia Subdivision



- 100' well setback
- ⊙ Water well
- ▲ Soil test



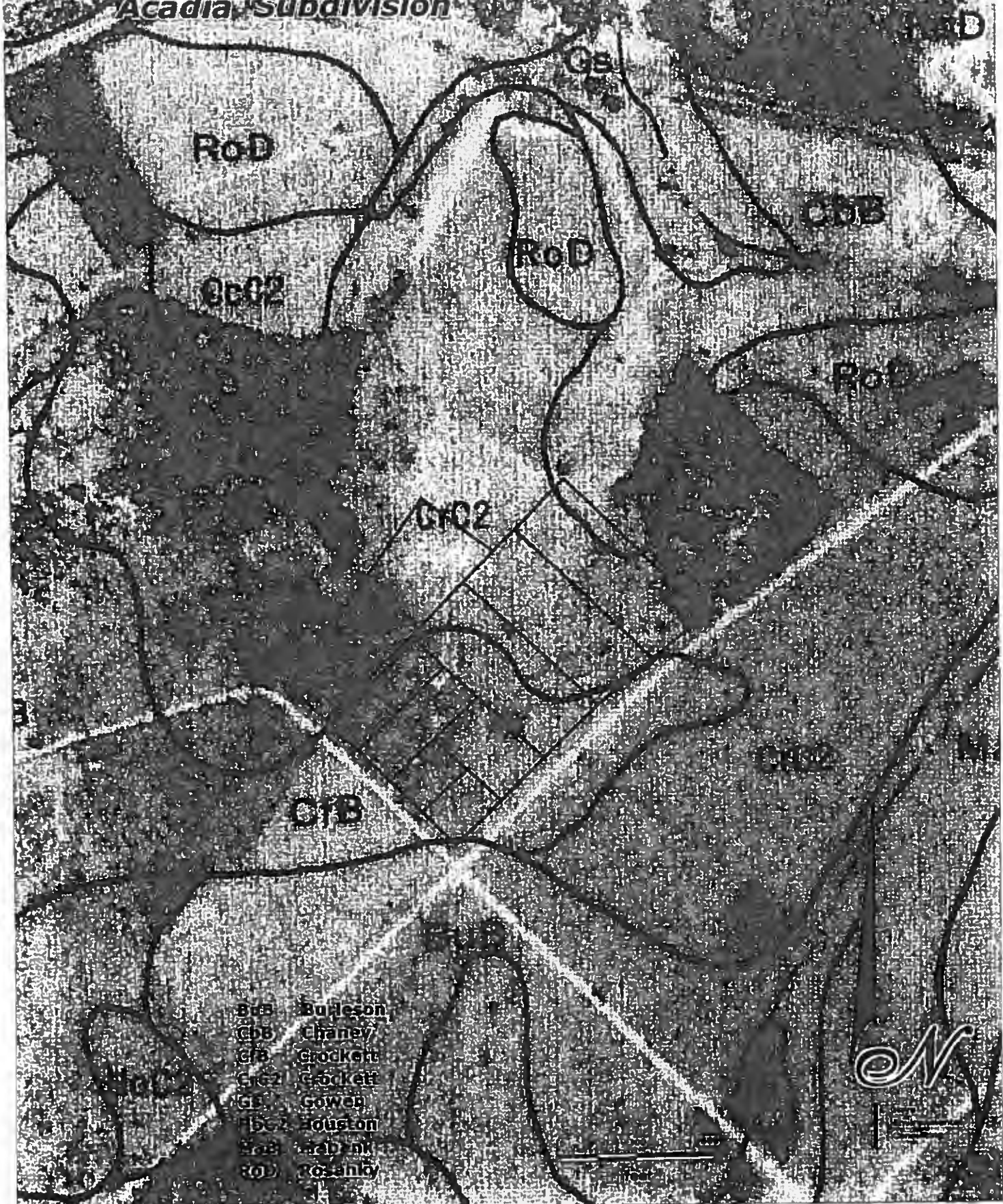
Hays
Environmental
Consulting



M&B

C&B

Site Soils Map Acadia Subdivision



- Brs Burleson
- CbB Chaney
- GFB Grockert
- Gc02 Gockett
- GD Gowen
- Hbc Houston
- Rob Robby
- RoD Rosanky



Property

Account

Property ID: 12284 Legal Description: A168 KELLY, FRANCIS, ACRES 29.016,
A165 N KELLEY, A297 THOMAS

Geographic ID: 0001168-104-000-00 Agent Code:

Type: Real

Property Use Code:

Property Use Description:

Location

Address: TAYLORSVILLE RD Mapsc0: 03-316
DALE, TX 78616

Neighborhood: RURAL DALE-LYTTON-NE OF LOCKHART AREA Map ID: 03-316

Neighborhood CD: 4210

Owner

Name: LEISSNER RANCH JOINT VENTURE Owner ID: 212987

Mailing Address: PO BOX 1249 % Ownership: 100.0000000000%

SAN MARCOS, TX 78667-1249

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: LEISSNER RANCH JOINT VENTURE

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	N/A	N/A	N/A	N/A
FTM	Farm to Market Road	N/A	N/A	N/A	N/A
GCA	Caldwell County	N/A	N/A	N/A	N/A

SLH Lockhart ISD	N/A	N/A	N/A	N/A
Total Tax Rate	N/A			
		Taxes w/ Current Exemptions		N/A
		Taxes w/o Exemptions		N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IP	IMPROVED PASTURE	24.0160	1046136.96	0.00	0.00	N/A	N/A
2	OP	OPEN NATIVE	5.0000	217800.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$620,450	15,710	15,710	\$0	\$15,710
2015	\$0	\$539,100	15,700	15,700	\$0	\$15,700
2014	\$0	\$544,030	15,190	15,190	\$0	\$15,190
2013	\$0	\$544,030	15,190	15,190	\$0	\$15,190
2012	\$0	\$544,030	15,310	15,310	\$0	\$15,310
2011	\$0	\$544,030	15,420	15,420	\$0	\$15,420
2010	\$0	\$503,640	15,420	15,420	\$0	\$15,420
2009	\$0	\$470,800	14,710	14,710	\$0	\$14,710
2008	\$0	\$470,870	13,990	13,990	\$0	\$13,990
2007	\$0	\$409,520	13,280	13,280	\$0	\$13,280
2006	\$0	\$409,520	12,670	12,670	\$0	\$12,670
2005	\$0	\$386,020	12,690	12,690	\$0	\$12,690
2004	\$0	\$386,020	13,710	13,710	\$0	\$13,710
2003	\$0	\$386,020	13,910	13,910	\$0	\$13,910
2002	\$0	\$373,740	14,010	14,010	\$0	\$14,010
2001	\$0	\$284,830	12,780	12,780	\$0	\$12,780
2000	\$0	\$226,530	12,380	12,380	\$0	\$12,380
1999	\$0	\$224,870	13,420	13,420	\$0	\$13,420
1998	\$0	\$205,710	13,010	13,010	\$0	\$13,010
1997	\$0	\$169,070	13,620	13,620	\$0	\$13,620
1996	\$0	\$148,040	13,400	13,400	\$0	\$13,400
1995	\$0	\$120,550	13,590	13,590	\$0	\$13,590
1994	\$0	\$126,800	14,710	14,710	\$0	\$14,710
1993	\$0	\$116,390	13,370	13,370	\$0	\$13,370

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/6/2016	WD/VL	WARRANTY DEED WITH VENDORS LIEN	CAST GRADY ESTATE	LEISSNER RANCH JOINT VENTURE			2016-001713
2	11/1/2013	WD	WARRANTY DEED	PIKE TERI LEE &	CAST GRADY ESTATE			140262
3	4/3/2009	SWD	SPECIAL WARRANTY DEED	CAST GRADY	PIKE TERI LEE	566	1254	091669

Property Tax Information as of 01/26/2017

Amount Due if Paid on: 

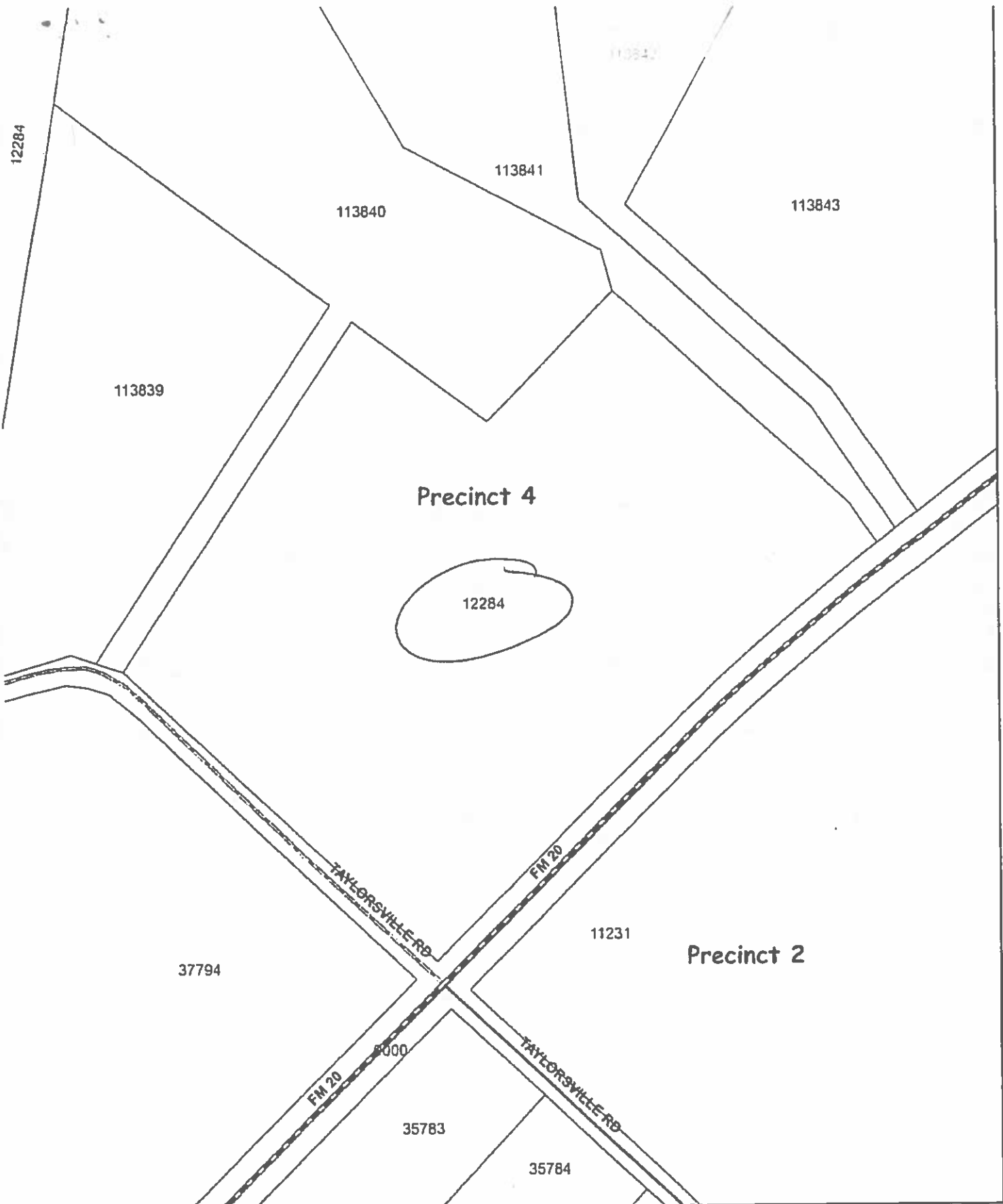
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2008	Lockhart ISD	\$13,990	\$171.03	\$171.03	\$0.00	\$0.00	\$0.00	\$0.00
2008	Farm to Market Road	\$13,990	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00
2008	Caldwell County	\$13,990	\$96.62	\$96.62	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$267.69	\$267.69	\$0.00	\$0.00	\$0.00	\$0.00
2007	Farm to Market Road	\$13,280	\$0.05	\$0.05	\$0.00	\$0.00	\$0.00	\$0.00
2007	Caldwell County	\$13,280	\$90.75	\$90.75	\$0.00	\$0.00	\$0.00	\$0.00
2007	Lockhart ISD	\$13,280	\$159.62	\$159.62	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$250.42	\$250.42	\$0.00	\$0.00	\$0.00	\$0.00
2006	Farm to Market Road	\$12,670	\$0.06	\$0.06	\$0.00	\$0.00	\$0.00	\$0.00
2006	Caldwell County	\$12,670	\$81.49	\$81.49	\$0.00	\$0.00	\$0.00	\$0.00
2006	Lockhart ISD	\$12,670	\$195.12	\$195.12	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$276.67	\$276.67	\$0.00	\$0.00	\$0.00	\$0.00
2005	Lockhart ISD	\$12,690	\$214.46	\$214.46	\$0.00	\$0.00	\$0.00	\$0.00
2005	Farm to Market Road	\$12,690	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00
2005	Caldwell County	\$12,690	\$79.83	\$79.83	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$294.37	\$294.37	\$0.00	\$0.00	\$0.00	\$0.00
2004	Lockhart ISD	\$13,710	\$217.81	\$217.81	\$0.00	\$0.00	\$0.00	\$0.00
2004	Farm to Market Road	\$13,710	\$0.10	\$0.10	\$0.00	\$0.00	\$0.00	\$0.00
2004	Caldwell County	\$13,710	\$82.05	\$82.05	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$299.96	\$299.96	\$0.00	\$0.00	\$0.00	\$0.00
2003	Lockhart ISD	\$13,910	\$203.84	\$203.84	\$0.00	\$0.00	\$0.00	\$0.00
2003	Farm to Market Road	\$13,910	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00	\$0.00
2003	Caldwell County	\$13,910	\$78.81	\$78.81	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$282.76	\$282.76	\$0.00	\$0.00	\$0.00	\$0.00
2002	Lockhart ISD	\$14,010	\$201.62	\$201.62	\$0.00	\$0.00	\$0.00	\$0.00
2002	Caldwell County	\$14,010	\$75.65	\$75.65	\$0.00	\$0.00	\$0.00	\$0.00
2002	Farm to Market Road	\$14,010	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$277.40	\$277.40	\$0.00	\$0.00	\$0.00	\$0.00
2016	Farm to Market Road	\$15,710	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$15,710	\$121.78	\$121.78	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$15,710	\$209.31	\$209.31	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$331.11	\$331.11	\$0.00	\$0.00	\$0.00	\$0.00
2015	Farm to Market Road	\$15,700	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell County	\$15,700	\$112.64	\$112.64	\$0.00	\$0.00	\$0.00	\$0.00
2015	Lockhart ISD	\$15,700	\$208.89	\$208.89	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$321.55	\$321.55	\$0.00	\$0.00	\$0.00	\$0.00
2014	Lockhart ISD	\$15,190	\$217.08	\$217.08	\$0.00	\$0.00	\$0.00	\$0.00
2014	Farm to Market Road	\$15,190	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell County	\$15,190	\$104.89	\$104.89	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$321.99	\$321.99	\$0.00	\$0.00	\$0.00	\$0.00
	CAST GRADY ESTATE TOTAL:		\$2923.92	\$2923.92	\$0.00	\$0.00	\$0.00	\$0.00
2013	Lockhart ISD	\$15,190	\$179.17	\$179.17	\$0.00	\$0.00	\$0.00	\$0.00
2013	Farm to Market Road	\$15,190	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00

2013	Caldwell County	\$15,190	\$104.90	\$104.90	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$284.09	\$284.09	\$0.00	\$0.00	\$0.00	\$0.00
2012	Lockhart ISD	\$15,310	\$181.74	\$181.74	\$0.00	\$0.00	\$0.00	\$0.00
2012	Farm to Market Road	\$15,310	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2012	Caldwell County	\$15,310	\$105.74	\$105.74	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$287.46	\$287.46	\$0.00	\$0.00	\$0.00	\$0.00
2011	Lockhart ISD	\$15,420	\$183.22	\$183.22	\$0.00	\$0.00	\$0.00	\$0.00
2011	Farm to Market Road	\$15,420	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell County	\$15,420	\$106.52	\$106.52	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$289.76	\$289.76	\$0.00	\$0.00	\$0.00	\$0.00
2010	Lockhart ISD	\$15,420	\$767.57	\$767.57	\$0.00	\$0.00	\$0.00	\$0.00
2010	Farm to Market Road	\$15,420	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell County	\$15,420	\$443.85	\$443.85	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$1211.49	\$1211.49	\$0.00	\$0.00	\$0.00	\$0.00
2009	Lockhart ISD	\$14,710	\$180.93	\$180.93	\$0.00	\$0.00	\$0.00	\$0.00
2009	Farm to Market Road	\$14,710	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell County	\$14,710	\$101.62	\$101.62	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$282.58	\$282.58	\$0.00	\$0.00	\$0.00	\$0.00
PIKE TERI LEE & TOTAL:			\$2355.38	\$2355.38	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$5279.30	\$5279.30	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

This year is not certified and A/C values will be represented with "N/A".

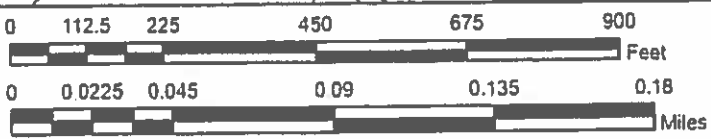


This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, nor a warranty of any kind for any purpose.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Attention: This document does not support or endorse any and primary titled property.

Date Printed
Wednesday, April 26 2017

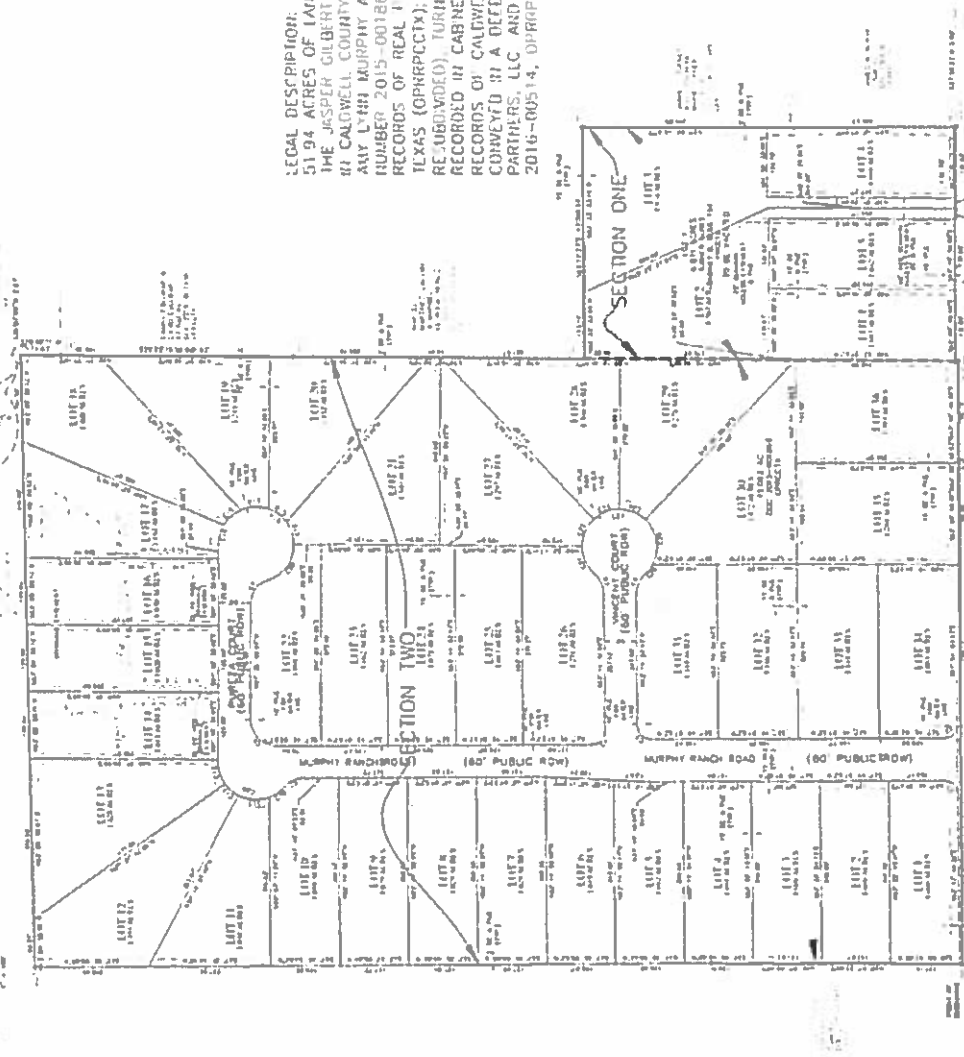


19. PUBLIC HEARING at 9:30 AM
concerning the approval of a Preliminary Plat for Murphy Ranch, Section One & Two to include 5 lots in Section One and 36 lots in Section Two on approximately 51.94 acres fronting Taylorsville Road (CR 158).
Cost: None; Speaker: Commissioner Moses /Kasi Miles; Backup: 6.

MURPHY RANCH

45.06 ACRES IN THE JASPER GILBERT SUR., ABSTR. 113 AND 6.87 ACRES BEING LOT 1, TURNER ACRES (TO BE RESUBDIVIDED) IN CALDWELL COUNTY, TEXAS

Preliminary Subdivision Plat



LEGAL DESCRIPTION:
 51.94 ACRES OF LAND CONSISTING OF 45.06 ACRES IN THE JASPER GILBERT SURVEY, ABSTRACT NUMBER 113 IN CALDWELL COUNTY, TEXAS, CONVEYED IN A DEED TO ANY L-1441 MURPHY AND RECORDED IN DOCUMENT NUMBER 2015-001869 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS (01RRPCC1X); AND CONSISTING OF LOT 1 (TO BE RESUBDIVIDED) TURNER ACRES, A SUBDIVISION RECORDED IN CABINET #1, SLIDE 193 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS (HRCCT1X), CONVEYED IN A DEED TO JAKOVICH AND PERRY CAPITAL PARTNERS, LLC AND RECORDED IN DOCUMENT NUMBER 2016-00514, 01RRPCC1X

CONVEYED TO THE STATE, L-1441 MURPHY AND RECORDED IN DOCUMENT NUMBER 2015-001869 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS (01RRPCC1X); AND CONSISTING OF LOT 1 (TO BE RESUBDIVIDED) TURNER ACRES, A SUBDIVISION RECORDED IN CABINET #1, SLIDE 193 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS (HRCCT1X), CONVEYED IN A DEED TO JAKOVICH AND PERRY CAPITAL PARTNERS, LLC AND RECORDED IN DOCUMENT NUMBER 2016-00514, 01RRPCC1X

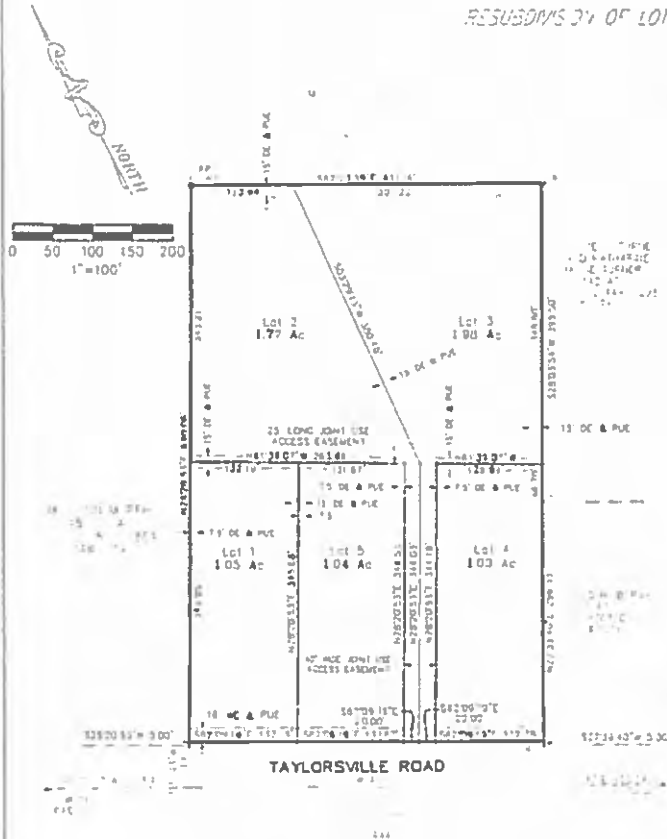
Lot	Area	Owner	Remarks
1	45.06	Turner Acres	Resubdivided
2
3
4
5
6
7
8
9
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11
12
13
14
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PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 SUBMITTED 11/23/2018
 REVISED 03/07/2019
 2ND REVISION 07/27/2019



MURPHY RANCH SECTION ONE

RESUBDIVISION OF LOT 1, TRACT A, P.L.S.



- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - 1/2" IRON ROD SET WITH A CAP MARKED "TMS"
- OPRRPCTA = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY TEXAS
 OPRPCTB = OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
 PUE = PUBLIC UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 WE = WATERLINE EASEMENT



- 1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 88050C0100E FOR CALDWELL COUNTY TEXAS DATED JUNE 19, 2012, THE TRACT SURVEYED HEREON APPEARS TO BE IN "OTHER AREAS -- ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 2) THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LOCKHART INDEPENDENT SCHOOL DISTRICT
- 3) THIS SUBDIVISION IS LOCATED WITHIN CALDWELL COUNTY PRECINCT #2
- 4) THIS SUBDIVISION IS SERVICED BY AUSTIN VOLUNTEER FIRE DEPARTMENT
- 5) BEARING BASIS IS NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE
- 6) THE PARCEL SHOWN DOES NOT LIE WITHIN THE (T) OF ANY MUNICIPALITY
- 7) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS UNTO A PUBLICLY DEDICATED COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE COUNTY ROAD AND BRIDGE DEPARTMENT
- 8) NO LOT IS TO BE OCCUPIED UNTIL OSSF PERMITTED OR PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED BY CALDWELL COUNTY SANITATION DEPARTMENT
- 9) UTILITIES PROVIDED BY ELECTRICITY: BLUEBONNET ELECTRIC COOP, INC. WATER: BOLDEN WATER SUPPLY COOP
- 10) RECORD OWNERS OF LAND: JAKOVICH AND PERRY PARTNERS, LLC. DESIGNER OF PLAT: THE MOORE GROUP, 1000 N. CUERNAVACA DRIVE, AUSTIN, TEXAS 78733. PHONE: (512) 442-0377. DATE OF PREPARATION: JUNE 2017. SUPERVISOR: JOHN W. TOBY, RPLS #4422, 1000 N. CUERNAVACA DRIVE, AUSTIN, TEXAS 78733. PHONE: (512) 442-0377.

STATE OF TEXAS §
 COUNTY OF CALDWELL §

KNOW ALL MEN BY THESE PRESENTS:
 THAT JAKOVICH AND PERRY CAPITAL PARTNERS, LLC, ACTING BY AND THROUGH ITS PRESIDENT JARED JAKOVICH, OWNER OF 6.87 ACRES BEING LOT 1, TRACT A, A SUBDIVISION RECORDED IN CABINET B, SLICE 194 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS (OPRRPCTA), COMPLETED IN A DEED RECORDED IN DOCUMENT NUMBER 2016-00314, OPRRRPCTA, DOES HEREBY RESUBDIVIDE SAID 6.87 ACRE TRACT TO BE DESCRIBED AND DESIGNATED AS

MURPHY RANCH SECTION ONE

AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN HEREON, AND FURTHER RESERVE TO THE PUBLIC, ALL EASEMENTS FOR THE MUTUAL USE OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME, THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS, AND FURTHER SHALL HAVE FULL AND UNINTERRUPTED ACCESS ALONG SUCH EASEMENTS.

JARED JAKOVICH, PRESIDENT
 JAKOVICH AND PERRY CAPITAL PARTNERS, LLC
 100 CONGRESS AVENUE, SUITE 2000
 AUSTIN, TEXAS 78701
 512-463-5580

DATE: _____

STATE OF TEXAS §
 COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JARED JAKOVICH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF CALDWELL §

I, CAROL HOLCOMB, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT WITH FIELD NOTES SHOWN HEREON HAS BEEN FULLY PRESENTED AND APPROVED BY THE COUNTY CLERK'S COURT OF CALDWELL COUNTY, TEXAS ON _____, 20____ TO BE RECORDED IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

CAROL HOLCOMB, COUNTY CLERK
 CALDWELL COUNTY, TEXAS

By: _____ DEPUTY

JOHN W. TOBY, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, IN WITNESS WHEREOF, MY HAND AND SEAL, THIS THE _____ DAY OF _____, 20____.

JOHN W. TOBY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. #4422

STATE OF TEXAS §
 COUNTY OF CALDWELL §

CAROL HOLCOMB, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. AND DUPLICATED RECORDED ON THE _____ DAY OF _____, 20____ IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN PLAT CABINET _____ AT SLICE _____.

CAROL HOLCOMB, COUNTY CLERK
 CALDWELL COUNTY, TEXAS

By: _____ DEPUTY



June 16, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: **Murphy Ranch Section 1 Short Form Plat**
BCG Project No. 070004-44-002

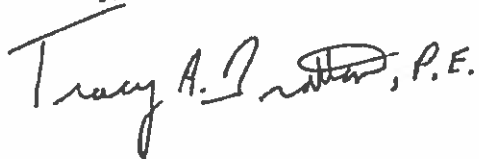
Ms. Miles,

Bowman Consulting has completed our review of the Short Form Plat application for Murphy Ranch Section 1 subdivision. The subdivision is a re-plat of Lot 1, Turner Acres and consists of five lots, ranging from 1.03 acres to 1.98 acres, totaling 6.87 acres of land. Three of the lots front on Taylorsville Rd. The remaining two lots access Taylorsville Rd. via a 40 ft. joint access easement. Lot 1, Turner Acres is subdivision of 6.87 acres of land of record in Cabinet B, Slide 194 of the Plat Records of Caldwell County, Texas.

The plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project.

Sincerely,



Tracy A. Bratton, P.E.
Bowman Consulting Group, Ltd.

June 14, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: **Murphy Ranch Preliminary Plat**
Revised Preliminary Plat Approval Letter
BCG Project No. 070004-44-001

Ms. Miles:

Bowman Consulting has completed our review of the Preliminary Plat application for the Murphy Ranch subdivision, comprised of 51.94 acres located in the Jasper Gilbert survey, Abstract No. 113 of Caldwell County, Texas. Within the 51.94 acres is Lot 1, Turner Acres, Cabinet B, Slide 194 ORCC, containing 6.781 acres, which is to be re-platted into 5 lots. The plat contains thirty-six (36) lots ranging in size from 1.00 ac. to 1.472 ac. The subdivision has frontage on Taylorsville Rd.

Please note approval of the construction plans and final plat will be contingent upon agreement to a licensing agreement for the developer / HOA to maintain a private landscape island in the ROW.

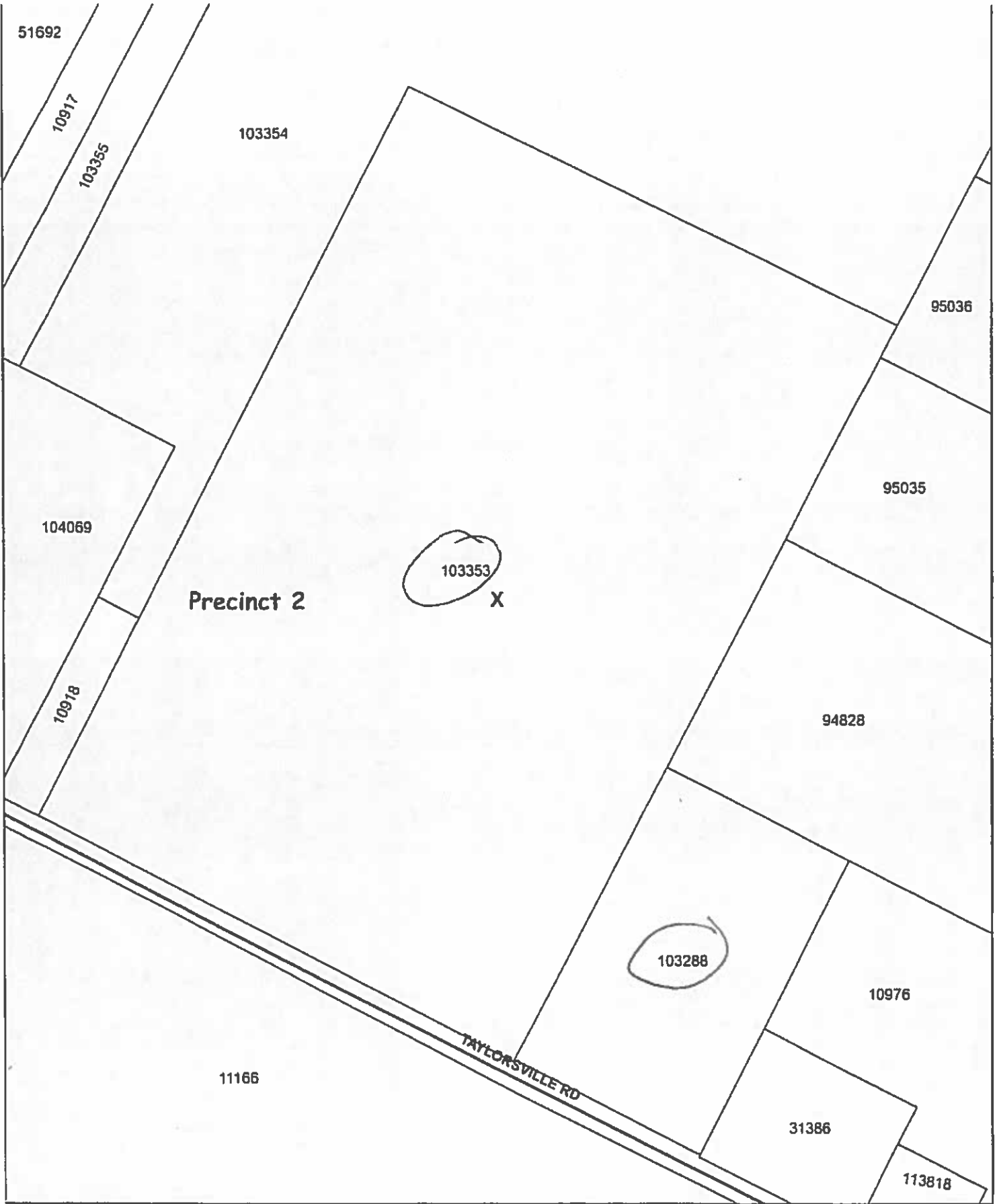
The plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project.

Sincerely,



Charles R. Wirtanen, P.E.
Bowman Consulting Group, Ltd.

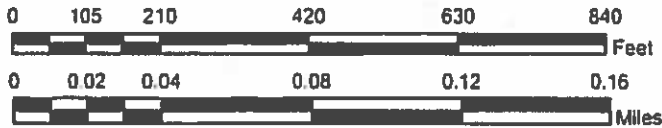


This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied in any way for any purpose.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Additionally, this document does not pertain to, or describe, any state or privately owned property.

Date Printed
Tuesday, June 20 2017



20. Discussion/Action

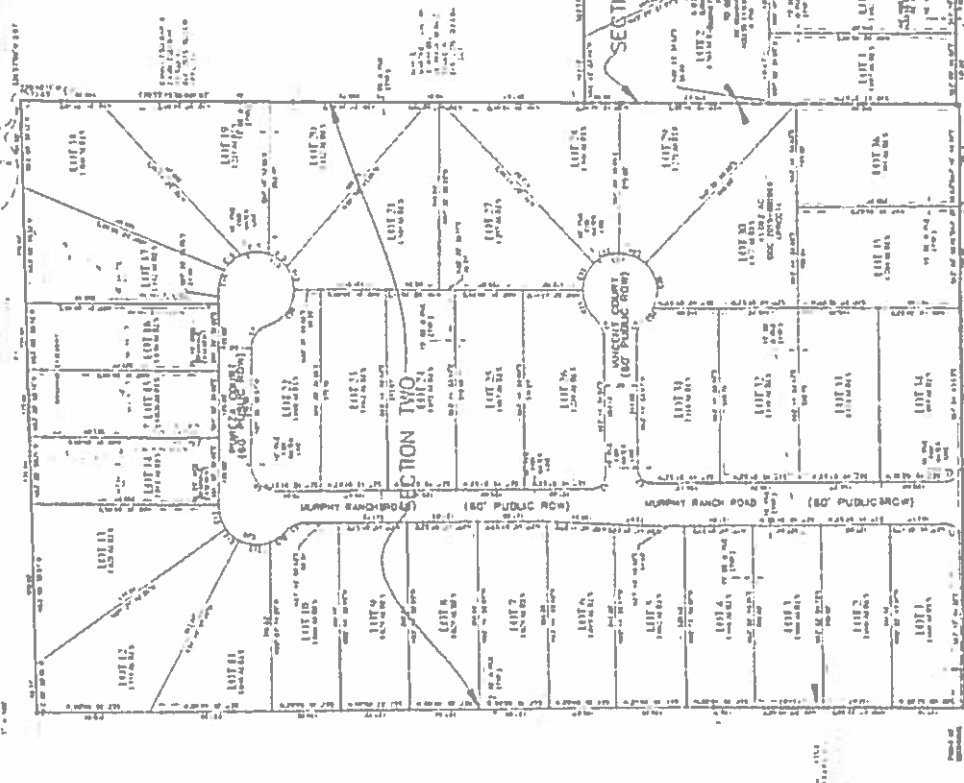
to consider the approval of a Preliminary Plat for Murphy Ranch, Section One & Two to include 5 lots in Section One and 36 lots in Section Two on approximately 51.94 acres fronting Taylorsville Road (CR 158).

Cost: None; Speaker: Commissioner Moses /Kasi Miles; Backup: 32.

MURPHY RANCH

45.06 ACRES IN THE JASPER GILBERT SUR., ABSTR. 113 AND 6.87 ACRES BEING LOT 1, TURNER ACRES (TO BE RESUBDIVIDED) IN CALDWELL COUNTY, TEXAS

Preliminary Subdivision Plat



COMMENTS:
 1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE CORNER MARKS WERE FOUND AND FOUND TO BE IN PLACE.
 2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE CORNER MARKS WERE FOUND AND FOUND TO BE IN PLACE.
 3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE CORNER MARKS WERE FOUND AND FOUND TO BE IN PLACE.

PROPERTY INTEREST:
 JASPER GILBERT SUR., ABSTR. 113 AND 6.87 ACRES BEING LOT 1, TURNER ACRES (TO BE RESUBDIVIDED) IN CALDWELL COUNTY, TEXAS
 SURVEYED BY THE SURVEYOR ON THE GROUND AND THE CORNER MARKS WERE FOUND AND FOUND TO BE IN PLACE.

OWNER:
 JASPER GILBERT SUR., ABSTR. 113 AND 6.87 ACRES BEING LOT 1, TURNER ACRES (TO BE RESUBDIVIDED) IN CALDWELL COUNTY, TEXAS
 SURVEYED BY THE SURVEYOR ON THE GROUND AND THE CORNER MARKS WERE FOUND AND FOUND TO BE IN PLACE.

SECTION:
 SECTION ONE AND SECTION TWO
 SURVEYED BY THE SURVEYOR ON THE GROUND AND THE CORNER MARKS WERE FOUND AND FOUND TO BE IN PLACE.

LEGAL DESCRIPTION:
 45.06 ACRES OF LAND CONSISTING OF 45.06 ACRES IN THE JASPER GILBERT SURVEY, ABSTRACT NUMBER 113 IN CALDWELL COUNTY, TEXAS, CONVEYED IN A DEED TO AMY LURA MURPHY AND RECORDED IN DOCUMENT NUMBER 2010-001689 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS (09RRPCTX), AND COMPRISING OF LOT 1 (TO BE RESUBDIVIDED), TURNER ACRES, A SUBDIVISION RECORDED IN CABINET B, SLIDE 104 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS (PRCCTX), CONVEYED IN A DEED TO JAKOVICH AND PERRY CAPITAL PARTNERS, LLC, AND RECORDED IN DOCUMENT NUMBER 2010-00514, 09RRPCTX.

CONFORMS TO THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INTERESTS IN THE LAND DESCRIBED IN THIS PLAT.
 THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INTERESTS IN THE LAND DESCRIBED IN THIS PLAT.
 THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INTERESTS IN THE LAND DESCRIBED IN THIS PLAT.

LOT	ACRES	AREA	PERCENTAGE
1	1.00	1.00	2.22
2	1.00	1.00	2.22
3	1.00	1.00	2.22
4	1.00	1.00	2.22
5	1.00	1.00	2.22
6	1.00	1.00	2.22
7	1.00	1.00	2.22
8	1.00	1.00	2.22
9	1.00	1.00	2.22
10	1.00	1.00	2.22
11	1.00	1.00	2.22
12	1.00	1.00	2.22
13	1.00	1.00	2.22
14	1.00	1.00	2.22
15	1.00	1.00	2.22
16	1.00	1.00	2.22
17	1.00	1.00	2.22
18	1.00	1.00	2.22
19	1.00	1.00	2.22
20	1.00	1.00	2.22
21	1.00	1.00	2.22
22	1.00	1.00	2.22
23	1.00	1.00	2.22
24	1.00	1.00	2.22
25	1.00	1.00	2.22
26	1.00	1.00	2.22
27	1.00	1.00	2.22
28	1.00	1.00	2.22
29	1.00	1.00	2.22
30	1.00	1.00	2.22
31	1.00	1.00	2.22
32	1.00	1.00	2.22
33	1.00	1.00	2.22
34	1.00	1.00	2.22

PRELIMINARY THE DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES
 SUBMITTED 10/23/2010
 FILED 10/23/2010
 2ND DEPT. 05/20/2010



June 14, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: **Murphy Ranch Preliminary Plat
Revised Preliminary Plat Approval Letter
BCG Project No. 070004-44-001**

Ms. Miles:

Bowman Consulting has completed our review of the Preliminary Plat application for the Murphy Ranch subdivision, comprised of 51.94 acres located in the Jasper Gilbert survey, Abstract No. 113 of Caldwell County, Texas. Within the 51.94 acres is Lot 1, Turner Acres, Cabinet B, Slide 194 ORCC, containing 6.781 acres, which is to be re-platted into 5 lots. The plat contains thirty-six (36) lots ranging in size from 1.00 ac. to 1.472 ac. The subdivision has frontage on Taylorsville Rd.

Please note approval of the construction plans and final plat will be contingent upon agreement to a licensing agreement for the developer / HOA to maintain a private landscape island in the ROW.

The plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project.

Sincerely,



Charles R. Wirtanen, P.E.
Bowman Consulting Group, Ltd.

JAKOVICH & PERRY CAPITAL PARTNERS LLC

1140

BB 78/1119

DATE 6-20-17

ONE K SALES

PAY TO THE ORDER OF

Caldwell County

\$ 2,175.00

Twenty one hundred seventy five & 00/100

DOLLARS

Secure Payment System on Demand



REGIONS

FOR Murphy Ranch Sec. 2 Prelim Plat

[Signature]

⑈00001140⑈

CALDWELL COUNTY SANITATION DEPT.

405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

6054

DATE 6-21-17

RECEIVED FROM Jakovich + Perry Capital \$ 2,175.00
Two thousand one hundred seventy-five & 00/100 DOLLARS

FOR Plat fees - Murphy Ranch - Section Two

AMOUNT OF ACCOUNT		
THIS PAYMENT	<u>2,175.00</u>	
BALANCE DUE	<u>0</u>	

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kasi L. Miles *Thank You*

May 1, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: **Murphy Ranch – Preliminary Plat – 2nd Technical Review**
BCG Project No. 070004-44-001

Ms. Miles,

Bowman Consulting Group has completed our 2nd technical review of the application for Murphy Ranch Preliminary Plat, and we have found the following deficiencies:

PRELIMINARY PLAT (PP)

1. Revise the PP to address any relevant changes that result from the PEP & ESR comment section. *[Caldwell County Development Ordinance (CCDO), Section 3.4.1.A; 3.4.1.B; 3.4.1.C]*
2. Show and update the date of submittal on the plat. *[3.4.1.2]*
3. Turner Acres, Lot 1 plat is to be cancelled, revise the subdivision name to include the information that it is being re-subdivided. *[3.4.1.3]*
4. Add the missing rear lot line easements for utilities and drainage, or add a note stating "All lots shall have a rear lot line easement 15 feet wide for utilities and drainage". *[A.1.B]*
5. Reduce the cul-de-sac length of Murphy Ranch Rd to less than 1,000 ft. Provide a second roadway connection to Taylorsville Rd. or meet the requirements for not having a secondary access *[A.1.E; A.1.F]*.

PRELIMINARY ENGINEERING PLAN (PEP), ENGINEERING SUMMARY REPORT (ESR)

1. Provide an Engineering Summary Report addressing the Items in CCDO 3.4.1.C including an engineering drainage report to support all drainage designs with complete computations provided in an orderly manner and clearly stated assumptions and design basis. *[3.4.1.C; 3.4.1.C.1]*
2. Revise the submitted documents to address any relevant changes that result from the PP comment section. *[3.4.1.A; 3.4.1.B; 3.4.1.C]*
3. The minimum foreslope for roadside ditches is 4:1. Revise proposed cross section for entry road. *[Table B-2]*
4. Revise the entry road to meet secondary aces requirement for 2- 20 ft. lane with median *[Appendix A.A.1.F]*
5. Provide missing Groundwater District discussion. If Groundwater District is not present note such in the engineering report. *[3.4.1.C.3]*

6. Obtain preliminary OSSF approvals by Caldwell County Sanitation Department. *[3.4.1.C.5; A.2.E; A.2.F]*
7. Provide approved water plans with the Final Plat. *[3.4.1.B.3; 3.6.3.A]*

Please let us know if you have any questions in regards to these comments.

Sincerely,



Charles R. Wirtanen, P.E.
Bowman Consulting



October 17, 2016

The Moore Group
1000 Cuernavaca Drive
Austin, TX 78733

RE: Installation of Overhead and Underground Electric Distribution Facilities for the
Murphy Ranch Subdivision.

Dear Mr. Moore,

We have received your inquiry regarding electric service for the proposed Murphy Ranch Subdivision project located in Caldwell County and have determined that the subject property is in the certified service territory of Bluebonnet Electric Cooperative, Inc. and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy. We look forward to working with you to provide the electric service this project requires. We need the following items satisfied before we can proceed with our design and cost estimate:

1. A CAD (AutoCAD or MicroStation format) file for all construction activity on the entire project.
2. An exclusive assignment (agreeable to us) for our facilities in either a 30' overhead or a 20' underground dedicated Bluebonnet Electric Cooperative Easement or a Public Utility Easement.
3. Your proposed construction schedule for all phases of this project.
4. A detailed electrical load analysis and Member Load Information Request Form is needed for all facilities to be served in all phases of this project.
5. The name and address of the person or business that will be responsible for the monthly electric bill.

Please see the attached Bluebonnet Timeline Sheet for your project/job work progress and scheduling.

Bluebonnet Electric Cooperative shall at all times have complete ownership and control of any facilities we install and reserve the right to serve other members from these facilities at any time.

Should you have any questions or need additional information, please give me a call at 888-622-2583, ext. 8527 or 979-542-8527.

Sincerely,

Rodney Gerik

Rodney Gerik
Sr. Project Coordinator

THE MOORE GROUP
Engineering, Planning and Construction Services
1000 N. Cuernavaca Drive
Austin, Texas 78733
Firm Registration No. 249

March 9, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

**Re: Murphy Ranch – Preliminary Plat – BCG Project No. 070004-44-001
Response to Comments #1**

Dear Kasi Miles:

- In regards to the comments dated January 26, 2017 issued for the Murphy Ranch Subdivision Preliminary Plat Plan application we submit the following responses:

Preliminary Plat (PP) 1
Preliminary Plat (PEP), Engineering Summary Report (ESR) 3

Signed,



Edward C. Moore, P.E.

Preliminary Plat (PP)

- 1) Revise the PP to address any relevant changes that result from the PEP & ESR comment section. [Caldwell County Development Ordinance (CCDO), Section 3.4.1.A; 3.4.1.B; 3.4.1.C]

Acknowledged.

- 2) Show the date of submittal on the plat. [3.4.1.2]

The submittal date is now shown on Plat Sheet 1. See directly above company logo.

- 3) Confirm whether lots 37-41 in the plat are part of a recorded subdivision. They appear to be in Turner Acres, Lot 1. If the lots are in a recorded subdivision, that subdivision must be cancelled per the requirements of 3.10 of the CCDO. [3.10]

They are part of Lot 1 of Turner Acres, the one and only lot of that subdivision. We have contacted the county commissioner, Eddie Moses, to have the subdivision cancelled and are proceeding through the process outlined in the Caldwell County Code.

- 4) If Turner Acres, Lot 1 plat is to be cancelled, revise the subdivision name to include the information that it is being re-subdivided. [3.4.1.3]

The information regarding the existing subdivision is now called out and stated to be vacated. See Plat Sheet 1. Call out states "LOT 1 6.871 ACRES TURNER ACRES CABINET B, SLIDE 194 PRCCTX TO BE VACATED".

- 5) Add the name, address, and phone number of the Owner, the primary contact person, the Engineer, and the Surveyor; in place of the seal and signature of the Engineer and / or Surveyor the Preliminary Plat shall include the following note: "Preliminary. This document shall not be recorded for any purposes."

Please find the requested on Plat Sheet 1. The requested note is directly above The Moore Group logo and the Owner, engineer, and surveyor information is below the vicinity map.

- 6) Revise the property boundary shown the Preliminary Plat to match the field note description on Pg. 2 of the plat [3.4.1.4]:

- a) Correct the bearing of the northern call of the west line of the property.

This has been corrected.

- b) Show tie to "iron rod cap marked Hinkle" on the plat.

This has been corrected.

- c) Correct the distance associated with the bearing N62°09'57"W on the south line of the property.

We believe the distance is already correct. It has not been changed.

- d) Correct the bearing associated with the 5.00' distance at the SW corner of proposed lot 37.

This has been corrected.

- 7) Show the names of adjacent property owners across Taylorsville Rd. [3.4.1.11]

Adjacent property owners are now shown on the plat.

Murphy Ranch – Preliminary Plat – BCG Project No. 070004-44-001 Response to Comments
March 9, 2017

- 8) Note the nature of the proposed streets (i.e. public or private). [3.4.1.12]

The nature of the streets is now shown on the plat. See Plat Sheet 1.

- 9) Provide tax certificates indicating that payment of all current tax obligations (County, City, school) has occurred. [3.4.1.13]

Please find attached the two tax certificates.

- 10) Confirm whether or not the dedication of ROW will obtain a 30' half-ROW for County Road 158/Taylorville Road. Add ties to ROW; or if no ROW ties, occupied property lines, across the road and widths of existing ROW. [3.4.1.A.5; Appendix B.1; Table B-2]

We are including 5' of additional ROW that is adequate for the full 60' of ROW and the 30' of half ROW to the centerline. The additional ROW as well as callout for the 30' of half ROW is called out on Plat Sheet 1.

- 11) Add the missing rear lot line easements for utilities and drainage. [3.4.1.A.10; A.1.B]

According to Bluebonnet Electric Cooperative, easements are not necessary on the back edge of lots. Aqua Water Supply Company also does not require easements on the rear of lots.

- 12) Confirm whether or not additional side lot line easements are necessary. [3.4.1.A.10; A.1.B]

Please see response to comment 13.

- 13) Add/delete/revise any easements so required by the Aqua WSC, Bluebonnet, and any other utility for their facilities. These easements shall be separate from drainage easements. In your response letter, please include a statement attesting that the required easements are shown on the plat or, if no easements are required, a statement to that effect. [3.4.1.A.10; 4.2.1.G]

We are now including 15' easements on all fronts and sides per requirement by Bluebonnet Electric Cooperative. Bluebonnet did not require that we include easements in the rear of the property. We are including a 16' waterline easement where the waterline is to be installed. These easements are shown on sheet 1 of the plat.

- 14) Confirm whether or not a wider ROW is needed along front property lines and Taylorville Rd. to contain drainage flow in roadside ditches. See related ditch capacity comment in the PEP, ESR, and MDP section below. [3.4.1.A.10; E.1.B.2; E.2.J]

We have provided calculations showing the provided ROW is adequate at the divided entry where there is the smallest area to include ditches. We do not believe additional ROW is necessary to convey the 100 year storm. Please see the included Engineering Summary Report, Appendix A which includes a cross section of the divided entry roadway, a table and diagram detailing the rational method calculations made to determine ditch capacities, and calculations showing adequate ditch capacity.

- 15) Reduce the cul-de-sac length of Pureza Ct. to less than 1,000 ft. Provide a second roadway connection to Taylorville Rd. [A.1.E; A.1.F]

We understand that the single-entry is over 1,000 feet, but per our meeting with Tracey Bratton, we are addressing this instead by providing a divided entry with a median which is deemed acceptable by the Caldwell County Code with a dual-entry road.

Preliminary Plat (PEP), Engineering Summary Report (ESR)

- 1) Provide an Engineering Summary Report addressing the items in CCDO 3.4.1.C including an engineering drainage report to support all drainage designs with complete computations provided in an orderly manner and clearly stated assumptions and design basis. [3.4.1.C; 3.4.1.C.1]

Please find the requested summary attached.

- 2) Revise the submitted documents to address any relevant changes that result from the PP comment section. [3.4.1.A; 3.4.1.B; 3.4.1.C]

Acknowledged.

- 3) Address whether the 51.94 acres in this Preliminary Plat contains any previously recorded subdivision plats and the need to cancel existing subdivision plat. [3.4.1.A.5; 3.10]

Lots 37-41 are part of Lot 1 of Turner Acres, the one and only lot of that subdivision. We have contacted the county commissioner, Eddie Moses, to have the subdivision cancelled and are proceeding through the process outlined in the Caldwell County Code.

- 4) Address existing & proposed roadside conditions (e.g. drainage patterns, flows & capacities; culverts; roadside ditches; driveways; proposed intent regarding obtaining Caldwell County permits. Verify by calculation that the roadside ditches along the existing roads are appropriately sized (depth & cross-section) at the specified culvert locations for their flow conveyance. Confirm that a wider ROWs are not required to contain the ditch grading. See related comment in the PP section above. [3.4.1.B.2; 3.4.1.C.1; B.2.I; D.D; E.1.B.2; E.2.J; E.2.L; E.2.R]

We have provided calculations showing the provided ROW is adequate at the divided entry where there is the smallest area to include ditches. We do not believe additional ROW is necessary to convey the 100 year storm. Please see the included Engineering Summary Report, Appendix A which includes a cross section of the divided entry roadway, a table and diagram detailing the rational method calculations made to determine ditch capacities, and calculations showing adequate ditch capacity.

- 5) Add/delete/revise any easements so required by any utility for their facilities. These easements shall be separate from drainage easements. In your response letter and/or the ESR, please include a statement attesting that the required easements are shown on the plat or, if no easements are required, a statement to that effect. [3.4.1.A.10; 4.2.1.G]

We are now including 15' easements on all fronts and sides per requirement by Bluebonnet Electric Cooperative. Bluebonnet did not require that we include easements in the rear of the property. We are including a 16' waterline easement where the waterline is to be installed. These easements are shown on sheet 1 of the plat.

- 6) Add Tc routes to the Proposed Drainage Area Maps. [3.4.1.B.2; 3.4.1.C.1; E.2.A; E.2.C]

Please see table on the Proposed Drainage Plan sheet for requested.

- 7) Provide 2, 5, 10, and 25 yr. developed and detained flows.

Please see table on the Proposed Drainage Plan sheet for requested.

- 8) Provide missing Groundwater District discussion. [3.4.1.C.3]

Per a phone conversation on 3/3/17, because water will be provided by Aqua WSC, this will not be necessary.

- 9) Obtain preliminary OSSF approvals by Caldwell County Sanitation Department. [3.4.1.C.5; A.2.E; A.2.F]

We have contacted Kasi Miles and we are in the process of acquiring this approval.

- 10) Address the road classification of Taylorsville Rd. and confirm lot frontage and setbacks are adequate. [A.2.D]

The classification of Taylorsville Road is minor collector based on the standards described in the code. The 5 lots fronting Taylorsville average about 163' which is above the 150' required in the code.

- 11) Address whether or not erosion and sediment control measures will be needed (temporary or permanent). [E.2.A; E.2.C; F]

We are now including an Erosion and Sedimentation Control sheet. See sheet 4.

- 12) Provide approved water plans with the Final Plat. [3.4.1.B.3; 3.6.3.A]

Acknowledged.

**ENGINEER'S REPORT,
&
DRAINAGE REPORT**

FOR

MURPHY RANCH SUBDIVISION

March 2017



Edward C. Moore

Prepared by:

**The Moore Group
Texas Registered Engineering Firm # 249
1000 Cuernavaca
Austin, TX 78733**

INTRODUCTION: The Murphy Ranch Subdivision is a proposed 51.94 acre single family development of 41 single family lots. This report is part of the preliminary plat application for the proposed development. The project is located in Caldwell County, within the community of Dale, Texas. The project's road infrastructure will be maintained by Caldwell County and built according to Caldwell County standards with 60-foot local street ROW's. A detail of the road cross section is included in the plans accompanying this report. Water service will be provided by Aqua Water Supply Corporation and electricity provided by Bluebonnet Electric Cooperative. Sewer service will be by On-Site Sewage Facility (OSSF). There will be one roadway entrance (Murphy Ranch Road) to the project abutting Taylorsville Road. For the purposes of meeting the Caldwell County requirement for the maximum number of lots on a single street entry and for length of a cul-de-sac, Murphy Ranch Road is to be divided via a 10-foot median from Taylorsville Road to the intersection with the proposed Vincent Court.

DRAINAGE REPORT: The subject site consists of topography in which a valley cuts through the center of the site. The majority of the site drains to this valley and offsite to the northeast edge of the tract. A smaller portion of the tract drains southwest towards Taylorsville Road.

Under proposed conditions the general drainage of the tract is to be preserved, however a detention pond designed to detain the 2, 5, 10, 25, and 100 year storms is proposed to be installed at the northeast end of the tract, draining to the low point of the existing valley, where a wet weather waterway begins.

HYDROLOGIC ANALYSIS: For the purposes of this analysis, hydrographs were developed for existing and proposed drainage conditions using the industry standard SCS Curve Number Method as detailed in the United States Department of Agriculture's Technical Release 55. The US Army Corp of Engineers' HEC-HMS software was implemented to more effectively model site conditions and to aid in tedious calculations.

Below, results of the analysis are displayed for the 2, 10, 25, and 100 year storm events, comparing total runoff in existing and proposed conditions.

**Study Point Peak Flow Rates for
Existing and Proposed Conditions**

	Subbasin	Runoff (cfs)				
		2 Year	5 Year	10 Year	25 Year	100 Year
Exist.	A	64.07	113.44	149.74	200.47	284.87
	B	17.79	32.15	42.77	57.75	82.67
	C	1.59	2.91	3.89	5.28	7.60
Proposed	A1	10.78	18.72	24.52	32.60	45.96
	A2	19.61	34.33	45.15	60.24	85.26
	A3	17.16	29.78	39.02	51.88	73.17
	A1, A2, A5	39.24	68.49	89.96	119.89	169.50
	A3, A4	24.75	43.32	56.98	76.01	107.55
	A4	11.67	19.84	25.77	33.98	47.53
	A5	13.87	24.18	31.74	42.28	59.71
	B1	7.48	12.55	16.21	21.27	29.61
	B2	8.44	14.18	18.34	24.11	33.61
	C	1.59	2.91	3.89	5.28	7.60
	Reservoir-1	48.97	108.12	137.93	175.83	251.40
Runoff Decrease South		0.29	2.51	4.33	7.10	11.85
Runoff Decrease North		15.10	5.32	11.81	24.65	33.47

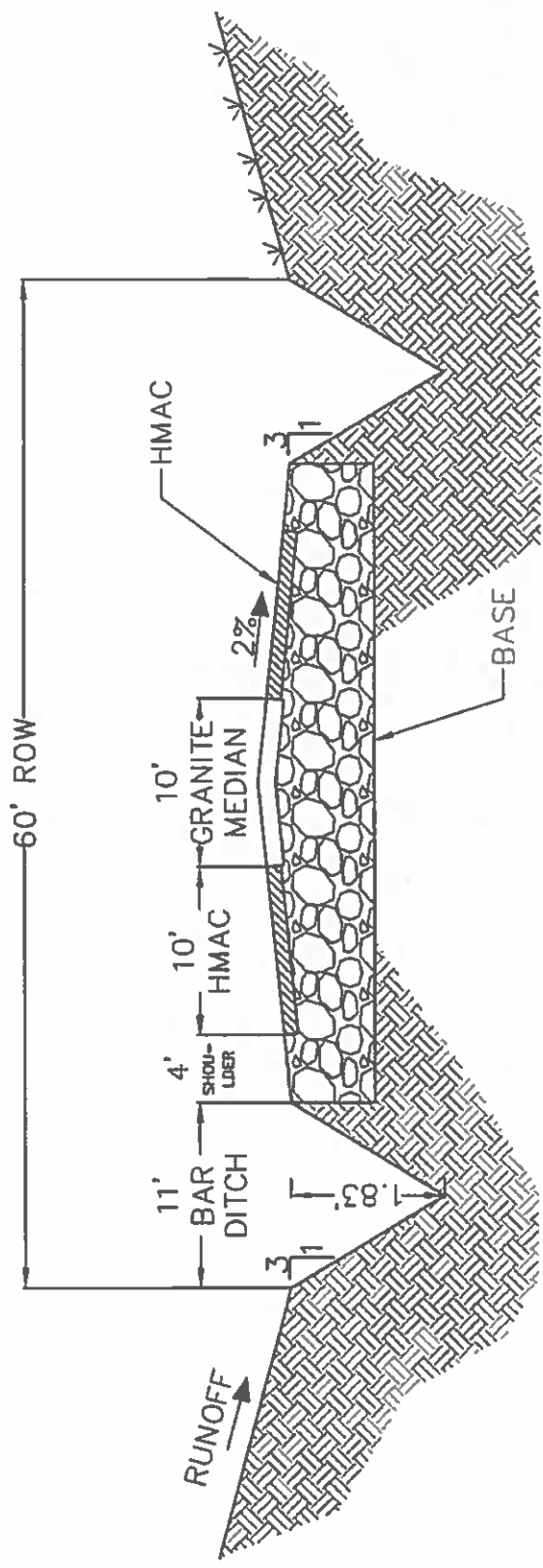
FLOODPLAIN: This site does not exist within any floodplains as determined by FEMA.

ROAD DESIGN: As stated previously, the roads will be maintained by Caldwell County and built to Caldwell County standards. See the standard road section included in the

attached plans. Attached in the Appendix of this report are hydraulic calculations for the roadside ditches.


CONCLUSION: In the opinion of The Moore Group, the Murphy Ranch subdivision plans meet Caldwell County requirements for approval. Therefore we respectfully request approval of the proposed site development plans.

APPENDIX A: DITCH CAPACITY CALCULATIONS

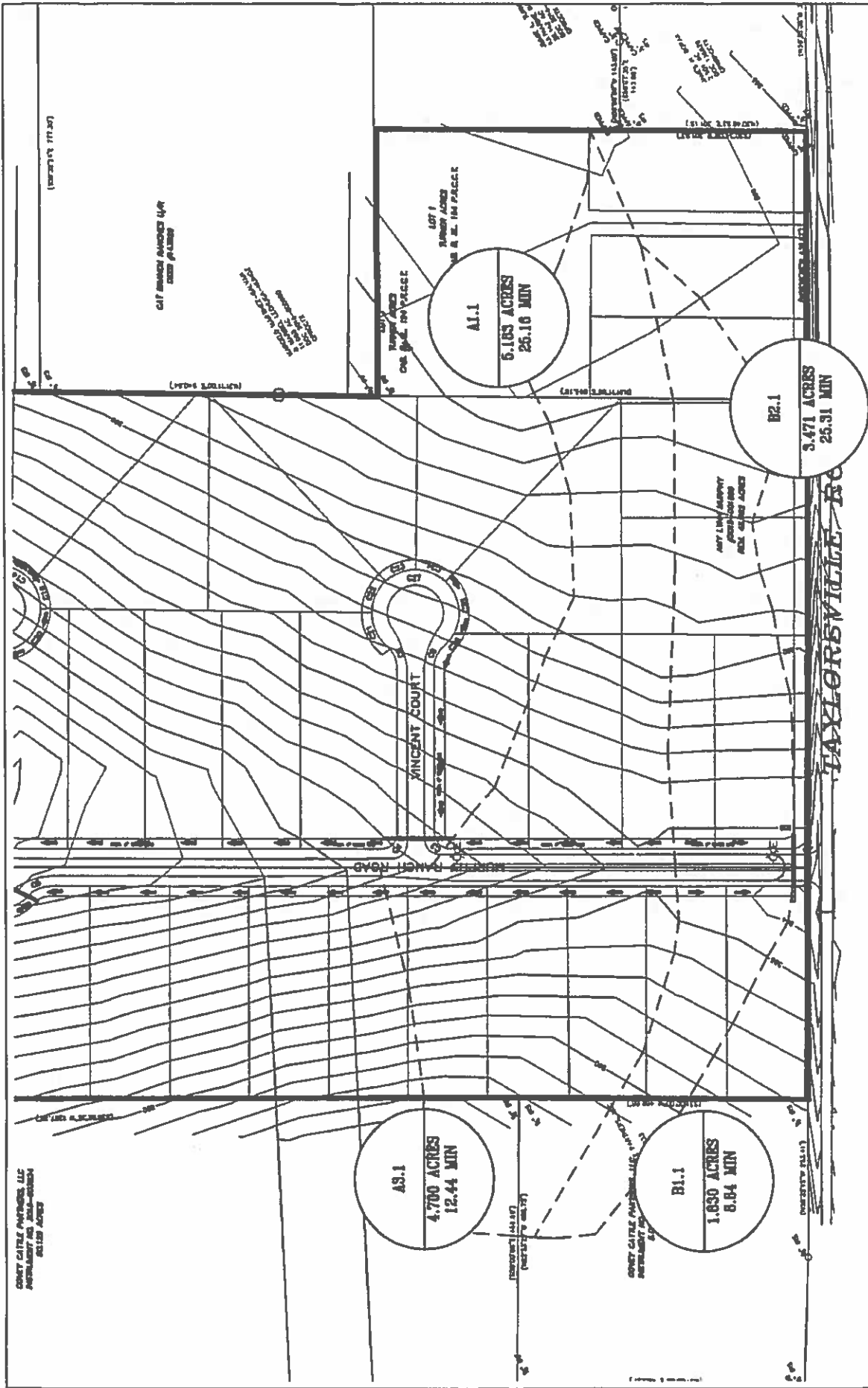


MURPHY RANCH ENTRY ROAD
CROSS SECTION
 NTS

THE MOORE GROUP
 Eng. Firm Reg. #249
 TLSF #10058600



ENGINEERING, SURVEYING & PLANNING
 1000 CUERNAVACA
 AUSTIN, TEXAS 78733
 PH. (512) 442-0377
 FAX (512) 442-7607



SUBBASINS USED FOR DITCH CALCULATIONS

NTS

THE MOORE GROUP
 Eng. Firm Reg. #249
 TFSF #10058600

ENGINEERING, SURVEYING & PLANNING
 1000 CUERNAVACA
 AUSTIN, TEXAS 78733

PH. (512) 442-0377
 FAX (512) 442-7807

CONY CATTLE PASTURES, LLC
 INSTRUMENT NO. 2014-00024
 80.125 ACRES

GAT BRANCH DITCHED 11/17
 2000' (11/17/07)

CONY CATTLE PASTURES, LLC
 INSTRUMENT NO. 2014-00024
 80.125 ACRES

A3.1
 4.700 ACRES
 12.44 MIN

CONY CATTLE PASTURES, LLC
 INSTRUMENT NO. 2014-00024
 80.125 ACRES

B1.1
 1.630 ACRES
 6.84 MIN

CONY CATTLE PASTURES, LLC
 INSTRUMENT NO. 2014-00024
 80.125 ACRES

B2.1
 3.471 ACRES
 25.31 MIN

TAYLORVILLE RD

VINCENT COURT

NORTON TARRANT ROAD



**APPENDIX B: VARIOUS
HYDROLOGIC CALCULATION
TABLES**

Time of Concentration Calculations for Existing Conditions

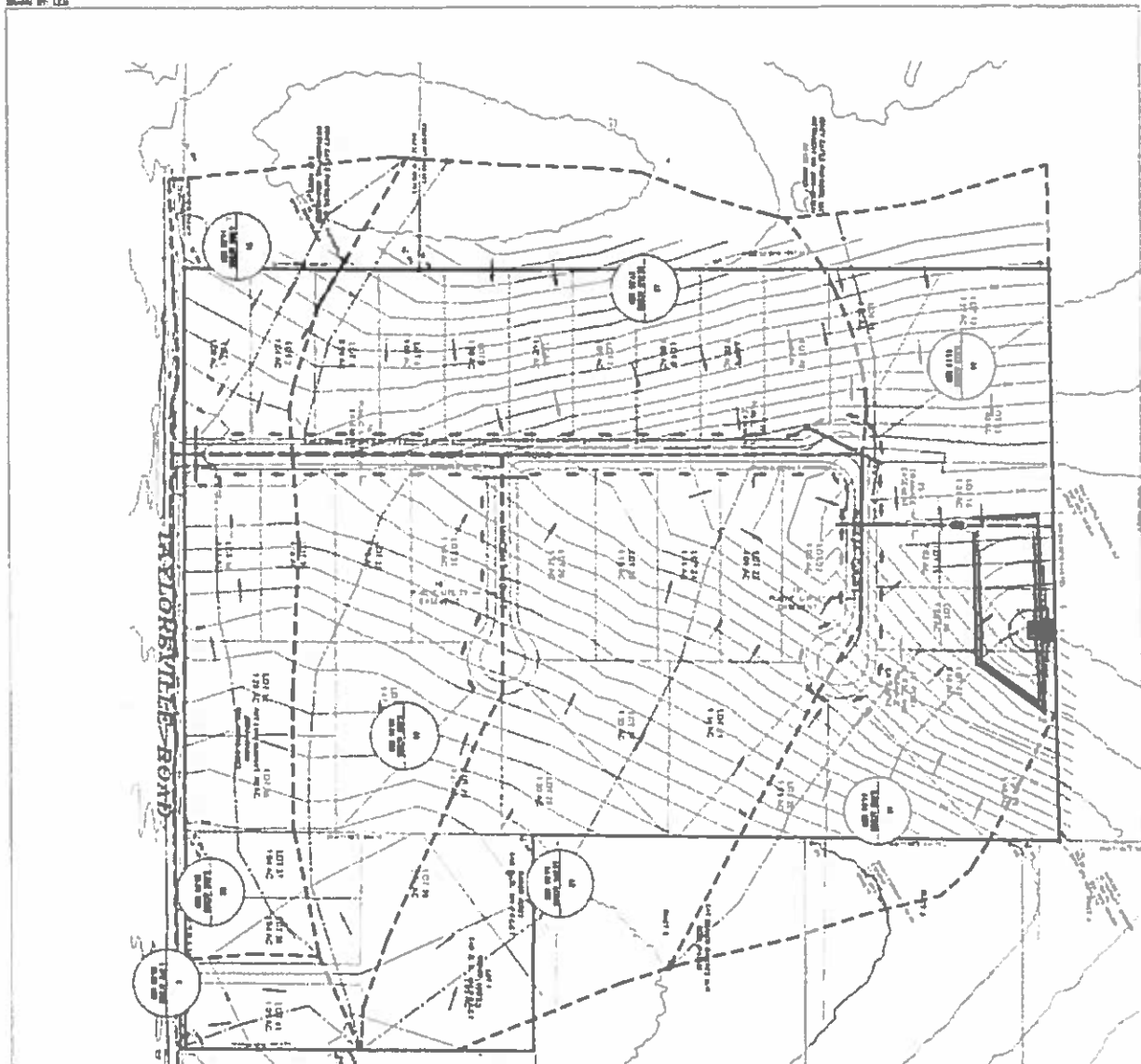
Subbasin	Flow Type	Length	Slope	2-yr 24-hr rainfall	Surface Type	Manning's Roughness	Time
A	SCS Sheet Flow	100.00'	1.87%	3.440"		0.15	9.71 min
	SCS Shallow Concentrated Flow	320.49'	1.66%		Unpaved		2.57 min
	SCS Shallow Concentrated Flow	1494.98'	1.00%		Unpaved		15.44 min
	Total						
B	SCS Sheet Flow	99.99'	1.50%	3.440"		0.15	10.60 min
	SCS Shallow Concentrated Flow	95.98'	1.50%		Unpaved		0.81 min
	SCS Shallow Concentrated Flow	598.09'	1.49%		Unpaved		5.07 min
	Total						
C	SCS Sheet Flow	100.00'	0.22%	3.440"		0.15	22.71 min
	SCS Shallow Concentrated Flow	292.77'	0.95%		Unpaved		3.11 min
	Total						

Time of Concentration Calculations for Proposed Conditions

Subbasin	Flow Type	Length	Slope	2-yr 24-hr rainfall	Surface Type	Manning's Roughness	Time
A1	SCS Sheet Flow	100.00'	0.50%	3.440"		0.13	14.67 min
	SCS Shallow Concentrated Flow	1128.15'	1.23%		Unpaved		10.49 min
	SCS Shallow Concentrated Flow	172.35'	1.00%		Unpaved		1.78 min
	Total						
A2	SCS Sheet Flow	100.00'	0.28%	3.440"		0.15	20.70 min
	SCS Shallow Concentrated Flow	706.11'	0.95%		Unpaved		7.48 min
	SCS Shallow Concentrated Flow	645.05'	2.00%		Unpaved		4.71 min
	SCS Shallow Concentrated Flow	216.15'					1.80 min
Total							34.69 min
A3	SCS Sheet Flow	100.00'	0.99%	3.440"		0.13	11.17 min
	SCS Shallow Concentrated Flow	121.89'	0.99%		Unpaved		1.27 min
	SCS Shallow Concentrated Flow	1425.55'	0.99%		Unpaved		14.81 min
	Total						
A4	SCS Sheet Flow	100.00'	2.86%	3.440"		0.13	7.30 min
	SCS Shallow Concentrated Flow	366.15'	3.01%		Unpaved		2.18 min
	SCS Shallow Concentrated Flow	166.02'	1.00%		Unpaved		1.71 min
	Total						
A5	SCS Sheet Flow	100.00'	1.66%	3.440"		0.13	9.08 min
	SCS Shallow Concentrated Flow	245.00'	1.66%		Unpaved		1.96 min
	SCS Shallow Concentrated Flow	474.38'	2.95%		Unpaved		2.85 min
	SCS Shallow Concentrated Flow	108.71'	2.24%		Unpaved		0.75 min
Total							14.64 min
B1	SCS Sheet Flow	100.00'	2.04%	3.440"		0.13	8.36 min
	SCS Shallow Concentrated Flow	183.05'	2.04%		Unpaved		1.32 min
	SCS Shallow Concentrated Flow	344.22'	0.96%		Unpaved		3.63 min
	SCS Shallow Concentrated Flow	89.05'	1.00%		Unpaved		0.92 min
Total							14.23 min
B2	SCS Sheet Flow	100.00'	0.37%	3.440"		0.15	16.47 min
	SCS Shallow Concentrated Flow	944.86'	1.22%		Unpaved		8.84 min
	SCS Shallow Concentrated Flow	88.76'	2.00%		Unpaved		0.65 min
	Total						
C	SCS Sheet Flow	100.00'	0.22%	3.440"		0.15	22.71 min
	SCS Shallow Concentrated Flow	292.77'	0.95%		Unpaved		3.11 min
	Total						

Summary of HEC-HMS Inputs and Outputs

Subbasin	Area (ac)	Time of Conc. (min)	Curve Number	Runoff (cfs)				
				2 Year	5 Year	10 Year	25 Year	100 Year
Exist.								
A	51.526	27.72	82.2	64.07	113.44	149.74	200.47	284.87
B	12.542	16.48	80.7	17.79	32.15	42.77	57.75	82.67
C	1.372	25.82	80.0	1.59	2.91	3.89	5.28	7.60
A1	8.092	26.94	83.5	10.78	18.72	24.52	32.60	45.96
A2	16.874	34.69	82.9	19.61	34.33	45.15	60.24	85.26
A3	12.940	27.25	83.5	17.16	29.78	39.02	51.88	73.17
A1, A2, A5	33.468	34.69	83.1	39.24	68.49	89.96	119.89	169.50
A3, A4	19.153	27.25	83.3	24.75	43.32	56.98	76.01	107.55
A4	6.213	11.19	84.7	11.67	19.84	25.77	33.98	47.53
A5	8.502	14.64	83.0	13.87	24.18	31.74	42.28	59.71
B1	4.068	14.23	85.7	7.48	12.55	16.21	21.27	29.61
B2	5.692	25.96	85.7	8.44	14.18	18.34	24.11	33.61
C	1.372	25.82	80.0	1.59	2.91	3.89	5.28	7.60
Reservoir-1	N/A	N/A	N/A	48.97	108.12	137.93	175.83	251.40
Runoff Decrease South				0.29	2.51	4.33	7.10	11.85
Runoff Decrease North				15.10	5.32	11.81	24.65	33.47



Lot No.	Area (Ac.)	Runoff Coefficient	Runoff (Ac-Ft)	Time of Travel (Min)	Peak Discharge (CFS)
101.1	0.15	0.40	0.09	10	1.5
101.2	0.15	0.40	0.09	10	1.5
101.3	0.15	0.40	0.09	10	1.5
101.4	0.15	0.40	0.09	10	1.5
101.5	0.15	0.40	0.09	10	1.5
101.6	0.15	0.40	0.09	10	1.5
101.7	0.15	0.40	0.09	10	1.5
101.8	0.15	0.40	0.09	10	1.5
101.9	0.15	0.40	0.09	10	1.5
101.10	0.15	0.40	0.09	10	1.5
101.11	0.15	0.40	0.09	10	1.5
101.12	0.15	0.40	0.09	10	1.5
Total	1.80	0.40	0.72	10	10.5

LEGEND

- Manhole
- Proposed Drain
- - - Existing Drain
- Proposed Easement
- - - Existing Easement
- Proposed Right of Way
- - - Existing Right of Way
- Proposed Road
- - - Existing Road
- Proposed Utility
- - - Existing Utility
- Proposed Structure
- - - Existing Structure
- Proposed Boundary
- - - Existing Boundary
- Proposed Survey
- - - Existing Survey
- Proposed Easement
- - - Existing Easement
- Proposed Right of Way
- - - Existing Right of Way
- Proposed Road
- - - Existing Road
- Proposed Utility
- - - Existing Utility
- Proposed Structure
- - - Existing Structure
- Proposed Boundary
- - - Existing Boundary
- Proposed Survey
- - - Existing Survey

P3 Proposed Right of Way

101.1 Proposed Manhole

101.2 Proposed Manhole

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101.100 Proposed Manhole

MURPHY RANCH SUBDIVISION
RESIDENTIAL SUBDIVISION
TAYLORSVILLE ROAD, INGLE TO 7000 S

PROPOSED DRAINAGE PLAN

THE MOORE GROUP

ENGINEERING & SURVEYING

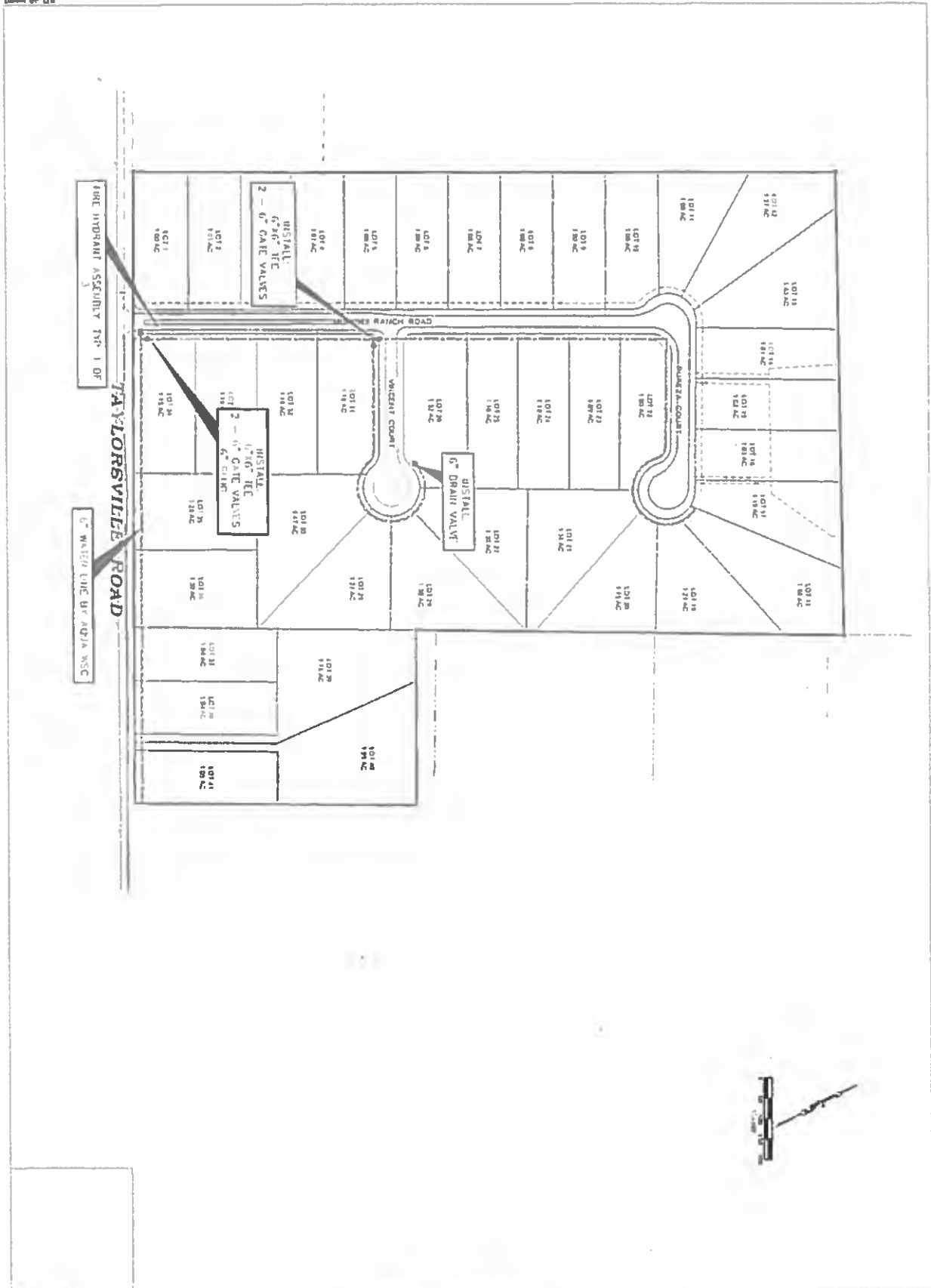
1000 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143

PH: 801.488.1000
FAX: 801.488.1001
WWW.THEMOOREGROUP.COM

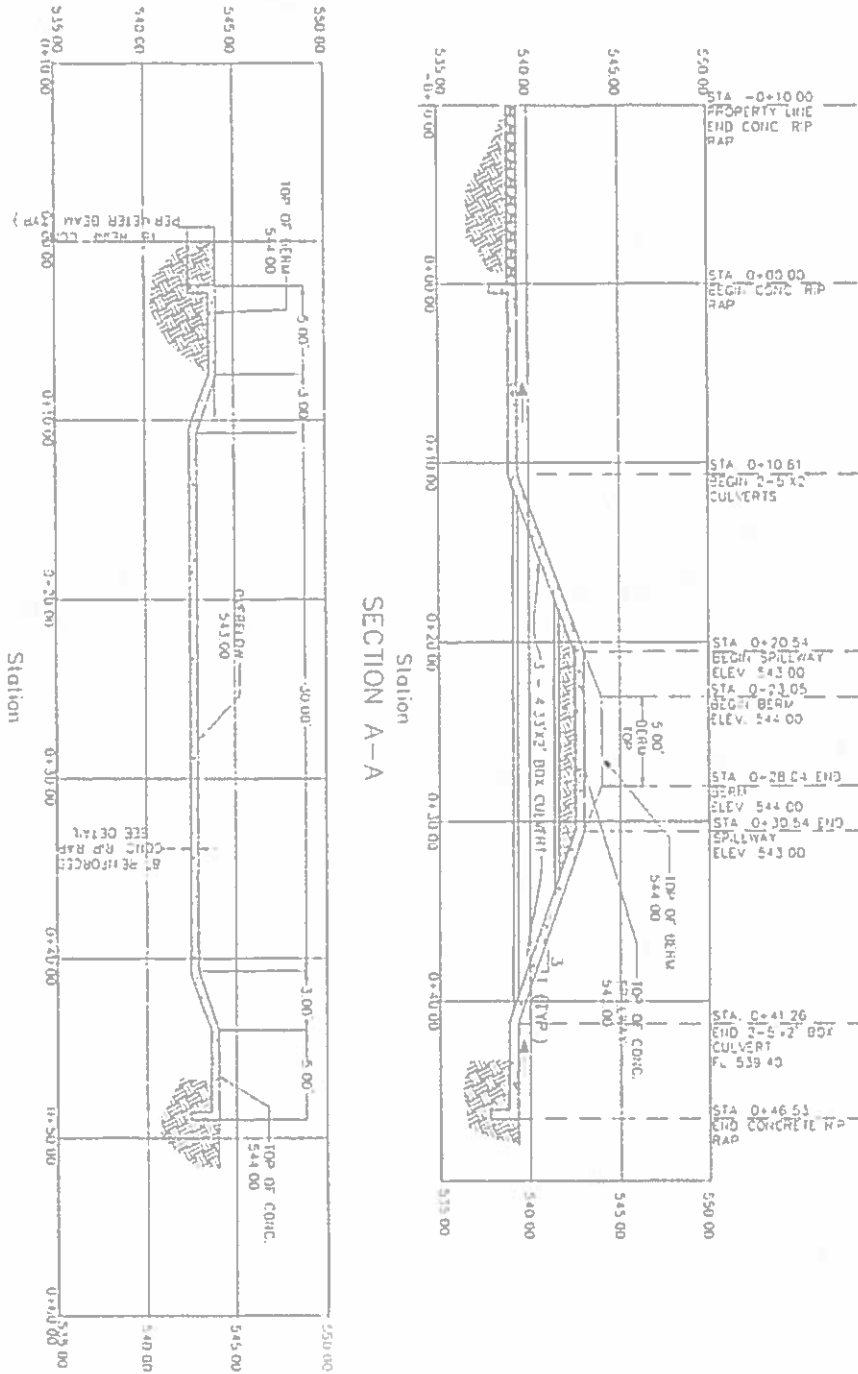


Drawn: J.S.
Checked: J.S.
Approved: J.S.
Date: 10/1/2023

Scale	Horizontal	Vertical
1" = 100'	1" = 100'	1" = 100'
1" = 200'	1" = 200'	1" = 200'
1" = 300'	1" = 300'	1" = 300'
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<p>MURPHY RANCH SUBDIVISION RESIDENTIAL SUBDIVISION TAYLORVILLE ROAD, BASS, TX 75609</p> <p>WATERLINE OVERVIEW</p>	<p>THE MOORE GROUP</p> <p>ENGINEERING SURVEYING & PLANNING</p> <p>1000 LEE ROAD SUITE 100 FORT WORTH, TX 76104</p>		Drawn: ELM	Scale: 1" = 100'	Date: 10/1/15
			Checked: JCM	App. No.: 15-150-270	City: Fort Worth



	MURPHY RANCH SUBDIVISION RESIDENTIAL SUBDIVISION TAYLORSVILLE ROAD, DALLAS, TX 75018	THE MOORE GROUP ENGINEERING SURVEYING & PLANNING 1101 N. GUYTON ST. SUITE 100 DALLAS, TEXAS 75242		Designer: LEM Checker: LEM Title: P.E. Date:	Scale:
	DETENTION POND DETAILS	11/11/2010	11/11/2010	11/11/2010	11/11/2010

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
6466

Issued By:
Caldwell County Appraisal District
211 Bufkin Ln.
P O Box 900
Lockhart TX 78644

Property Information

Property ID: 105353 Geo ID: 0001113-112-010-00
Legal Acres: 45.0620
Legal Desc: A113 GILBERT JASPER, ACRES 45.062
Situs: 6300 TAYLORSVILLE RD DALE, TX 78616
DBA:
Exemptions:

Owner ID: 212730 100.00%
MURPHY AMY LYNN
6300 TAYLORSVILLE RD
DALE, TX 78616-3290

For Entities

Caldwell County
Farm to Market Road
Gonzales County Underground Water
Lockhart ISD

Value Information

Improvement HS: 0
Improvement NHS: 62,130
Land HS: 0
Land NHS: 195,540
Productivity Market: 0
Productivity Use: 0
Assessed Value: 257,670

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date: 03/09/2017

Total Due if paid by: 03/31/2017

0.00



Tax Certificate Issued for:	Taxes Paid in 2016	POSSIBLE ROLLBACK
Lockhart ISD	3,433.09	
Farm to Market Road	0.26	
Caldwell County	1,597.48	
Gonzales County Underground Water	18.55	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code

May Be Subject to Court Costs If Suit Is Pending

Date of Issue: 03/09/2017
Requested By: MOORE ED
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
6465

Issued By:
Caldwell County Appraisal District
211 Bulfinch Ln
P.O. Box 900
Lockhart, TX 78644

Property Information

Property ID: 133283 Geo ID: 0001944-000-001-00
Legal Acres: 6.8710
Legal Desc: TURNER ACRES LOT 1 ACRES 6.871
Situation: TAYLORSVILLE RD DALE, TX 78616
DBA:
Exemptions:

Owner ID: 215034 100.00%
JAKOVICH & PERRY CAPITAL PARTNERS LLC
1723 OAK SHADE DR
SUGAR LAND, TX 77479-6480

For Entities

Caldwell County
Farm to Market Road
Gonzales County Underground Water
Lockhart ISD

Value Information

Improvement HS 0
Improvement NHS 0
Land HS 0
Land NHS 0
Productivity Market 55,240
Productivity Use 480
Assessed Value 480

Property is receiving Ag Use

Current/Delinquent Taxes

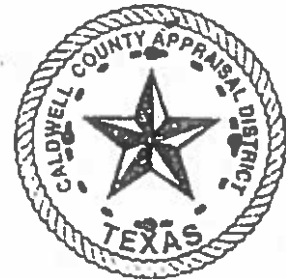
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc/P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date 03/09/2017

Total Due if paid by 03/31/2017

0.00



Tax Certificate Issued for:	Taxes Paid in 2016	POSSIBLE ROLLBACK
Lockhart ISD	6.39	
Farm to Market Road	0.00	
Caldwell County	3.72	
Gonzales County Underground Water	0.03	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate (Tax Code Section 31.08(b)).

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Maime Rodriguez
Signature of Authorized Officer of Collecting Office

Date of Issue: 03/09/2017
Requested By: MOORE ED
Fee Amount: 10.00
Reference #:

Caldwell CAD

Property Search Results > 103288 JAKOVICH & PERRY CAPITAL PARTNERS LLC for Year 2017

Property

Account

Property ID: 103288 Legal Description: TURNER ACRES, LOT 1, ACRES 6.871
 Geographic ID: 0001944-000-001-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: TAYLORSVILLE RD Mapsco: 03-324
 DALE, TX 78616
 Neighborhood: RURAL McMAHAN AREA Map ID: 03-324
 Neighborhood CD: 4220

Owner

Name: JAKOVICH & PERRY CAPITAL PARTNERS LLC Owner ID: 215034
 Mailing Address: 1723 DAK SHADE DR % Ownership: 100.0000000000%
 SUGAR LAND, TX 77479-6480

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$62,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$62,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$62,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$62,000	

Taxing Jurisdiction

Owner: JAKOVICH & PERRY CAPITAL PARTNERS LLC
 % Ownership: 100.0000000000%
 Total Value: \$62,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$62,000	\$62,000	\$0.00
FTM	Farm to Market Road	0.000100	\$62,000	\$62,000	\$0.06
GCA	Caldwell County	0.775200	\$62,000	\$62,000	\$480.62
SLH	Lockhart ISD	1.332360	\$62,000	\$62,000	\$826.06
WGCU	Gonzales County Underground Water Consv District	0.007200	\$62,000	\$62,000	\$4.46
Total Tax Rate:		2.114860			

Taxes w/Current Exemptions: \$1,311.20
 Taxes w/o Exemptions: \$1,311.21

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NHS	NON HOMESITE	6.8710	299300.76	0.00	0.00	\$62,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$62,000	0	62,000	\$0	\$62,000
2016	\$0	\$55,240	480	480	\$0	\$480

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/31/2016	WD	WARRANTY DEED	TURNER JIMMIE LEE & KATHARINE M	JAKOVICH & PERRY CAPITAL PARTNERS LLC			2016-00514
2	1/1/2014	GD	GIFT DEED	TURNER JOHN M & GLORIA	TURNER JIMMIE LEE & KATHARINE M			142985

Tax Due

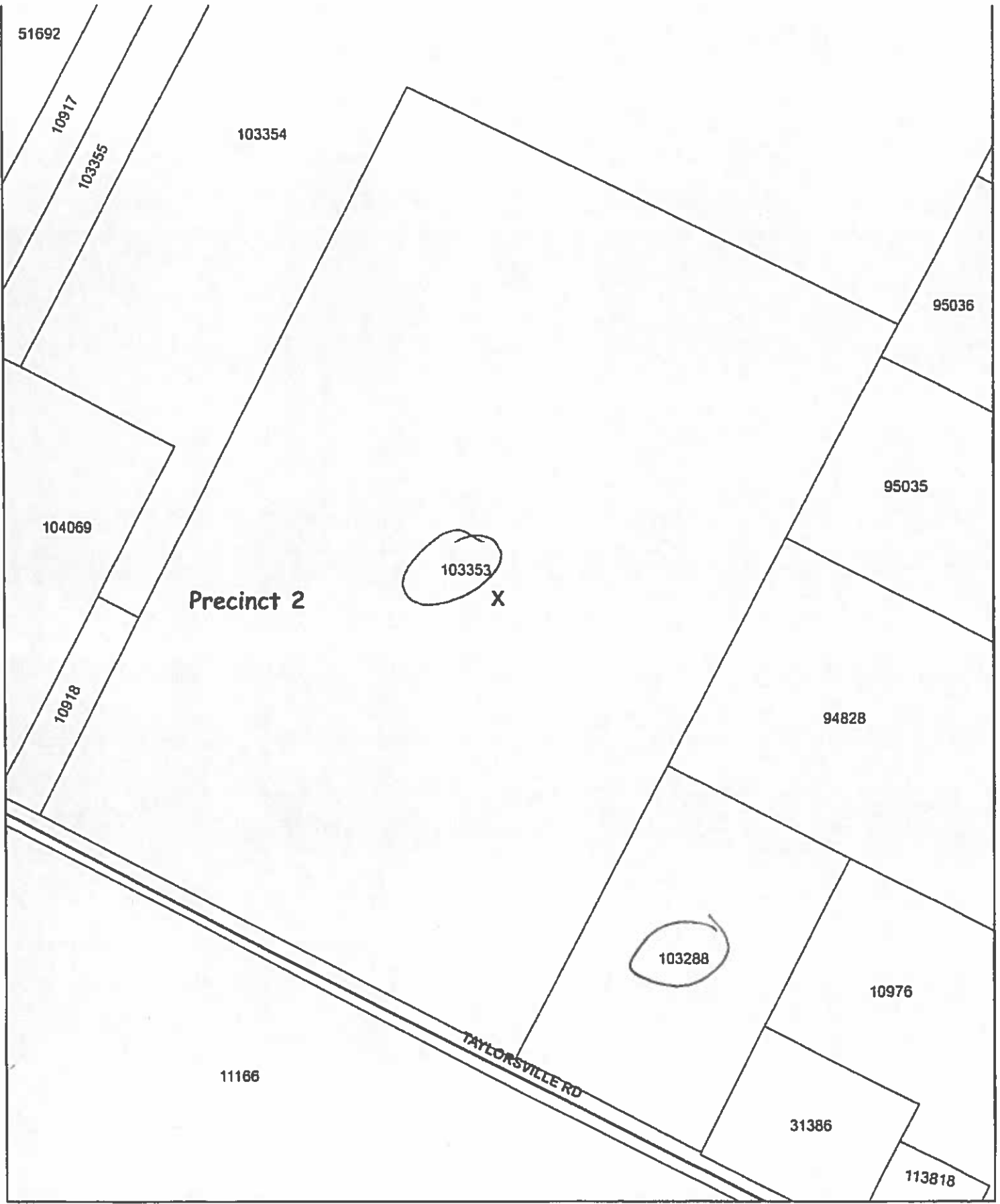
Property Tax Information as of 06/20/2017

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2016	Farm to Market Road	\$480	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$480	\$3.72	\$3.72	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$480	\$6.39	\$6.39	\$0.00	\$0.00	\$0.00	\$0.00
2016	Gonzales County Underground Water Consv District	\$480	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$10.14	\$10.14	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

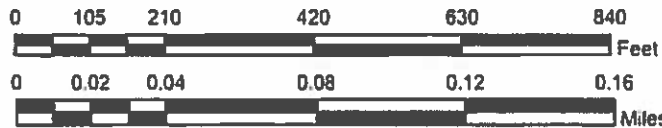


This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied in any other way.

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Additionally, this statement does not purport to describe only the present, owned property.

Date Printed
Tuesday, June 20, 2017



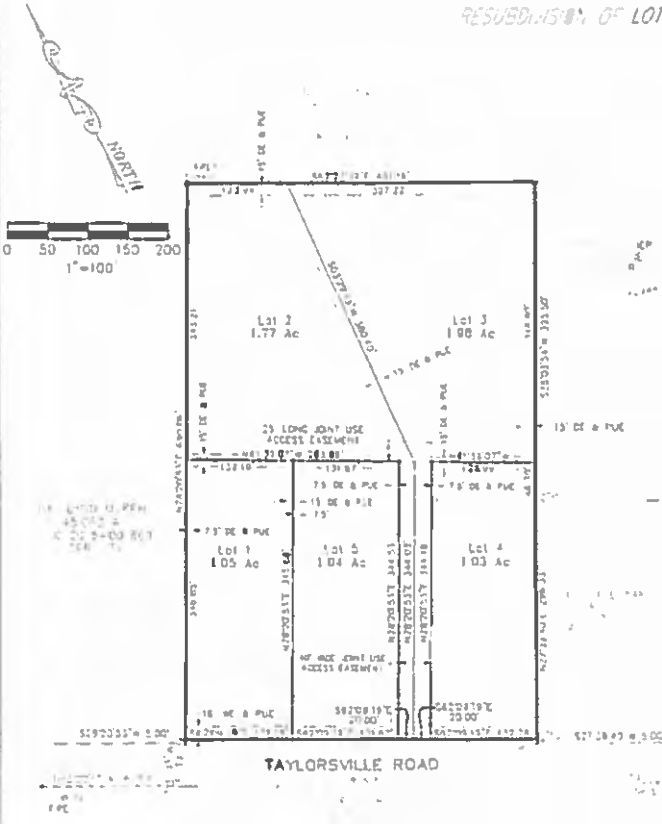
21. Discussion/Action

to consider the approval of the Final Plat for Murphy Ranch, Section One to include 5 lots on approximately 6.87 acres fronting Taylorsville Road (CR 158).

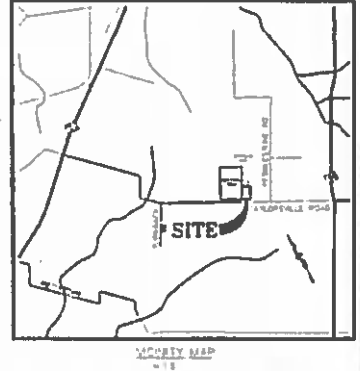
Cost: None; Speaker: Commissioner Moses/Kasi Miles; Backup: 11.

MURPHY RANCH SECTION ONE

RESUBDIVISION OF LOT 1, 7.766 ACRES



- LEGEND**
- = IRON ROD FOUND
 - - = IRON PIPE FOUND
 - - - = 1" 2" IRON ROD SET WITH A CAP MARKED "TUG"
- OPRRPCTIX = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS
 OPRCTIX = OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS
 PUE = PUBLIC UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 WE = WATERLINE EASEMENT



- 1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY RFP FLOOD INSURANCE RATE MAP NO. 18050C000E FOR CALDWELL COUNTY TEXAS DATED JUNE 13, 2012 THE TRACT SURVEYED HEREON APPEARS TO BE IN OTHER AREAS -- ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 2) THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LOCKHART INDEPENDENT SCHOOL DISTRICT
- 3) THIS SUBDIVISION IS LOCATED WITHIN CALDWELL COUNTY PRECINCT #2
- 4) THIS SUBDIVISION IS SERVICED BY MCMAHAN VOLUNTEER FIRE DEPARTMENT
- 5) BEARING BASIS IS NAD83 TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH CENTRAL ZONE 4
- 6) THE PARCEL SHOWN DOES NOT LIE WITHIN THE ETJ OF ANY MUNICIPALITY
- 7) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE COUNTY ROAD AND BRIDGE DEPARTMENT
- 8) NO LOT IS TO BE OCCUPIED UNTIL CESS PERMITTED OR PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED BY CALDWELL COUNTY SANITATION DEPARTMENT
- 9) UTILITIES PROVIDED BY:
 ELECTRICITY: BLUEBERRY ELECTRIC COOP, INC
 WATER: BOLDHA WATER SUPPLY COOP
- 10) RECORD AGENTS OF LAND: JAKOVICH AND PERRY PARTNERS, L.L.C.
 DESIGNER OF PLAT: THE MOORE GROUP, 1000 H CUERNAVACA DRIVE, AUSTIN, TEXAS 78733, PHONE (512) 442-1377
 DATE OF PREPARATION: JUNE 2, 2017
 SURVEYOR: JOHN W. TOBIN, 1000 H CUERNAVACA DRIVE, AUSTIN, TEXAS 78733, PHONE (512) 442-1377

STATE OF TEXAS §
 COUNTY OF CALDWELL §

KNOW ALL MEN BY THESE PRESENTS THAT JAKOVICH AND PERRY CAPITAL PARTNERS, L.L.C. AGENT BY AND THROUGH ITS PRESIDENT JARED JAKOVICH, OWNER OF 6.87 ACRES BEING LOT 1, 7.766 ACRES, A SUBDIVISION RECORDED IN CABINET B, SLICE 194 OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS (OPRRPCTIX) CONVEYED IN A DEED RECORDED IN DOCUMENT NUMBER 2016-00014 (OPRRPCTIX) DOES HEREBY RESUBDIVIDE SAID 6.87 ACRE TRACT TO BE DESCRIBED AND DESIGNATED AS

MURPHY RANCH SECTION ONE

AND EED-CATE TO THE USE OF THE PUBLIC FOREVER THE STREETS SHOWN HEREON AND FURTHER RESERVE TO THE PUBLIC ALL EASEMENTS FOR THE MUTUAL USE OF ALL PUBLIC UTILITIES DEEMING TO BE THE SAME THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS, AND FURTHER SHALL HAVE FULL AND UNINTERRUPTED ACCESS ANDING SUCH EASEMENTS

JARED JAKOVICH, PRESIDENT
 JAKOVICH AND PERRY CAPITAL PARTNERS, L.L.C.
 100 CONGRESS AVENUE SUITE 1000
 AUSTIN, TEXAS 78701
 512-469-5580

STATE OF TEXAS §
 COUNTY OF TRAVIS §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JARED JAKOVICH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____ 20____

NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF CALDWELL §

I, CAROL HOLCOMB, COUNTY CLERK III AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT WITH FIELD NOTES SHOWN HEREON, HAS BEEN FULLY PRESENTED AND APPROVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY TEXAS ON _____ 20____ TO BE RECORDED IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

CAROL HOLCOMB, COUNTY CLERK
 CALDWELL COUNTY, TEXAS

BY _____ DEPUTY

I, JOHN W. TOBIN, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS THE _____ DAY OF _____ 20____

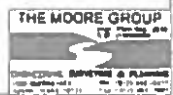
JOHN W. TOBIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4422

STATE OF TEXAS §
 COUNTY OF CALDWELL §

CAROL HOLCOMB, COUNTY CLERK III AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M AND DULY RECORDED ON THE _____ DAY OF _____ 20____ IN THE PLAT RECORDS OF CALDWELL COUNTY TEXAS IN PLAT CABINET _____ AT SLICE _____

CAROL HOLCOMB, COUNTY CLERK
 CALDWELL COUNTY, TEXAS

BY _____ DEPUTY



June 16, 2017

Kasi Miles
Caldwell County
1700 FM 2720
Lockhart, TX 78644

RE: **Murphy Ranch Section 1 Short Form Plat**
BCG Project No. 070004-44-002

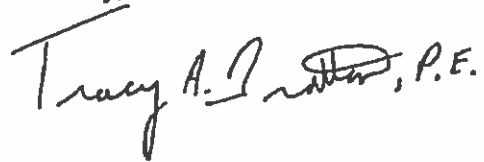
Ms. Miles,

Bowman Consulting has completed our review of the Short Form Plat application for Murphy Ranch Section 1 subdivision. The subdivision is a re-plat of Lot 1, Turner Acres and consists of five lots, ranging from 1.03 acres to 1.98 acres, totaling 6.87 acres of land. Three of the lots front on Taylorsville Rd. The remaining two lots access Taylorsville Rd. via a 40 ft. joint access easement. Lot 1, Turner Acres is subdivision of 6.87 acres of land of record in Cabinet B, Slide 194 of the Plat Records of Caldwell County, Texas.

The plat appears to be in general conformance with the rules and regulations of Caldwell County. Therefore, we recommend placing the plat on the Commissioners Court agenda for consideration.

It is our pleasure to be of assistance to the County on this project.

Sincerely,



Tracy A. Bratton, P.E.
Bowman Consulting Group, Ltd.

DATE 6-20-17

CHECK # 18038

PAY TO THE ORDER OF Caldwell County

\$ 305.⁰⁰/₁₀₀

Three hundred five + ^{no}/₁₀₀

DOLLARS



REGIONS

FOR Murphy Ranch Sec 1 Prelim Plat

CALDWELL COUNTY SANITATION DEPT.

405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

6052

DATE 6-21-17

RECEIVED FROM Jakovich & Perry Capital

\$ 305.⁰⁰

Three hundred five dollars + ^{no}/₁₀₀

DOLLARS

FOR Pre. Plat fees - Murphy Ranch - Section One

AMOUNT OF ACCOUNT		
THIS PAYMENT	<u>305.00</u>	
BALANCE DUE	<u>0</u>	

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kari L. Mile

Thank You

DATE 6-20-17

PAY TO THE ORDER OF

Caldwell County

\$ 875.⁰⁰/₁₀₀

Eight hundred seventy five & 00/100

DOLLARS



REGIONS

FOR Murphy Ranch Sec 1 Final Plat

[Handwritten signature]



CALDWELL COUNTY SANITATION DEPT.
405 E. MARKET ST.
LOCKHART, TEXAS 78644
(512) 398-1803

6053

DATE 6-21-17

RECEIVED FROM Jakovich + Perry Capital \$ 875.⁰⁰

Eight hundred seventy-five dollars + 00/100
FOR Final plat fees - Murphy Ranch - Section One

AMOUNT OF ACCOUNT		
THIS PAYMENT	<u>875.00</u>	
BALANCE DUE	<u>0</u>	

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Kari L. Miles

Thank You



October 17, 2016

The Moore Group
1000 Cuernavaca Drive
Austin, TX 78733

RE: **Installation of Overhead and Underground Electric Distribution Facilities for the
Murphy Ranch Subdivision.**

Dear Mr. Moore,

We have received your inquiry regarding electric service for the proposed **Murphy Ranch Subdivision** project located in Caldwell County and have determined that the subject property is in the certified service territory of Bluebonnet Electric Cooperative, Inc. and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy. We look forward to working with you to provide the electric service this project requires. We need the following items satisfied before we can proceed with our design and cost estimate:

1. A CAD (AutoCAD or MicroStation format) file for all construction activity on the entire project.
2. An exclusive assignment (agreeable to us) for our facilities in either a 30' overhead or a 20' underground dedicated Bluebonnet Electric Cooperative Easement or a Public Utility Easement.
3. Your proposed construction schedule for all phases of this project.
4. A detailed electrical load analysis and Member Load Information Request Form is needed for all facilities to be served in all phases of this project.
5. The name and address of the person or business that will be responsible for the monthly electric bill.

Please see the attached Bluebonnet Timeline Sheet for your project/job work progress and scheduling.

Bluebonnet Electric Cooperative shall at all times have complete ownership and control of any facilities we install and reserve the right to serve other members from these facilities at any time.

Should you have any questions or need additional information, please give me a call at 888-622-2583, ext. 8527 or 979-542-8527.

Sincerely,

Rodney Gerik

Rodney Gerik
Sr. Project Coordinator

HELP WANTED

SIGN ON BONUS available \$1,200 for experienced CMAs. Also seeking CMA and seeking RN. Please apply in person at Living Care Center 501 W Austin St. EOC. 06-01-2c

TRUCK DRIVER CDL. Must have Class A CDL license. Great opportunity. Call 830-303-0123. 06-01-2c

LOOKING FOR a dependable full time car mechanic/repair crew assistant. Job requirements include having a valid driver's license and computer knowledge in a shop. Applications to be filed out in person, no phone calls please. Apply at 5233 11 US Hwy 183, Gonzales, TX 78829. 04-13-2c

CHARACTERS Multiple persons available immediately. 12 hour days/night and extended stays. Call 830-653-0509 or apply online at www.1stford.com. 06-02-5c

MAGNOLIA LIVING & Rehab is currently accepting applications for full time LVN's (Sign-on Bonus \$3,000.00) and full time CNAs (Sign-on Bonus \$1,500.00 Sign-on Bonus). Please apply in person at 1105 N Magnolia, Luling, TX. 06-01-3c

HILLCREST MANOR NURSING & Rehab is now hiring. We are seeking CNA LVN and RN. You may apply online (www.hillcrest.com) or call 830-875-2119 with any questions. 05-11-2c

Immediate Opening ACCOUNTING CLERK. Must be computer literate & have ability to multi-task. Benefits include Vacation, Sick Leave, Hospital Insurance, Dental, Vision, 401K. Retirement. Apply in Person at CAL-MAHE FOODS, POC 1680 CR 431, Winkler, TX 78792 or Fax or E-mail resume with references to Fax (830) 540-4226 E-mail lw3291@cmfoods.com. 05-11-2c

MORE CLASSIFIEDS ON PAGES 8A AND 9A

PUBLIC NOTICES

Public Notice: The Commission of Cook County, Illinois, is conducting a hearing for the purpose of considering and voting on an application for consolidation of the Taylor Acres Subdivision located at Taylorville Road (CR 156). Any person who is interested in the property and who wishes to protest the proposed consolidation shall appear on June 26th, 2017 at 9:30 a.m. at the Cook County Courthouse, Commissioners Court room, 110 South Main St., Lockport, Illinois 60461. 06-01-1c

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EMPLOYMENT NOTICE

The City of Luling is now accepting applications for the following position: One (1) WASTE WATER UTILITY WORKER for City service. Salary depends on qualifications. Resumes should include but are not limited to documentation of High School diploma or GED and a current Texas DPS certified copy of driving record. Will accept a Texas driver's license but will require a vision 15 minutes vision test. Ability to work in a variety of weather conditions and the ability to obtain a state license within one (1) year. Job applications are available at City Hall 501 W. Covered St. or at our website at www.cityofluling.net. Position open until filled. The City of Luling is an equal opportunity employer. 06-01-2c

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People should remember "he was always willing"

Eight months into his tour, Jason received leave. He flew into Seattle, surprising his mother and sister. Equally important, Chuck happened to be in the area. Jason and his father reunited for Father's Day. It was a joyous time. It would be the last time his family would see him.

Because of growing American impatience and the surge, many soldiers, originally hostile to the United States, began to rethink their position. Bill Alsheda, an American, realized that by ending the U.S. help, they could end the villages of Al Qaeda fighters, who were terrorizing the local population. Additionally, many soldiers concluded that the U.S. could pressure the Bin Laden family with respect to the predatory practices of the large Shiite Iraqi government forces, and various hostile militias.

After seeing the situation the Amer cash had in other areas, he provided support and set up a Shell Al Jihad in Dubai, a shell at Hamir, Al Jihad, and the Dataland of the carefully approached the American Army about ending the village of Al Qaeda. Shell Al was no stranger to Al Qaeda's violence. He had died with the 4th New York Times reporter. Shell Al's father, kidnapped his cousin, injured his leg to the ground and alienated many of his fellow tribesmen by imposing a draconian version of Islamic law that proscribed smoking and required women to show themselves in veils. Quilley, Shell Al began recruiting locals into a small shell group, and reached out to the Americans. Shell Al's father, Mohamud, also came asking for help.

Most of the "big picture" was not available to the troops on the ground. Daily life was filled with staying alive and completing the assignment as directed. FOB Falcon had ancillary fortifications in the squadron's Area of Operations. Bravo Troop rotated positions in and out of Falcon Base. In May 2007, a suicide bomber drove a Jimmy truck into the Falcon Base. Men were killed and hurt, Iraqis came out as vicious. The men rebuilt the FOB and continued to patrol and wait.

With the limited number of soldiers available in the 10th's area of operations, it was critical that the Americans obtain the local's full support. Information given by the Americans resulted in a successful attack on an area where Al Qaeda fighters were hidden. A dog was made to move 10th's A Troop into Hamir Rajah, to distribute food, and to help the shells to assert their authority over the 3,000 villagers.

In late July 2007, an al Qaeda attempt was made to support Al Qaeda's Al Qaeda at Falcon Base. Blowing roads grounded supporting American gunships. Al Qaeda tipped off to the movement, Al Qaeda shells Al Qaeda, forcing a retreat, and finally killing a civilian, a sister and her children. In the following day, the 10th made several raids against the enemy, trying to keep it all balance while other plans were made.

On August 4, 2007, another attempt was made, this time with the local's full support. Information given by the Americans resulted in a successful attack on an area where Al Qaeda fighters were hidden. A dog was made to move 10th's A Troop into Hamir Rajah, to distribute food, and to help the shells to assert their authority over the 3,000 villagers.

There was one raid in and out of Hamir Rajah from the north, simplifying Al Qaeda's task of IED placement. When an American vehicle hit an IED, slowing the rate over 50 feet and injuring the driver. As other troops pushed into the village, they were aware of a need to retreat. The locals knew something had set up.

Elements of A Troop received the village center houses found a protective circle, an ammunition dump was used to clear the area for the villagers to come get food. And then, the radio came alive. The 10th's commander, Lt. Colonel Mark Dixon and his hummer had hit an IED. All four of the vehicle's occupants were badly hurt.

Jason, with Bravo Troop, was part of the squad-

ron's Quick Response Team. Sergeant James Allred was a section sergeant for Bravo Troop. "We weren't in our Area of Operations. We were there to support Alpha. We were to pick up some detainees, and return to the FOB. He told me "Better clearance vehicles were in the front. We assumed IED had been cleared. Suddenly, the colonel's hummer got hit."

With admiration for Lt. Col. Olson's leadership despite his extensive injuries, Allred explained that "not making had suddenly changed." Lt. and Major Dustin Walkerman assisted in extracting the injured men from Olson's hummer. Sergeant Dustin Cartwright also dismounted from the hummer while Jason was gunner. Bravo's men and vehicles assumed defensive positions around the perimeter. Things calmed down - a break in the madness at the event that is a better term. It was time for Bravo's men to return to FOB Falcon. I had had Jason Holliday in back up and picked up the last three he had was recuperating.

The hummer with the pressure plate as a mine was hit was activated remotely by phone. "Walkerman had gone back to the hummer to take a breather. Sergeant Cartwright and I were standing there when the whole thing went up in pieces. We were pretty close."

Cartwright asked, "Where is the hummer?" The hummer was gone, and with it, three young men: Sgt. Dustin Walkerman, Corporal Jason Holliday, and Corporal Jason LaFleur were killed instantly.



Destruction caused by IEDs



The three troopers killed - Holliday, LaFleur, and Walkerman

New York Times reporter Michael Gordon was named the mother from another perspective. "We drove back, second checkpoint and came upon a horrible sight. The metal wreck of a Humvee was in the middle of the road. Combat medics were hoisting over to an ambulance lying on the grass. One was the turret gunner. The other was the driver, whose face was crushed in his hands. The wounded medics were lifted by stretcher into waiting hummers and driven back to the other hummer, meanwhile, drive down from checkpoints. It is toward our flank. Suddenly, there was a massive blast. Much of that hummer disintegrated into fragments that rained down around us. Nobody made it out of that. The radio static reported three killed on action."

Again, in the words of reporter Michael Gordon: "When we got back to Checkpoint 20, the outbreak was silent. The soldiers had but three of their comrades. Another, who had been wounded, the enemy had captured me, caught by Tom had been in my way to 10 minutes. It favored Operating Base Falcon, the commander imposed 'Rage City' - they shot down the unsecured Internet connection the soldiers used to chat with their families and to blog on the casualty board. That night spread with the rest of his men, stretched. That night, I went to the quarters to find the base for the 'aged flights' of promotions of soldiers lined up and waited as the cadets of the three dead soldiers were carried to the mortuary, as they could be found among."

Ordinarily, Cpl. Farnsworth was the squadron commander's driver. On August 4, he had been assigned to drive the radio in the forward operating base, back at the Forward Operating Base. "When I heard what had happened, I knew who had died. I started crying over the radio."

In reading Michael Gordon's account and listening to James Allred's version it is in some respects like the different occurrences, the reality? The compression and expansion of time, red lines, the forward drive of combat, and the events seen through different lenses, focused on different issues. Jason was killed. Allred remembers, but occasionally maddeningly hard-headed. "We huddled heads sometimes. He was older than me. I had joined the Army at 18, and was a very young NCO. Allred had been a drill instructor, and I admired the way he ran the soldier. I had that much more want to do my job better." Sergeant Allred states, "We were all a brotherhood. I am still dealing with it." Allred speaks on behalf of Jason at the men's eulogies at FOB Falcon. "I was able to personally say goodbye." Jason's eulogy was read to be flown home.

Jason's funeral was held at Lockhart's (Falcon's former) Home. Jason had lived in Caldwell County in nearly 10 years. The LaFleur family was stunned by the unexpected loss and comforted them by the large number of Caldwell County folks in attendance. Jason is buried at Ft. Sam Houston National Cemetery.

FOR SALE

LIKE NEW Large dual reclining love seat, \$200. 830-675-2831 or 184 Hickory St. 06-01-1p

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Relief of her son's grave, Ft. Sam Houston National Cemetery.

think about other military options. I told him in the Army, he would be sent in the desert. Probably pretty quick. He's big and he's strong, and he said to me, "I know Sheld, but I'm willing. So if people remember anything about Jason, they should remember that he was willing."

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
6465

Issued By:
Caldwell County Appraisal District
211 Bufkin Ln.
P.O. Box 900
Lockhart, TX 78644

Property Information
Property ID 103288 Geo ID 0001944-000-001-00
Legal Acres 6.8710
Legal Desc TURNER ACRES, LOT 1, ACRES 6.871
Situation TAYLORSVILLE RD DALE, TX 78616
DBA
Exemptions:

Owner ID: 215034 100.00%
JAKOVICH & PERRY CAPITAL PARTNERS LLC
1723 OAK SHADE DR
SUGAR LAND, TX 77479-6480

For Entities
Caldwell County Improvement HS 0
Farm to Market Road Improvement NHS 0
Gonzales County Underground Water Land HS 0
Lockhart ISD Land NHS 0
Productivity Market 55,240
Productivity Use 480
Assessed Value 480
Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc /P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date 03/09/2017

Total Due if paid by 03/31/2017

0.00



Tax Certificate Issued for:	Taxes Paid in 2016	POSSIBLE ROLLBACK
Lockhart ISD	6.39	
Farm to Market Road	0.00	
Caldwell County	3.72	
Gonzales County Underground Water	0.03	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate (Tax Code Section 31.08(b)).

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Maurice Rodriguez
Signature of Authorized Officer of Collecting Office

Date of Issue 03/09/2017
Requested By MOORE ED
Fee Amount 10.00
Reference #

Caldwell CAD

Property Search Results > 103288 JAKOVICH & PERRY CAPITAL PARTNERS LLC for Year 2017

Property

Account

Property ID: 103288 Legal Description: TURNER ACRES, LOT 1, ACRES 6.871
 Geographic ID: 0001944-000-001-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: TAYLORSVILLE RD Mapsco: 03-324
 DALE, TX 78616
 Neighborhood: RURAL McMAHAN AREA Map ID: 03-324
 Neighborhood CD: 4220

Owner

Name: JAKOVICH & PERRY CAPITAL PARTNERS LLC Owner ID: 215034
 Mailing Address: 1723 OAK SHADE DR % Ownership: 100.0000000000%
 SUGAR LAND, TX 77479-6480
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$62,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$62,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$62,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$62,000	

Taxing Jurisdiction

Owner: JAKOVICH & PERRY CAPITAL PARTNERS LLC
 % Ownership: 100.0000000000%
 Total Value: \$62,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Caldwell Appraisal District	0.000000	\$62,000	\$62,000	\$0.00
FTM	Farm to Market Road	0.000100	\$62,000	\$62,000	\$0.06
GCA	Caldwell County	0.775200	\$62,000	\$62,000	\$480.62
SLH	Lockhart ISD	1.332360	\$62,000	\$62,000	\$826.06
WGCU	Gonzales County Underground Water Consv District	0.007200	\$62,000	\$62,000	\$4.46
Total Tax Rate:		2.114860			

Taxes w/Current Exemptions: \$1,311.20
 Taxes w/o Exemptions: \$1,311.21

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NHS	NON HOMESITE	6.8710	299300.76	0.00	0.00	\$62,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$62,000	0	62,000	\$0	\$62,000
2016	\$0	\$55,240	480	480	\$0	\$480

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/31/2016	WD	WARRANTY DEED	TURNER JIMMIE LEE & KATHARINE M	JAKOVICH & PERRY CAPITAL PARTNERS LLC			2016-00514
2	1/1/2014	GD	GIFT DEED	TURNER JOHN M & GLORIA	TURNER JIMMIE LEE & KATHARINE M			142985

Tax Due

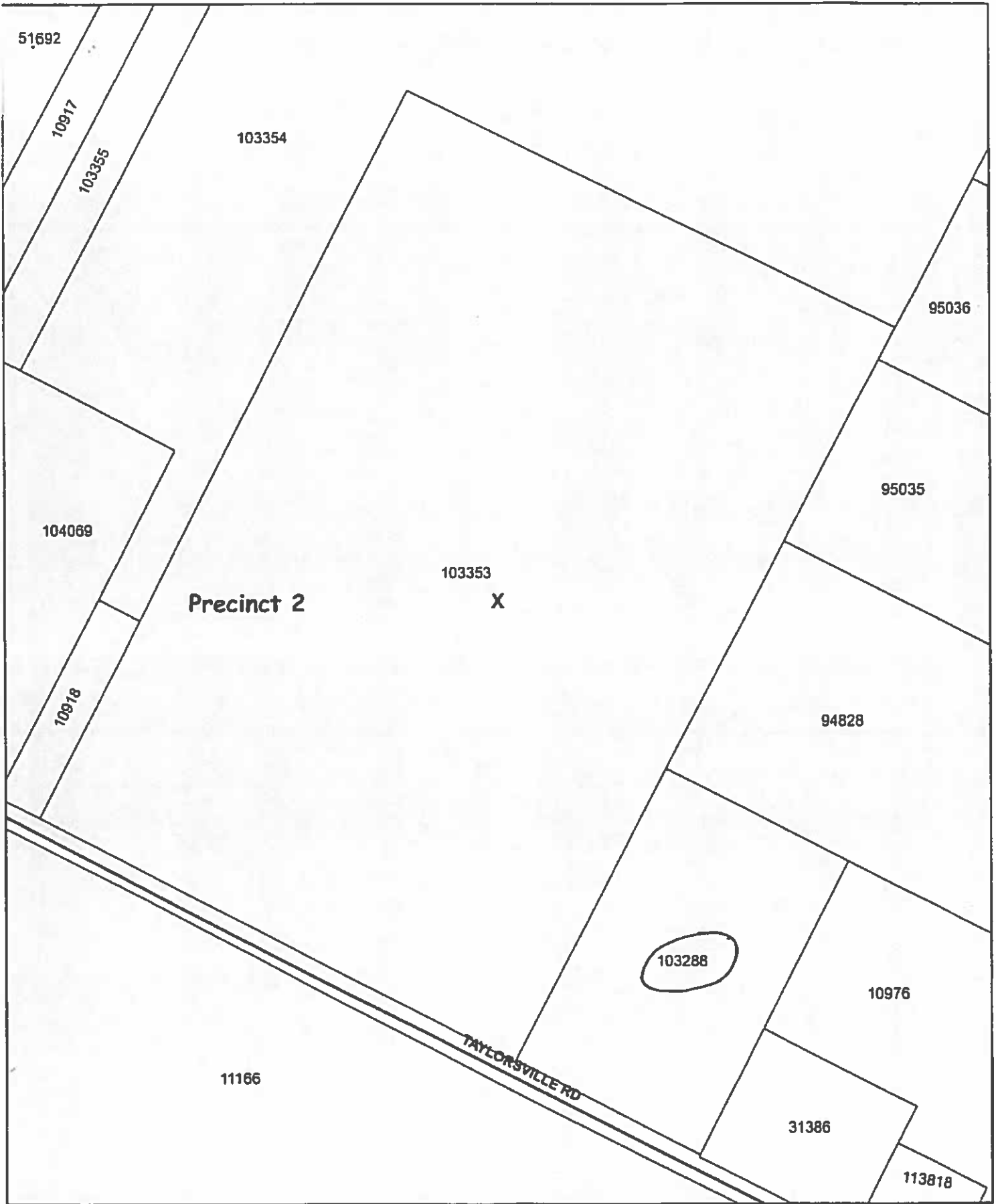
Property Tax Information as of 06/20/2017

Amount Due If Paid on 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2016	Farm to Market Road	\$480	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$480	\$3.72	\$3.72	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$480	\$6.39	\$6.39	\$0.00	\$0.00	\$0.00	\$0.00
2016	Gonzales County Underground Water Conserv District	\$480	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$10.14	\$10.14	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 398-5550

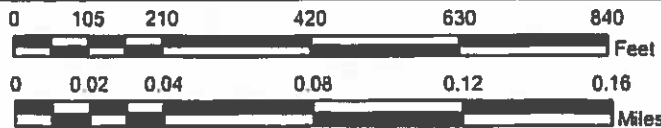


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 or be suitable for legal engineering or surveying purposes
 It does not represent an on-the-ground survey and
 therefore only the approximate relative location of property boundaries

Additionally this document does not purport to authorize any other privately owned property

Date Printed:
 Tuesday, June 20, 2017



22. Adjournment.

As authorized by Chapter 551 of the Texas Government Code, the Commissioners Court of Caldwell County, Texas reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above. The Court may adjourn for matters that may relate to Texas Government Code Section 551.071(1) (Consultation with Attorney about pending or contemplated litigation or settlement offers); Texas Government Code Section 551.071(2) (Consultation with Attorney when the Attorney's obligations under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Texas Government Code); Texas Government Code Section 551.072 (Deliberations about Real Property); Texas Government Code Section 551.073 (Deliberations about Gifts and Donations); Texas Government Code Section 551.074 (Personnel Matters); Texas Government Code Section 551.0745 (Deliberations about a County Advisory Body); Texas Government Code Section 551.076 (Deliberations about Security Devices); and Texas Government Code Section 551.087 (Economic Development Negotiations). In the event that the Court adjourns into Executive Session, the Court will announce under what section of the Texas Government Code the Commissioners Court is using as its authority to enter into an Executive Session. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the County Judge's office at 512-398-1808 for further information. www.co.caldwell.tx.us