

A2

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners' Court convenes in regular session at **2:00 p.m. every other Tuesday**. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

PLEASE INCLUDE AN EXTRA ORIGINAL FOR CONTRACTS AND AGREEMENTS IF YOU REQUIRE AN ORIGINAL COPY RETURNED FOR YOUR FILES.

The **deadline** for submitting an agenda request with the supporting information is **12:00 noon on the Wednesday immediately preceding Commissioners Court, unless otherwise specified.** This will give ample time for preparation of the agenda.

If you are not representing an organization, board, elected or appointed official, your agenda request must be filed through your respective Commissioner.

***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: 05.21.25 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Krystal Valdez

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Clerk

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 05.27.25

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

1. Approval of Commissioners' Court regular meeting minutes from May 13, 2025.

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – MAY 13, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, MAY 13, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2ND FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY CLERK: KRYSTAL VALDEZ

COUNTY JUDGE TODD LITTLE

COMMISSIONERS:

PRECINCT 1 COMMISSIONER RANDY STINSON
PRECINCT 2 COMMISSIONER LANE GRAYSON
PRECINCT 3 COMMISSIONER LOUIS PONDER
PRECINCT 4 COMMISSIONER KYLE BUTLER

OPENING COURT:

COUNTY JUDGE CALLS MEETING TO ORDER, DECLARES QUORUM AND DECLARES NOTICES LEGALLY POSTED PURSUANT TO OPEN MEETINGS ACT.

MOTION TO OPEN COURT BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

INVOCATION AND PLEDGE OF ALLEGIANCE: *COUNTY JUDGE TODD LITTLE*

RECOGNITIONS

- R.1 RESOLUTION DESIGNATING A PORTION OF U.S. HIGHWAY 287 AS ERNEST TUBB MEMORIAL HIGHWAY.
- R.2 PROCLAMATION RECOGNIZING MAY AS NATIONAL WILDFIRE PREVENTION MONTH.
- R.3 PROCLAMATION RECOGNIZING MAY AS MENTAL HEALTH AWARENESS MONTH.
- R.4 PROCLAMATION RECOGNIZING JUNE AS ELDER ABUSE PREVENTION MONTH.

CONSENT AGENDA: MINUTE ORDER 251.25

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING OF THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM APRIL 29TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 APPROVING OF THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM MAY 7TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE CHRIS MACON, JUSTICE OF THE PEACE, PRECINCT 1*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE JACKIE MILLER, JR., JUSTICE OF THE PEACE, PRECINCT 2*

- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE DAN COX, JUSTICE OF THE PEACE, PRECINCT 3*
- A.7 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE JAMES "BUTCH" BRYANT, JUSTICE OF THE PEACE, PRECINCT 4*
- A.8 APPROVING OF THE DEPARTMENT OF DEVELOPMENT'S MONTHLY FINANCIAL REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.9 APPROVING FOR THE COUNTY JUDGE TO SIGN MICROWAVE TOWER INTERLOCAL AGREEMENTS ON BEHALF OF THE SHERIFF'S OFFICE WITH NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS (NCT9-1-1) FOR TELECOMMUNICATIONS TOWERS LOCATED AT 300 S. JACKSON ST. AND 2272 FM RD. 878 IN WAXAHACHIE. - *COUNTY JUDGE TODD LITTLE*
- A.10 APPROVING OF THE ELECTED OFFICIAL BOND FOR JOHN WRAY, COUNTY JUDGE, FOR THE COMPLETION OF AN UNEXPIRED TERM ENDING DECEMBER 31ST, 2026, PURSUANT TO TEXAS GOVERNMENT CODE CHAPTER 604. - *COUNTY JUDGE TODD LITTLE AND COUNTY CLERK KRYSTAL VALDEZ*
- A.11 RESCINDING MINUTE ORDER 230.25 "APPROVAL OF A RESOLUTION OF SUPPORT BY ELLIS COUNTY TO JOIN TEXAS PUBLIC POWER POOL." - *PURCHASING AGENT E.J. HARBIN*

FINANCIAL CONSENT:

- F.1 APPROVING OF A CONTRACT WITH AXON ENTERPRISES, INC. FOR IN-CAR CAMERAS FOR THE ELLIS COUNTY CONSTABLE, PRECINCT 4 IN THE AMOUNT OF \$7,010.64 FOR A TERM OF FIVE (5) YEARS FOR A TOTAL AMOUNT OF \$35,053.20. - *PRECINCT 4 CONSTABLE MARK BOUNDS*
- F.2 APPROVING OF A CONTRACT WITH AXON ENTERPRISES, INC. FOR BODY-WORN CAMERAS FOR THE ELLIS COUNTY CONSTABLE, PRECINCT 4 IN THE AMOUNT OF \$4,334.82 FOR A TERM OF FIVE (5) YEARS FOR A TOTAL AMOUNT OF \$21,674.10. - *PRECINCT 4 CONSTABLE MARK BOUNDS*
- F.3 ACCEPTING A DONATION FROM AMERICAN LEGION CHRIS KYLE POST #388 IN THE AMOUNT OF \$1,460.00 BY THE VETERAN'S TREATMENT COURT AS UNANTICIPATED REVENUE. REQUEST SPECIAL BUDGET FOR UNANTICIPATED REVENUE:
INCREASE 001-0190-500998 (VETERANS TREATMENT COURT EXPENSES) BY \$1,460.00
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. - *COUNTY AUDITOR STACI PARR*
- F.4 FY2025 LINE-ITEM TRANSFER - *THE HONORABLE JAMES "BUTCH" BRYANT, JP, PRECINCT 4*
DECREASE 001-0540-508030 (FURNITURE/FIXTURES) BY \$1,512.45
INCREASE 001-0540-508190 (COMPUTER EQUIPMENT) BY \$1,512.45
- F.5 FY2025 LINE-ITEM TRANSFER - *PRECINCT 2 CONSTABLE CASEY BORDERS*
DECREASE 001-0612-508020 (EQUIPMENT) BY \$1,000.00
INCREASE 001-0612-509981 (PROFESSIONAL DEVELOPMENT) BY \$1,000.00
- F.6 FY2025 LINE-ITEM TRANSFER - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
DECREASE 001-0060-508080 (AUTO GAS) BY \$1,200.00
INCREASE 001-0060-508020 (EQUIPMENT) BY \$1,200.00
- F.7 FY2025 LINE-ITEM TRANSFER - *ELECTIONS ADMINISTRATOR JANA ONYON*
DECREASE 001-0210-508010 (SUPPLIES) BY \$700.00
INCREASE 001-0210-508100 (AUTO TIRES) BY \$700.00

- F.8 FY2025 LINE-ITEM TRANSFER – *CCD DIRECTOR KIMBERLY SANCHEZ*
 DECREASE 050-0950-508070 (GENERAL MISC./OPERATING EXPENSES) BY \$5,000.00
 DECREASE 050-0950-505500 (EMPLOYEE INSURANCE) BY \$54,628.00
 INCREASE 050-0950-508680 (CONTRACT SERVICES) BY \$5,000.00
 INCREASE 050-0950-506960 (URINALYSIS) BY \$16,863.00
 INCREASE 050-0950-570000 (CONTINGENCY SURPLUS) BY \$37,765.00
- F.9 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*
 DECREASE 001-0140-508190 (COMPUTER EQUIPMENT) BY \$53,400.00
 DECREASE 001-0140-507080 (COMPREHENSIVE INSURANCE) BY \$50,000.00
 INCREASE 001-0140-508060 (ORGANIZATIONAL DUTIES) BY \$4,400.00
 INCREASE 001-0140-509714 (TRACT SERVICES – LANDSCAPE) BY \$80,000.00
 INCREASE 001-0140-599990 (RETIREE INSURANCE) BY \$19,000.00
- F.10 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*
 DECREASE 018-0908-509806 (SOFT COSTS – ELECTIONS & RECORDS) BY \$935,884.03
 INCREASE 018-0908-507020 (BUILDING REPAIRS AND IMPROVEMENTS) BY \$350,000.00
 INCREASE 018-0908-509802 (HARD COSTS – ELLIS COUNTY CENTRAL) BY \$474,527.34
 INCREASE 018-0908-509808 (FF&E – JP2 SUB-COURTHOUSE) BY \$11,356.69

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 252.25 (1.1) ACCEPTING OF A \$5,000 CERTIFIED CHECK TO REPLACE THE MAINTENANCE BOND. RELEASING THE MAINTENANCE BOND IN THE AMOUNT OF \$402,300 ISSUED BY NGM INSURANCE COMPANY. THE PROPERTY CONTAINS ± 98.218 ACRES OF LAND LOCATED SOUTH OF MAKALA DRIVE, ± 330 FEET EAST OF THE INTERSECTION OF KATRINA RUN AND NORRELL ROAD, IN THE ETJ OF MIDLOTHIAN, ROAD & BRIDGE PRECINCT NO. 3. NOT ACCEPT ANY INFRASTRUCTURE AT THIS TIME; TAKE ACTION UPON SATISFACTION AND COMPLETION OF OUTSTANDING DRAINAGE ISSUES.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 253.25 (1.2) APPROVING A VARIANCE REQUEST FOR PARCEL ID 192406 – (PROPOSED WHISPERING CREEK PRESERVE DEVELOPMENT) FROM VOLUME III, SECTION III (3)(IV) OF THE STANDARD CONSTRUCTION DETAILS TO WAIVE THE REQUIRED MINIMUM SPACING OF 600 FEET BETWEEN ENTRANCES OF THE SUBDIVISION. THE ± 131.862-ACRE SITE IS LOCATED ± 942 FEET WEST OF THE INTERSECTION OF YOUNGBLOOD ROAD AND FM 878, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1.

PUBLIC PARTICIPATION: KEVIN CROSS, WAXAHACHIE; DELTON ROGERS, ATTORNEY FOR KEVIN CROSS

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 254.25 (1.3) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 204042 & 289761. THIS ± 7.330-ACRE SITE IS LOCATED ± 620 FEET SOUTH OF THE INTERSECTION OF SPRINGBRANCH ROAD AND BLACK CHAMP ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 4; SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A REPLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY WITH THE VARIANCE APPLICATION.
2. NO FURTHER SUBDIVISION OF THIS PROPERTY SHALL OCCUR UNTIL IT CAN MEET THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

PUBLIC PARTICIPATION: RAUL ACOSTA, WAXAHACHIE

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 255.25 (1.4) RATIFYING STAFF ACTION ON A PLAT OF BILLUPS ADDITION, LOTS 1 & 2, BLOCK A. THE ± 28.205-ACRE SITE IS LOCATED ± 1,005 FEET NORTHWEST OF THE INTERSECTION OF CHMELAR ROAD AND EASON ROAD, SITUATED IN THE R. DE LA PENNA SURVEY, ABSTRACT No. 3, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT No. 1; SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD "PARTIALLY IN THE ETJ OF ENNIS" TO THE PLAT TITLE BLOCK.
2. PLEASE ADD A GRAPHIC SCALE TO THE PLAT DRAWING.
3. UPDATE THE BUILDING LINE SETBACK ALONG EASON ROAD TO 25'.
4. UPDATE THE NAME OF OWNERS THROUGHOUT THE PLAT.
5. REMOVE STRUCTURES FROM THE PLAT DRAWING.
6. EASON ROAD REQUIRES 30 FEET OF ROW DEDICATION FROM THE CENTERLINE.
7. ELLIS COUNTY MASTER THOROUGHFARE PLAN REQUIRES 50' ROW DEDICATION AT THE REAR OF THE PROPERTY.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 256.25 (1.5) APPROVING TO RATIFY STAFF ACTION ON A PRELIMINARY PLAT OF BISON MEADOWS SOUTH. THE ± 23.475-ACRE SITE IS LOCATED NEAR THE INTERSECTION OF GIBSON ROAD AND FM 813 CONNECTOR, SITUATED IN THE N. NEWSOME SURVEY, ABSTRACT No. 801, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 1; SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD A NOTE REFERENCING THE REMOVAL FROM CITY OF WAXAHACHIE ETJ.
2. REMOVE CITY OF WAXAHACHIE ETJ FROM THE PLAT TITLE BLOCK.
3. LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS.
4. FM 813 REQUIRES 60' ROW DEDICATION FROM THE CENTERLINE OF THE ROAD ACCORDING TO THE MASTER THOROUGHFARE PLAN (MTP).
5. GIBSON ROAD REQUIRES 60' ROW DEDICATION FROM THE CENTERLINE OF THE ROAD ACCORDING TO THE MTP.
6. UPDATE THE FEMA FLOODPLAIN MAP INFORMATION TO MATCH THE ATTACHED SAMPLE PAT.

7. UPDATE THE COUNTY APPROVAL SIGNATURE BLOCK TO MATCH THE ATTACHED SAMPLE PLAT.
8. ADD 2 FOOT CONTOURS TO THE PLAT DRAWING.
9. REMOVE CITY OF WAXAHACHIE SIGNATURE BLOCK
10. ADD GENERAL NOTE "PRELIMINARY PLATS SHALL EXPIRE EIGHTEEN (18) MONTHS AFTER APPROVAL IF NO CIVIL PLANS OR FINAL PLAT ARE SUBMITTED."
11. CIVIL PLANS FOR THE PROPOSED SUBDIVISION WILL NEED TO BE APPROVED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO THE SUBMITTAL OF THE FINAL PLAT AND THE START OF CONSTRUCTION OF INFRASTRUCTURE.
12. PLEASE REMOVE "AND THE CITY OF WAXAHACHIE" FROM GENERAL NOTE #4.
13. UPDATE THE PLAT TO REFLECT CAGE COURT AS A PRIVATE ROAD AS SHOWN WITHIN THE APPROVED CIVIL PLANS.
14. NO CONSTRUCTION CAN BEGIN UNTIL ALL OUTSTANDING DRAINAGE CONCERNS HAVE BEEN ADDRESSED TO THE ADJACENT DEVELOPMENT, BISON MEADOW.
15. A SEPTIC DESIGN FOR THE PROPOSED LOT 1 MUST BE REVIEWED AND APPROVED BY THE DoD PRIOR TO THE SUBMITTAL OF THE FINAL PLAT APPLICATION DUE TO THE EXISTING EASEMENT.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 257.25 (1.6) RATIFYING STAFF ACTION ON A PLAT OF FARRAR ESTRADA ADDITION, LOT 1, BLOCK 1. THE ± 6.70-ACRE SITE IS LOCATED ± 1,160 FEET SOUTHWEST OF THE INTERSECTION OF PALMYRA ROAD AND FARRAR ROAD, SITUATED IN THE LITTLETON WHITE SURVEY, ABSTRACT NO. 1110, PALMER, ROAD AND BRIDGE PRECINCT No. 1; SUBJECT TO THE FOLLOWING CONDITIONS:

1. RESERVE AT LEAST 12-INCH BY 1 ½ INCH MARGIN ON UPPER RIGHT CORNER OF TOP PAGE FOR FILING INFORMATION FROM COUNTY CLERK.
2. PLEASE ADD GRAPHIC SCALES TO THE PLAT DRAWING.
3. ADD NORTH ARROW TO THE PLAT DRAWING.
4. LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS TO THE PLAT DRAWING.
5. ADD 60' ROW DEDICATION FROM THE CENTERLINE TO FARRAR ROAD.
6. UPDATE THE FEMA FLOODPLAIN MAP INFORMATION.
7. UPDATE THE COURT SIGNATURE BLOCK TO MATCH THE ATTACHED SAMPLE PLAT.
8. UPDATE THE OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT.
9. REMOVE "MINOR PLAT" FROM THE PLAT TITLE BLOCK.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 258.25 (1.7) RATIFYING STAFF ACTION ON A PLAT OF RODRIGUEZ FAMILY ADDITION, LOT 1, BLOCK A. THE ± 1.001-ACRE SITE IS LOCATED ± 1,235 FEET SOUTH OF THE INTERSECTION OF SOUTHWICK DRIVE AND FM 813, SITUATED IN THE RAFAEL DE LA PENNA SURVEY, ABSTRACT NO. 3, LOCATED IN THE ETJ OF THE CITY OF PALMER, ROAD AND BRIDGE PRECINCT No. 1.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 259.25 (1.8) RATIFYING STAFF ACTION ON A PLAT OF SUNFLOWER ESTATES, LOTS 1 AND 2, BLOCK A. THE PROPERTY CONTAINS ± 19.616 ACRES OF LAND, LOCATED ± 1,410 FEET NORTHEAST OF THE INTERSECTION OF FM 660 AND FM 34, SITUATED IN THE W. DEATHRIDGE SURVEY, ABSTRACT NO. 309 AND THE J. PERKINS SURVEY, ABSTRACT NO. 865, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT NO. 1.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 260.25 (1.9) RATIFYING STAFF ACTION ON A PLAT OF AGAR ESTATES, LOTS 1 & 2, BLOCK A. THE ± 24.804-ACRE SITE IS LOCATED ± 1,430 FEET NORTHEAST OF THE INTERSECTION OF OLD BOYCE ROAD AND MOSELEY ROAD, SITUATED IN THE HARRIS R. THOMAS SURVEY, ABSTRACT NO. 490, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT NO. 2.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 261.25 (1.10) RATIFYING STAFF ACTION ON A PLAT OF FLOWERS ADDITION, LOT 1, BLOCK A. THE PROPERTY CONTAINS ± 8.297 ACRES OF LAND, LOCATED ± 1,030 FEET WEST OF THE INTERSECTION OF CODY ROAD AND OLD TELICO ROAD, SITUATED IN THE ALEJANDRO DE LA GARZA SURVEY, ABSTRACT NO. 2, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD & BRIDGE PRECINCT 2.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 262.25 (1.11) RATIFYING STAFF ACTION ON A PLAT OF CHILDERS PLACE. THE PROPERTY CONTAINS ± 2.158 ACRES OF LAND, LOCATED ± 4,120 FEET NORTHEAST OF THE INTERSECTION OF FM 667 AND WHITE ROCK ROAD, SITUATED IN THE ISAAC H. LOWE SURVEY, ABSTRACT NO. 613, ITALY, ROAD AND BRIDGE PRECINCT NO. 3.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 263.25 (1.12) RATIFYING STAFF ACTION ON A PLAT OF CLIFTON PLACE, BLOCK 1, LOT A. THE ± 2.015-ACRE SITE IS LOCATED ± 765 FEET NORTHEAST OF THE INTERSECTION OF FM 308 AND BEE CREEK SCHOOL HOUSE ROAD, SITUATED IN THE A.W. KENNEDY SURVEY, ABSTRACT NO. 1223, MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3, SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD OWNER'S ADDRESS TO PLAT INFORMATION.
2. WRITTEN AND GRAPHIC SCALES DO NOT MATCH WRITTEN SCALE ON BOTTOM RIGHT HAND CORNER OF THE PLAT.
3. REDUCE THE FRONT BUILDING SETBACK LINE TO 25'.
4. REDUCE THE FRONT UTILITY EASEMENT TO 20'.
5. THE SHARED WELL AGREEMENT MUST BE REVIEWED AND APPROVED BY LEGAL PRIOR TO THE FILING OF PLAT.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 264.25 (1.13) RATIFYING STAFF ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT HIDDEN CREEK. THE ± 65.892-ACRE SITE IS LOCATED ± 830 FEET SOUTHWEST OF THE INTERSECTION OF BUCHANAN DRIVE AND SOUTH RING ROAD, SITUATED IN THE D. MITCHELL SURVEY, ABSTRACT NO. 703, THE J. STELLE SURVEY, ABSTRACT NO. 991, THE J. STARRETT SURVEY, ABSTRACT NO. 1026 AND THE J. STROOP SURVEY, ABSTRACT NO. 1043, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4; SUBJECT TO THE FOLLOWING CONDITIONS:

1. INCREASE THE SIZE OF THE VICINITY MAP TO MATCH THE SIZE OF LOT DETAIL.
2. ADD GENERAL NOTE "PRELIMINARY PLATS SHALL EXPIRE EIGHTEEN (18) MONTHS AFTER APPROVAL IF NO CIVIL PLANS OR FINAL PLAT ARE SUBMITTED."
3. CIVIL PLANS FOR THE PROPOSED SUBDIVISION WILL NEED TO BE APPROVED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO THE SUBMITTAL OF THE FINAL PLAT AND THE START OF CONSTRUCTION OF INFRASTRUCTURE.
4. PER GIS, ALTERNATIVE ROAD NAME IS REQUIRED "JACKSON AS A ROAD NAME IS NOT ONLY IN USE IN THE COUNTY BUT ALSO IN USE WITHIN THE SAME POSTAL COMMUNITY AS THIS DEVELOPMENT, WOULD CAUSE VERY SIGNIFICANT MAILING ISSUES FOR ADDRESSES ON BOTH ROADS ALONGSIDE ANY POTENTIAL 9-1-1 ROUTING ISSUES".
5. PLEASE ADD THE OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT.

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 265.25 (1.14) RATIFYING STAFF ACTION ON A PLAT OF SENECA TERRACE, LOT 1, BLOCK A. THE PROPERTY CONTAINS ± 5.074 ACRES OF LAND, LOCATED ± 1,185 FEET EAST OF THE INTERSECTION OF TOCCOA DRIVE AND SENECA DRIVE, SITUATED IN THE J.S. HOLCUM AND S. H. SURVEY, ABSTRACT NO. 528, LOCATED IN THE ETJ OF THE CITY OF RED OAK, ROAD AND BRIDGE PRECINCT NO. 4.

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

NO ACTION (1.15) DISCUSSION, CONSIDERATION, AND ACTION TO EXECUTE OR RELEASE THE MAINTENANCE BOND FOR JORDAN RUN PHASE 4, LOCATED NEAR NORRELL ROAD AND KATRINA RUN, ROAD AND BRIDGE PRECINCT NO. 3.

PURCHASING:

MINUTE ORDER 266.25 (2.1) GRANTING AN EXEMPTION UNDER LOCAL GOVERNMENT CODE §262.024(A)(7) FOR LIGHTWEIGHT AGGREGATE, TYPE L, GRADES 3, 4, AND 5 FROM ARCOSA LIGHTWEIGHT AS THE SOLE SOURCE.

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 267.25 (2.2) APPROVING TO PURCHASE LIGHTWEIGHT AGGREGATE, TYPE L, GRADES 3, 4, AND 5 FROM ARCOSA LIGHTWEIGHT FOR A ONE-YEAR PERIOD USING THE APPROVED SOLE SOURCE EXEMPTION.

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

ADMINISTRATIVE:

MINUTE ORDER 268.25 (3.1) APPROVING OF THE CANVASSING OF RESULTS OF THE SPECIAL ELECTION HELD ON MAY 3RD, 2025, FOR THE PURPOSE OF CREATING THE ELLIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12. – *ELECTIONS ADMINISTRATOR JANA ONYON*

MOTION TO APPROVE BY JUDGE LITTLE, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 269.25 (3.2) ACCEPTING OF THE FY2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT AND SINGLE AUDIT BY PATILLO BROWN AND HILL, LLP. – *COUNTY AUDITOR STACI PARR*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 270.25 (3.3) APPROVING THE PARTICIPATION AGREEMENT BETWEEN ELLIS COUNTY AND THE CITY OF GRAND PRAIRIE REGARDING GRAND PRAIRIE TIRZ #3 AND AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE CONTRACT PENDING LEGAL APPROVAL.

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

RECESS TO EXECUTIVE SESSION **3:37 P.M.**

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

EXECUTIVE SESSION

THE COMMISSIONERS COURT OF ELLIS COUNTY RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED IN THIS AGENDA, IN THE ORDER DEEMED APPROPRIATE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE 551, OR TO SEEK THE ADVICE OF ITS ATTORNEY AND/OR OTHER ATTORNEYS REPRESENTING ELLIS COUNTY ON ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE COMMISSIONERS COURT UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH TEXAS GOVERNMENT CODE CHAPTER 551 OR AS OTHERWISE MAY BE PERMITTED UNDER 551.

- 4.1 PURSUANT TO TEXAS GOVERNMENT CODE §551.071(1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING TCEQ MATTERS, SPECIFICALLY PENDING TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS PERMITS (TPDES) AND PENDING PETITIONS FOR THE CREATION OF MUNICIPAL UTILITY DISTRICTS (MUDs).

RECONVENED TO REGULAR SESSION 4:02 P.M.

MOTION TO RECONVENE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

ADJOURNMENT 4:02 P.M.

MOTION TO ADJOURN BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON MAY 13TH, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:

JOHN WRAY, COUNTY JUDGE

RANDY STINSON, COMMISSIONER, PCT 1

LANE GRAYSON, COMMISSIONER, PCT 2

LOUIS PONDER, COMMISSIONER, PCT 3

KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27TH DAY OF MAY 2025.

KRYSTAL VALDEZ, COUNTY CLERK

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners Court convenes in regular session at **2:00 p.m. every other Tuesday** (for full list of dates, please visit <http://co.ellis.tx.us/DocumentCenter/View/7543/FY-2018-2019-Amended-Commissioners-Court-Schedule>). The Commissioner's Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

PLEASE INCLUDE AN EXTRA ORIGINAL FOR CONTRACTS AND AGREEMENTS IF YOU REQUIRE AN ORIGINAL COPY RETURNED FOR YOUR FILES.

The **deadline** for submitting an agenda request with the supporting information is **12:00 noon on the Wednesday immediately preceding Commissioners Court**. This will give ample time for preparation of the agenda.

If you are not representing an organization, board, elected or appointed official, your agenda request must be filed through your respective Commissioner.

***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: May 16, 2025

NAME: Tim Birdwell

PHONE: 972-825-5555 FAX: 972-825-5551

DEPARTMENT OR ASSOCIATION: Ellis County Fire Marshal

ADDRESS: 302 N. Monroe, Ste 235

PREFERRED DATE TO BE PLACE ON AGENDA: May 27, 2025

DESCRIPTION OF AGENDA REQUEST: Consent Agenda Item (as follows)

Approval of Audit Report for the following ESD Board of Directors: Pursuant to 775.082, Texas Health and Safety Code, please accept the annual Audit Report of the fiscal accounts and records of Emergency Services District in Ellis County for **ESD#9 Palmer**.

* _____
County Attorney Approval

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9

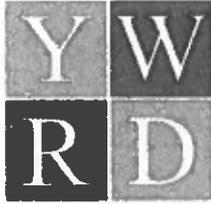
ANNUAL FINANCIAL REPORT

For the Fiscal Year Ended September 30, 2024

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
ANNUAL FINANCIAL REPORT
For the Fiscal Year Ended September 30, 2024

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YWRD, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

Greer Yeldell, CPA | Tracie Wood, CPA | Joyce Reeve, CPA | Bryan Thomas, CPA

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Ellis County Emergency Services District #9

Opinions

We have audited the accompanying financial statements of the governmental activities and general fund of Ellis County Emergency Services District #9, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Ellis County Emergency Services District #9's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and general fund of Ellis County Emergency Services District #9, as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Ellis County Emergency Services District #9, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Ellis County Emergency Services District #9's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Ellis County Emergency Services District #9's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Ellis County Emergency Services District #9's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

YWRD, P.C.

YWRD, P.C.
Certified Public Accountants

Ennis, Texas
April 28, 2025

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Ellis County Emergency Services District #9, we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2024.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$1,097,598 (net position), of which \$761,837 is unrestricted and available for use within the District's policies.
- The District's total net position increased by \$110,939.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$606,141 or 108.20% of the total general fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements. The government-wide and fund financial statements have been combined using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column on the face of the financial statements rather than at the bottom of the statements or in an accompanying schedule.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the District's assets and liabilities with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District consists of fire protection and emergency medical services.

The government-wide financial statements can be found on pages 9-10 of this report.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently maintains one governmental fund.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. The combined government-wide and fund financial statements provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

All of the District's activity is maintained in one individual governmental fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 9-10 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 11-19 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the District's general fund Budget Comparison Schedule. Required supplementary information can be found on page 21 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$1,097,598 as of September 30, 2024.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9'S NET POSITION

	<u>2024</u>	<u>2023</u>
Current and other assets	\$ 644,500	\$ 730,497
Capital assets	725,188	569,978
Total assets	<u>1,369,688</u>	<u>1,300,475</u>
Long term liabilities	246,766	303,914
Other liabilities	25,324	9,902
Total liabilities	<u>272,090</u>	<u>313,816</u>
Net Position:		
Net Investment in Capital Assets	335,761	266,064
Unrestricted	761,837	720,595
Total net position	<u>\$ 1,097,598</u>	<u>\$ 986,659</u>

The District uses capital assets to provide fire protection and emergency medical services; consequently these assets are not available for future spending.

Analysis of the District's Operations. The following table provides a summary of the District's operations for the year ended September 30, 2024. Governmental activities increased the District's net position by \$110,939.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9'S CHANGES IN NET POSITION

	<u>2024</u>	<u>2023</u>
Revenues:		
Program revenues:		
Capital grants and contributions	\$ 5,000	\$ -
General revenues:		
Property taxes	415,034	319,900
Investment earnings	23,711	4,754
Miscellaneous	13,367	7,572
Total revenues	<u>457,112</u>	<u>332,226</u>
Expenses:		
Public safety	<u>346,173</u>	<u>216,227</u>
Total expenses	<u>346,173</u>	<u>216,227</u>
Change in net position	110,939	115,999
Net position - beginning	986,659	870,660
Net position - ending	<u>\$ 1,097,598</u>	<u>\$ 986,659</u>

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental Funds. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The general fund is the sole fund of the District. At the end of the current fiscal year, the District reported combined fund balance of \$606,141, a decrease of \$113,072 in comparison with prior year. \$606,141 constitutes unassigned fund balance. Unassigned fund balance as well as total fund balance represent 108.20% of total expenditures.

General Fund Budgetary Highlights

Original budget compared to final budget. Approximate differences between the original budget and final amended budget can be briefly summarized as follows:

- \$18,000 decrease in equipment purchases expense
- \$8,000 decrease in Fire training/EMS expense
- \$93,835 increase in safety equipment expense
- \$3,500 decrease in supplies expense
- \$25,000 increase in safety equipment expense

General Fund Budgetary Highlights. Actual general fund revenues of \$438,050 exceeded budgeted revenues of \$408,625 by \$29,425. Budgeted general fund expenditures of \$735,678 exceeded actual expenditures of \$536,422 by \$199,256.

CAPITAL ASSETS

The District's investment in capital assets for its governmental activities as of September 30, 2024 amounts to \$725,188 (net of accumulated depreciation). This investment in capital assets includes building and machinery and equipment.

Capital Assets at Year-End Net of Accumulated Depreciation

	2024	2023
Building	\$ 218,346	\$ 227,080
Machinery and equipment	66,138	7,599
Leased machinery and equipment	298,043	335,299
Construction in progress	142,661	-
Total	\$ 725,188	\$ 569,978

Additional information on the District's capital assets can be found in note 3.D of this report.

DEBT ADMINISTRATION

At the end of the current fiscal year, the District had total long-term debt of \$246,766.

Outstanding Debt at Year End

	<u>2024</u>	<u>2023</u>
Lease liability	<u>\$ 246,766</u>	<u>\$ 303,914</u>

Additional information on the District's debt can be found in note 3.E and 3.F of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

In the 2024-2025 Budget the District budgeted revenues of \$784,174 and expenditures of \$591,315.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Ellis County Emergency Services District #9, P.O. Box 607, Palmer, Texas 75152.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET
September 30, 2024

	General Fund	Adjustments (Note 2)	Statement of Net Position
ASSETS			
Cash and cash equivalents	\$ 620,820	\$ -	\$ 620,820
Accounts receivable	23,680	-	23,680
Capital assets:			
Non-depreciable	-	142,661	142,661
Depreciable (net of accumulated depreciation)	-	582,527	582,527
Total Assets	\$ 644,500	725,188	1,369,688
LIABILITIES			
Accounts payable	\$ 18,347	-	18,347
Accrued interest	-	6,977	6,977
Noncurrent liabilities:			
Due within one year	-	58,910	58,910
Due in more than one year	-	187,856	187,856
Total Liabilities	18,347	253,743	272,090
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	20,012	(20,012)	-
Total Deferred Inflows of Resources	20,012	(20,012)	-
FUND BALANCE			
Unassigned	606,141	(606,141)	-
Total Fund Balance	606,141	(606,141)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 644,500		
NET POSITION			
Net investment in capital assets		335,761	335,761
Unrestricted		761,837	761,837
Total Net Position		\$ 1,097,598	\$ 1,097,598

See accompanying notes to financial statements.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Fiscal Year Ended September 30, 2024

	<u>General Fund</u>	<u>Adjustments (Note 2)</u>	<u>Statement of Activities</u>
REVENUES			
Property taxes	\$ 404,996	\$ 10,038	\$ 415,034
Interest	23,711	-	23,711
EMS rental	13,012	-	13,012
Other	355	-	355
Contributions	5,000	-	5,000
Total Revenues	<u>447,074</u>	<u>10,038</u>	<u>457,112</u>
EXPENDITURES/EXPENSES			
Current:			
Professional fees	33,178	-	33,178
Appraisal district fee	3,754	-	3,754
Collection fee	8,706	-	8,706
Equipment purchase	56,892	-	56,892
Fire prevention	975	-	975
Fire training/EMS	13,725	-	13,725
Fuel	3,724	-	3,724
Insurance	22,684	-	22,684
Outside contract services	9,084	-	9,084
Miscellaneous	2,793	-	2,793
Postage, mailing service	572	-	572
Safety equipment	287,716	(213,232)	74,484
Supplies	4,739	-	4,739
Utilities	3,734	-	3,734
Maintenance	41,350	-	41,350
Depreciation	-	58,022	58,022
Debt service:			
Principal retirement	57,148	(57,148)	-
Interest charges	9,372	(1,615)	7,757
Total debt service	<u>66,520</u>	<u>(58,763)</u>	<u>7,757</u>
Total Expenditures/Expenses	<u>560,146</u>	<u>(213,973)</u>	<u>346,173</u>
Net Change in Fund Balance	(113,072)	113,072	-
Change in Net Position	-	110,939	110,939
Fund Balance/Net Position, Beginning of Year	<u>719,213</u>	<u>267,446</u>	<u>986,659</u>
Fund Balance/Net Position, End of Year	<u>\$ 606,141</u>	<u>\$ 491,457</u>	<u>\$ 1,097,598</u>

See accompanying notes to financial statements.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. Governmental activities, the only type of activities conducted by the District, are supported by property taxes and other various nonexchange transactions.

B. Reporting entity

The Ellis County Emergency Services District #9 ("the District") is a grassroots government created by voters in an area to fund fire protection, emergency medical services, or both. The accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America.

The District applies the criteria set forth in GASB Statement No. 61, *The Financial Reporting Entity*, to determine which governmental organizations should be included in the reporting entity. The inclusion or exclusion of component units is based on the elected official's accountability to their constituents. The financial reporting entity follows the same accountability. In addition, the financial statements of the reporting entity should allow the user to distinguish between the primary government (including its blended component units, which are, in substance, part of the primary government) and discretely presented component units. Criteria for inclusion of an entity into the primary governmental unit (in blended or discrete presentation) includes, but is not limited to, legal standing, fiscal dependency, imposition of will and the primary recipient of services. The District presently has no component units included within its reporting entity.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds. Separate financial statements are provided for governmental funds. The statement of net position reports all financial and capital resources. The statement of activities demonstrates what the District provided with the revenues raised.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the District's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. Major individual governmental funds are reported as separate columns in the fund financial statements.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Basis of presentation - fund financial statements (continued)

The District reports the following major governmental fund:

The *general fund* is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

E. Assets, liabilities, deferred inflows of resources, and fund balance/net position

1. Cash and cash equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits and certificates of deposit with a maturity of three months or less when purchased.

2. Receivables and allowances for doubtful accounts

All property tax receivables are shown net of an allowance for uncollectibles. The property tax receivable allowance is the lesser of 0.2 percent of the tax levy for each fiscal year or the outstanding property taxes for each fiscal year at year end.

The District's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property. Appraised values are established by the Ellis Appraisal District as market value and assessed at 100% of appraised value. Property taxes attach an enforceable lien on property as of January 1. The Ellis County Tax Assessor/Collector bills and collects the District's property taxes which are due October 1. Full payment can be made prior to the next January 31 to avoid penalty and interest charges. Over time substantially all property taxes are collected.

3. Capital assets

The District's capital assets, which include a building and machinery and equipment, are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Assets, liabilities, deferred inflows of resources, and fund balance/net position (continued)

Building and machinery and equipment are depreciated using the straight line method over the following estimated useful lives:

Capital asset class	Lives
Building	10-40
Machinery and equipment	5-15

4. Deferred inflows of resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that the amount becomes available.

5. Leases

The District is a lessee for noncancellable leases of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Assets, liabilities, deferred inflows of resources, and fund balance/net position (continued)

6. Long-term obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net position. Debt issuance premiums and discounts are deferred and amortized over the life of the debt using the effective interest method. Leases payable are reported net of the applicable debt issuance premium or discount.

In the fund financial statements, governmental fund types recognize debt issuance premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures

7. Net position flow assumption

Net position represents the difference between assets, liabilities and deferred inflows of resources on the government-wide financial statements. Net position is classified in the following categories:

Net investment in capital assets —This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted net position —This amount is restricted by creditors, grantors, contributors, or laws or regulations.

Unrestricted net position —This amount is the net position that does not meet the definition of "net investment in capital assets" of "restricted net position".

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

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Assets, liabilities, deferred inflows of resources, and fund balance/net position (continued)

8. Fund balance flow assumption

The governmental fund financials present fund balance categorized based on the nature and extent of the constraints placed on the specific purposes for which a government's funds may be spent. The following classifications describe the relative strength of the spending constraints:

Nonspendable fund balance—amounts that are not in spendable form (such as prepaid items) or are required to be maintained intact.

Restricted fund balance—amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Commissioners). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the Board of Commissioners or by an official or body to which the Board of Commissioners delegates the authority.

Unassigned fund balance— amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Other governmental funds might report a negative balance in this classification, as the result of overspending for specific purposes for which amounts had been restricted, committed, or assigned. Positive balances are reported only in the general fund.

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

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The combined statement of net position and the governmental funds balance sheet and the combined statement of activities and governmental funds revenues, expenditures and changes in fund balance include an adjustments column that reconciles the amounts reported in the governmental funds to show how each would change when reported on the accrual basis of accounting.

Amounts reported for governmental activities in the statement of net position are different because capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds and because long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. The adjustment to report these amounts included an increase in capital assets of \$725,188 and an increase in noncurrent liabilities of \$246,766.

Governmental funds report capital outlays as expenditures. However, in the government-wide statement of activities and changes in net position, the cost of those assets is allocated over their estimated useful lives as depreciation expense. The adjustment to report these amounts included a decrease in expenditures in the amount of \$70,571.

Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position, but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditure in governmental funds. The adjustment to report these amounts included an increase in depreciation expense in the amount of \$58,022.

The issuance of long-term debt (e.g., note payable) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items. Lease liability retired amounted to \$57,148.

Accrued interest expense on long-term debt is reported in the government-wide statement of activities and changes in net position, but does not require the use of current financial resources; therefore, accrued interest expense is not reported as expenditures in governmental funds. The adjustments to report these amounts included an increase in current liabilities of \$6,977, a decrease in beginning net position of \$8,592, and a decrease in interest expense in the amount of \$1,615.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS
(continued)

Property taxes receivable not estimated to be collectible within sixty days after the balance sheet date are not considered to be susceptible to accrual and are recorded as unavailable revenue in the fund financial statements. However, in the governmental-wide financial statements these amounts are recognized as revenues. The adjustments to report these amounts included a decrease in unavailable revenue of \$20,012, an increase in beginning net position of \$9,974, and an increase in property taxes in the amount of \$10,038.

NOTE 3 – DETAIL NOTES – ALL FUNDS

A. Cash deposits with financial institutions

Custodial credit risk-deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. State statutes require that all deposits in financial institutions be fully insured or collateralized by U. S. Government obligations or obligations of Texas and its agencies that have a market value of not less than the principal amount of the deposits. At year end, the District's bank balance was \$617,847. Of the bank balance, \$508,492 was covered by federal depository insurance and the remaining balance, \$109,355, was covered by collateral held in the District's name by the safekeeping departments of the pledging bank's agent and had a fair value of approximately \$690,000.

B. Receivables

Amounts are aggregated into a single accounts receivable (net of allowance for uncollectibles) line. Below is the detail of receivables for the general fund:

Receivables:	General
Property taxes	\$ 27,602
Less: Allowance for uncollectibles	(3,922)
Net total receivables	\$ 23,680

C. Risk management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 3 – DETAIL NOTES – ALL FUNDS (continued)

D. Capital assets

Capital asset activity for the year ended September 30, 2024, was as follows:

	Beginning Balance	Increase	Decrease	Ending Balance
Governmental activities:				
Capital assets not being depreciated:				
Construction in progress	\$ -	\$ 142,661	\$ -	\$ 142,661
	-	142,661	-	142,661
Capital assets being depreciated:				
Building	352,354	-	-	352,354
Machinery and equipment	387,393	70,571	-	457,964
Leased machinery and equipment	558,831	-	-	558,831
Total capital assets being depreciated	1,298,578	70,571	-	1,369,149
Less accumulated depreciation:				
Building	(125,274)	(8,734)	-	(134,008)
Machinery and equipment	(379,794)	(12,032)	-	(391,826)
Leased machinery and equipment	(223,532)	(37,256)	-	(260,788)
Total accumulated depreciation	(728,600)	(58,022)	-	(786,622)
Total capital assets being depreciated (net)	569,978	12,549	-	582,527
Governmental activities capital assets, net	<u>\$ 569,978</u>	<u>\$ 155,210</u>	<u>\$ -</u>	<u>\$ 725,188</u>

Depreciation expense was charged to governmental activities as follows:

Governmental activities	<u>\$ 58,022</u>
-------------------------	------------------

E. Lease activities

Lease liabilities (as lessee) -

The lease agreement currently outstanding and reported as a liability of the District's governmental activities is:

Description	Total Lease Liability	Term	Interest Rate	Year-end Balance
Vehicle	\$558,831	10 years	3.08%	<u>\$ 246,766</u>

ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2024

NOTE 3 – DETAIL NOTES – ALL FUNDS (continued)

E. Lease activities (continued)

Annual debt service requirements to maturity are as follows:

Year Ending September 30	Lease Liability	
	Principal	Interest
2025	58,910	7,610
2026	60,727	5,793
2027	62,600	3,921
2028	64,529	1,990
	<u>\$ 246,766</u>	<u>\$ 19,314</u>

F. Long-term liabilities

Changes in long-term liabilities -

Long-term liability activity for the year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Lease liability	\$ 303,914	\$ -	\$ (57,148)	\$ 246,766	\$ 58,910
Long-term liabilities	<u>\$ 303,914</u>	<u>\$ -</u>	<u>\$ (57,148)</u>	<u>\$ 246,766</u>	<u>\$ 58,910</u>

G. Subsequent events

Subsequent to year end, the District approved the following item:

- Purchase of \$42,905 of various equipment
- \$50,000 for professional service fees various equipment

REQUIRED SUPPLEMENTARY INFORMATION

Major Governmental Fund

This supplementary schedule is included to supplement the basic financial statements as required by Governmental Accounting Standards Board.

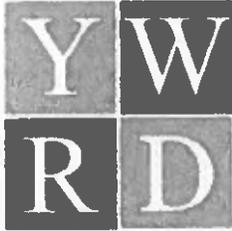
ELLIS COUNTY EMERGENCY SERVICES DISTRICT #9
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND

For the Fiscal Year Ended September 30, 2024

	Original Budgeted Amounts	Final Budgeted Amounts	Actual GAAP Basis	Adjustments Budget Basis	Actual Budget Basis	Variance with Final Budget - Over (Under) Budget
REVENUES						
Property taxes	\$ 393,843	\$ 393,843	\$ 404,996	\$ (9,024)	\$ 395,972	\$ 2,129
Interest	7,000	7,000	23,711	-	23,711	16,711
EMS rental	7,782	7,782	13,012	-	13,012	5,230
Other	-	-	355	-	355	355
Contributions	-	-	5,000	-	5,000	5,000
Total Revenues	<u>408,625</u>	<u>408,625</u>	<u>447,074</u>	<u>(9,024)</u>	<u>438,050</u>	<u>29,425</u>
EXPENDITURES						
Current:						
Professional fees	17,500	17,500	33,178	-	33,178	15,678
Appraisal district fee	3,000	3,000	3,754	-	3,754	754
Collection fee	-	-	8,706	(8,706)	-	-
Equipment purchase	66,762	48,762	56,892	-	56,892	8,130
Fire prevention	3,000	3,000	975	-	975	(2,025)
Fire training/EMS	20,000	12,000	13,725	-	13,725	1,725
Fuel	6,000	6,000	3,724	-	3,724	(2,276)
Insurance	16,000	16,000	22,684	-	22,684	6,684
Outside contract services	11,900	11,900	9,084	-	9,084	(2,816)
Miscellaneous	5,100	5,100	2,793	-	2,793	(2,307)
Postage, mailing service	500	500	572	-	572	72
Safety equipment	387,661	481,496	287,716	(10,487)	277,229	(204,267)
Supplies	12,000	8,500	4,739	-	4,739	(3,761)
Utilities	12,900	12,900	3,734	-	3,734	(9,166)
Maintenance	17,500	42,500	41,350	(4,531)	36,819	(5,681)
Debt service:						
Principal retirement	66,520	66,520	57,148	9,372	66,520	-
Interest and fiscal charges	-	-	9,372	(9,372)	-	-
Total debt service	<u>66,520</u>	<u>66,520</u>	<u>66,520</u>	<u>-</u>	<u>66,520</u>	<u>-</u>
Total Expenditures	<u>646,343</u>	<u>735,678</u>	<u>560,146</u>	<u>(23,724)</u>	<u>536,422</u>	<u>(199,256)</u>
Net Change in Fund Balance	<u>\$ (237,718)</u>	<u>\$ (327,053)</u>	<u>\$ (113,072)</u>	<u>\$ 14,700</u>	<u>\$ (98,372)</u>	<u>\$ 228,681</u>

1. Budgetary basis of accounting

The annual budget for the general fund is prepared on the budgetary basis of accounting. Appropriations in the budgeted fund lapse at the end of the fiscal year. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.



YWRD, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

Greer Yeldell, CPA | Tracie Wood, CPA | Joyce Reeve, CPA | Bryan Thomas, CPA

April 28, 2025

To the Board of Commissioners
Ellis County Emergency Services District #9

We have audited the financial statements of the governmental activities and the general fund of Ellis County Emergency Services District #9 as of and for the year ended September 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated September 30, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Ellis County Emergency Services District #9 are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during fiscal year 2024. We noted no transactions entered into by Ellis County Emergency Services District #9 during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the District's financial statements was:

Management's estimate of the allowance for accumulated depreciation is based on the estimated useful life of the capital asset. We evaluated the methods, assumptions, and data used to develop the allowance for accumulated depreciation in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for receivables is based on the management's assessment of collectability and historical experience. We evaluated the key factors and assumptions used to develop the allowance for receivables in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

611 S. Clay St. | P.O. Box 1087 | Ennis, Texas 75120
405 Sycamore St. | Waxahachie, Texas 75165
P: 972.878.2611 | www.ywrd.cpa | F: 972.878.2220

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes the uncorrected misstatement of the financial statements. Management has determined that its effect is immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatement or the matters underlying it could potentially cause future period financial statements to be materially misstated, even though, in our judgment, this uncorrected misstatement is immaterial to the financial statements under audit. In addition, we have attached a schedule that summarizes the material misstatement detected as a result of audit procedures that was corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 28, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District #9's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis and budgetary comparison, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Board of Commissioners and management of Ellis County Emergency Services District #9 and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

YWRD, P.C.

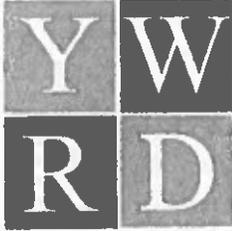
YWRD, P.C.
Certified Public Accountants

Client: ELLIS COUNTY ESD #9
 Report: Uncorrected Misstatement

Account	Description	Debit	Credit	Net Income Effect
PPA01				
	To record refund for electricity bill as of 9/30/23.			
12000	Electricity Refund Receivable	4,898.84	0.00	
31000	Unrestricted Fund Balance	0.00	4,898.84	
Total		<u>4,898.84</u>	<u>4,898.84</u>	<u>0.00</u>
GRAND TOTAL		<u>4,898.84</u>	<u>4,898.84</u>	<u>0.00</u>

Client: ELLIS COUNTY ESD #9
 Report: Material Corrected Misstatement

Account	Description	Debit	Credit	Net Income Effect
A90				
	To adjust beginning balances to PY audit balances. Closing entry.			
12100	Property Tax Receivable	4,365.00	0.00	
12200	Allowance for Uncollectible	42.00	0.00	
18990	Accumulated Depreciation	0.00	47,996.00	
19000	Net Inv in Capital Assets	47,996.00	0.00	
21000	Other Accrued Liabilities	33,423.00	0.00	
27000	Deferred Property Tax Revenue	0.00	2,595.00	
28198	Accrued Interest Payable	1,567.00	0.00	
28199	Lease Payable - Fire Truck	55,438.00	0.00	
28200	Amt to be Provided-Note Payable	0.00	57,005.00	
31000	Unrestricted Fund Balance	0.00	35,235.00	
	Total	142,831.00	142,831.00	0.00



YWRD, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

Greer Yeldell, CPA | Tracie Wood, CPA | Joyce Reeve, CPA | Bryan Thomas, CPA

April 28, 2025

Board of Commissioners
Ellis County Emergency Services District #9

In planning and performing our audit of the financial statements of the governmental activities and general fund of Ellis County Emergency Services District #9 ("the District") as of and for the year ended September 30, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the District's system of internal control over financial reporting (internal control) as a basis for designing 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 District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a deficiency in internal control that we consider to be a material weakness.

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 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. We consider the following deficiency in internal control to be a material weakness:

Preparation of Financial Statements – We were requested to draft the audited financial statements and related footnote disclosures as part of our regular audit services. Auditing standards require auditors to communicate this situation to the Board as an internal control deficiency. Ultimately, it is management's responsibility to provide for the preparation of your statements and footnotes, and the responsibility of the auditor to determine the fairness of presentation of those statements. However, based on current auditing standards, it is our responsibility to inform you that this deficiency could result in a material misstatement to the financial statements that could have been prevented or detected by your management. Essentially, the auditors cannot be part of your internal control process.

From a practical standpoint, we prepare the statements and determine the fairness of the presentation at the same time in connection with our audit. This is not unusual for us to do with districts of your size.

611 S. Clay St. | P.O. Box 1087 | Ennis, Texas 75120
405 Sycamore St. | Waxahachie, Texas 75165
P: 972.878.2611 | www.ywrd.cpa | F: 972.878.2220

The effectiveness of the internal control system relies on enforcement by management. The effect of deficiencies in internal controls can result in undetected errors. We have instructed management to review a draft of the auditor prepared financials in detail for accuracy and we have answered any questions that management might have. We are satisfied that the appropriate steps have been taken to provide you with the completed financial statements.

Under the circumstances, the most effective controls lie in management's knowledge of the District's financial operations. It is the responsibility of management and those charged with governance to make the decisions whether to accept the degree of risk associated with this condition because of cost and other consideration. Regarding the specific situations listed above, we would offer the following specific recommendations: 1) Utilize a disclosure checklist to ensure all required disclosures are present and agree to work papers, and 2) Agree your accounting information to the amounts reported in the financial statements.

During our audit, we also became aware of the following deficiency in internal control other than significant deficiencies or material weaknesses, and other matters that are opportunities for strengthening internal controls and operating efficiency:

1. Capitalization Policy – We noted that the District has not adopted a formal capitalization policy. We recommend that the District research and establish such a policy, suitable for an entity of its size.

We will review the status of these comments during our next audit engagement. We have already discussed these comments and suggestions with governmental unit personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

This communication is intended solely for the information and use of management, Board of Commissioners, and others within the District, and is not intended to be and should not be used by anyone other than these specified parties.

YWRD, P.C.

YWRD, P.C.
Certified Public Accountants

A4

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners Court convenes in regular session at **2:00 p.m. every other Tuesday** (for full list of dates, please visit <http://co.ellis.tx.us/DocumentCenter/View/7543/FY-2018-2019-Amended-Commissioners-Court-Schedule>). The Commissioner's Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

PLEASE INCLUDE AN EXTRA ORIGINAL FOR CONTRACTS AND AGREEMENTS IF YOU REQUIRE AN ORIGINAL COPY RETURNED FOR YOUR FILES.

The **deadline** for submitting an agenda request with the supporting information is **12:00 noon on the Wednesday immediately preceding Commissioners Court.** This will give ample time for preparation of the agenda.

If you are not representing an organization, board, elected or appointed official, your agenda request must be filed through your respective Commissioner.

***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: May 21, 2025

NAME: Tim Birdwell

PHONE: 972-825-5555 FAX: 972-825-5551

DEPARTMENT OR ASSOCIATION: Ellis County Fire Marshal

ADDRESS: 302 N. Monroe Ste. 235

PREFERRED DATE TO BE PLACE ON AGENDA: May 27, 2025

DESCRIPTION OF AGENDA REQUEST: Consent Agenda Item (as follows)

ESD#6 Waxahachie - Texas Health and Safety Code Title 9.B Chapter 775.082 (d), request an extension of 30-days to complete the Audit Report 2024 for ESD#6 Waxahachie.

*

County Attorney Approval



Ellis County
Emergency Services District No. 6

P.O. Box 2521 • Waxahachie, TX 75168
(972) 937-4302 • www.ecesd6.org

May 13, 2025

The Honorable John Wray, County Judge,
& County Commissioners
Ellis County Commissioners Court
Ellis County Courthouse
101 W Main Street
Waxahachie, Texas 75165

Re: Application for a 30-day extension of the audit deadline of June 1, 2025

Dear Judge Wray and Commissioners:

In accordance with the Texas Health and Safety Code Title 9.B / Chapter 775.082(d) I hereby request a thirty (30) day extension of the June 1 deadline for filing the annual audit of Ellis County Emergency Services District No. 6.

Our certified public accountant has indicated to the District that its audit will be completed no later than the end of June 2025.

Please don't hesitate to reach out should you have any questions. You can contact me at (972) 489-6448.

Very respectfully,

Chuck McCormack
President, Board of Commissioners
Ellis County Emergency Service District No. 6

A5

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners' Court convenes in regular session at **2:00 p.m. every other Tuesday** (for full list of dates, please visit <http://co.ellis.tx.us/DocumentCenter/View/7543/FY-2022-2023-Amended-Commissioners-Court-Schedule>). The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

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***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: 5.21.2025 SUPPORTING DOCUMENT(S) ATTACHED? (Y / N)

NAME: Barbara Anglen

PHONE: 972-825-5381 FAX: _____

DEPARTMENT OR ASSOCIATION: Audit

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: _____

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):
Accept the April 2025 cash audit reports.



Ellis County Auditor's Office

Staci Parr, CGFO
County Auditor

Patricha Bremer
First Assistant Auditor

Finance

Open
Assistant Auditor

Open
Assistant Auditor

Internal Audit

Barbara Anglen
Internal Audit Lead

DeVonda Spurlock, CFE
Assistant Auditor

Wendy Hernandez
Assistant Auditor

Wendy Scott
Assistant Auditor

Transaction Audit

Martine Hamby
Transaction Audit Lead

Melanie Dowdle
Assistant Auditor

Open
Assistant Auditor

Date: May 19, 2025

To: Ellis County Departments	
Constable Precinct #1	Fire Marshal
Constable Precinct #2	Indigent Health
Constable Precinct #3	Justice of the Peace #1
Constable Precinct #4	Justice of the Peace #2
Community Supervision	Justice of the Peace #3
County Clerk	Justice of the Peace #4
County & District Attorney	Juvenile Probation
Department of Development	Law Library
District Clerk	Sheriff
Elections	Tax Office
Engineering	Treasurer

From: Staci Parr, CGFO
County Auditor

Re: Audit of Cash Receipt Deposits

For the month of April 2025, our office performed an audit of your office's cash receipt deposits that were made with the Ellis County Treasurer's office per Local Government Code 115.002. We have used the scanned documents from the Treasurer's office along with any Auditor reports to review the receipts for these dates. The following items were noted for the deposits made during the month:

Constable Precinct #1

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- ✓ No voided receipts were noted.
- ✓ Deposits were made to the Treasurer's office promptly.

Constable Precinct #2

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- X One (1) voided receipt was noted and reissued.
- ✓ Deposits were made to the Treasurer's office promptly.



Ellis County Auditor's Office

Constable Precinct #3

- ✓Treasurer's receipt balanced with the total amount of listed receipts.
- ✓No missing receipts were noted.
- ✓No voided receipts were noted.
- ✓Deposits were made to the Treasurer's office promptly.

Constable Precinct #4

- ✓Treasurer's receipt balanced with the total amount of listed receipts.
- ✓No missing receipts were noted.
- ✓No voided receipts were noted.
- ✓Deposits were made to the Treasurer's office promptly.

Community Supervision and Corrections Department (CSCD)

- ✓Treasurer's receipt balanced with the total amount of listed receipts.
- ✓No missing receipts were noted.
- ✓No voided receipts were noted.
- ✓Deposits were made to the Treasurer's office in accordance with current procedures.

County Clerk

- ✓Treasurer's receipt balanced with the total amount of listed receipts.
- ✓No missing receipts were noted.
- X Thirteen (13) voided receipts were noted, seven (7) were reissued, six (6) were not reissued.
- ✓Deposits were made to the Treasurer's office promptly.

County & District Attorney

- ✓Treasurer's receipt balanced with the total amount of listed receipts.
- ✓No missing receipts were noted.
- X One (1) voided receipt was noted, and not reissued.
- ✓Deposits were made to the Treasurer's office promptly.

Department of Development

- ✓Treasurer's receipt balanced with the total amount of listed receipts.
- ✓No missing receipts were noted.
- ✓No voided receipts were noted.
- ✓Deposits were made to the Treasurer's office promptly.

District Clerk

- ✓Treasurer's receipt balanced with the total amount of listed receipts.
- ✓No missing receipts were noted.
- X Five (5) voided receipts were noted, three (3) were reissued, two (2) were not reissued.
- ✓Deposits were made to the Treasurer's office promptly.



Ellis County Auditor's Office

Elections

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- ✓ No voided receipts were noted.
- ✓ Deposits were made to the Treasurer's office promptly.

Engineering

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- ✓ No voided receipts were noted.
- ✓ Deposits were made to the Treasurer's office promptly.

Fire Marshal

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- X Three (3) voided receipts were noted and reissued.
- X Deposits were made to the Treasurer's office more than 5 days after the earliest receipt.
On 4.21.2025 Receipt 2025-01017 for \$25.00 had a delay of 12 days.

Indigent Health

- ✓ Deposits were made to the Treasurer's office in accordance with current procedures.

Justice of the Peace Precinct #1

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- X Two (2) voided receipts were noted and reissued.
- ✓ Deposits were made to the Treasurer's office promptly.

Justice of the Peace Precinct #2

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- X Seven (7) voided receipts were noted, four (4) were reissued, three (3) were not reissued.
- ✓ Deposits were made to the Treasurer's office promptly.

Justice of the Peace Precinct #3

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- X Three (3) voided receipts were noted and reissued.
- ✓ Deposits were made to the Treasurer's office promptly.

Justice of the Peace Precinct #4

- ✓ Treasurer's receipt balanced with the total amount of listed receipts.
- ✓ No missing receipts were noted.
- X Two (2) voided receipts were noted and not reissued.
- ✓ Deposits were made to the Treasurer's office promptly.



Ellis County Auditor's Office

Juvenile Probation

✓ No deposits were made to the Treasurer's office during the audited month.

Law Library

✓ Treasurer's receipt balanced with the total amount of listed receipts.

✓ No missing receipts were noted.

✓ No voided receipts were noted.

✓ Deposits were made to the Treasurer's office promptly.

Sheriff

✓ Treasurer's receipt balanced with the total amount of listed receipts.

✓ No missing receipts were noted.

X One (1) voided receipt was noted and reissued.

✓ Deposits were made to the Treasurer's office promptly.

Tax Office

✓ Treasurer's receipt balanced with the total amount of listed receipts.

✓ No missing receipts were noted.

✓ No voided receipts were noted.

✓ Deposits were made to the Treasurer's office in accordance with current procedures.

Treasurer

✓ Treasurer's deposit reports balanced with the total amount of listed cash receipts.

✓ No missing receipts were noted.

X Four (4) voided receipts were noted, three (3) were reissued, one (1) was not reissued.

✓ Deposits were made to the bank promptly.

We conclude that receipts collected by the above-listed offices are being handled properly according to the Texas Local Government Code.

If you have any questions regarding this audit, please contact our office.

A handwritten signature in blue ink that reads "Staci Parr".

Staci Parr, CGFO
County Auditor

F1

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners' Court convenes in regular session at **2:00 p.m. every other Tuesday**. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

PLEASE INCLUDE AN EXTRA ORIGINAL FOR CONTRACTS AND AGREEMENTS IF YOU REQUIRE AN ORIGINAL COPY RETURNED FOR YOUR FILES.

The **deadline** for submitting an agenda request with the supporting information is **12:00 noon on the Wednesday immediately preceding Commissioners Court, unless otherwise specified.** This will give ample time for preparation of the agenda.

If you are not representing an organization, board, elected or appointed official, your agenda request must be filed through your respective Commissioner.

***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: 05/20/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Caitlin Wilkinson

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Behavioral Health

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 05/27/2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

**** Financial Consent Agenda ****

Line Item Transfer

DECREASE 001-0130-508880 Computer Service by \$2,200

INCREASE 001-0130-508050 Conference by \$2,000

INCREASE 001-0130-507030 Telephone by \$200



ELLIS COUNTY LINE ITEM ADJUSTMENT

FISCAL YEAR 2025

I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to the 2025 Budget as follows:

TRANSFER FROM		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0130-508880	COMPUTER SERVICE	\$ 2,000.00
001-0130-508880	COMPUTER SERVICE	\$ 200.00
	TOTAL:	\$ 2,200.00

TRANSFER TO		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0130-508050	CONFERENCE	\$ 2,000.00
001-0130-507030	TELEPHONE	\$ 200.00
	TOTAL:	\$ 2,200.00

<i>Caitlin Wilkinson</i>	05/20/2025	BEHAVIORAL HEALTH
Signature	Date	Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS _____ DAY OF _____,

	COUNTY JUDGE
	COMMISSIONER PCT. 1
	COMMISSIONER PCT. 2
	COMMISSIONER PCT. 3
	COMMISSIONER PCT. 4

REVIEWED BY COUNTY AUDITOR'S OFFICE: *Sara A. Parr*

COMMISSIONERS COURT AGENDA REQUEST

F2

The Commissioners' Court convenes in regular session at 2:00 p.m. every other Tuesday. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

PLEASE INCLUDE AN EXTRA ORIGINAL FOR CONTRACTS AND AGREEMENTS IF YOU REQUIRE AN ORIGINAL COPY RETURNED FOR YOUR FILES.

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***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: 05/20/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Curtis Polk, Jr.

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Constable Pct. 3

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 05/27/2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

**** Financial Consent Agenda ****
Line Item Transfer

DECREASE 001-0613-508050 Conference by \$4,500
DECREASE 001-0613-508350 Training by \$2,500
DECREASE 001-0613-508190 Computer Equipment by \$2,500
INCREASE 001-0613-508020 Equipment by \$7,000
INCREASE 001-0613-508010 Supplies by \$2,500

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners' Court convenes in regular session at 2:00 p.m. every other Tuesday. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

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***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: 05/20/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Terri Klein

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Indigent Health

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 05/27/2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

**** Financial Consent Agenda ****
Line Item Transfer

DECREASE 001-0110-508130 Inmate - Medical by \$550,000
INCREASE 001-0130-509892 Contract Services-NTBHA by \$550,000



ELLIS COUNTY LINE ITEM ADJUSTMENT

FISCAL YEAR 2025

I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to the Mon Budget as follows:

TRANSFER FROM		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0110-508130	Inmates-Medical	\$550,000.00
	TOTAL:	\$550,000.00

TRANSFER TO		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0130-509892	Contract Services -NTBHA	\$550,000.00
	TOTAL:	\$550,000.00

Terri Klein	5/20/2025	igent HealthCare & Inmate Medical
<i>Signature</i>	<i>Date</i>	<i>Department</i>

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS _____ DAY OF _____, _____

	COUNTY JUDGE
	COMMISSIONER PCT. 1
	COMMISSIONER PCT. 2
	COMMISSIONER PCT. 3
	COMMISSIONER PCT. 4

REVIEWED BY COUNTY AUDITOR'S OFFICE: Spina A. Parr

F4

COMMISSIONERS COURT AGENDA REQUEST

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Please fill out this form completely:

DATE: 05/20/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Lane Grayson

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Ellis County Commissioner Pct 2

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 05/27/2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

<p>** Financial Consent Agenda ** Line Item Transfer</p> <p>DECREASE 010-0653-508020 Equipment by \$10,000 INCREASE 010-0653-509090 Repairs/Parts by \$10,000</p>

FS

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners' Court convenes in regular session at 2:00 p.m. every other Tuesday. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

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Please fill out this form completely:

DATE: 05/20/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Zach Gerich

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Engineer

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 05/27/2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

**** Financial Consent Agenda ****
Line Item Transfer

DECREASE 001-0375-506890 GIS Software by \$2,800
DECREASE 001-0375-508350 Training by \$1,400
INCREASE 001-0375-508190 Computer Equipment by \$4,200

F6

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners' Court convenes in regular session at 2:00 p.m. every other Tuesday. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

PLEASE INCLUDE AN EXTRA ORIGINAL FOR CONTRACTS AND AGREEMENTS IF YOU REQUIRE AN ORIGINAL COPY RETURNED FOR YOUR FILES.

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Please fill out this form completely:

DATE: 05/23/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: John Wray

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Judge

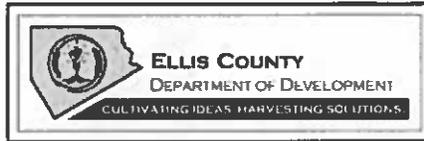
ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 05/27/2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

**** Financial Consent Agenda ****
 Line Item Transfer

DECREASE 001-0140-570000 Contingency-Surplus by \$8,000
 INCREASE 001-0614-509880 Contract Services- Cameras by \$8,000



**Department of Development Agenda Items
Ellis County Commissioners' Court -
May 27, 2025
2:00 PM**

REGULAR AGENDA

Agenda Item No. 1.1

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 141181. This 10.1-acre site is located \pm 761 feet northeast of the intersection of South Hwy 287 & Old Church Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Ennis, Road and Bridge Precinct No. 2.

Agenda Item No. 1.2

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 181150. This 2.50-acre site is located \pm 875 feet west of the intersection of Cement Valley Road & North Ward Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.

Agenda Item No. 1.3

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 231528. This 1.01-acre site is located \pm 825 feet east of the intersection of Patrick Road & O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

Agenda Item No. 1.4

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum lot size requirements, minimum lot depth requirements, and Septic Regulations (Order No. 134.24) for Parcel ID No's 237391, 235060. This 2.022-acre site is located \pm 370 feet south of the intersection of Patrick Road & O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

Agenda Item No. 1.5

Discussion, consideration, and action to approve the performance bond submittals for the proposed TerraVista Subdivision, Phase 1. The \pm 69.641-acre is located at the southwest corner of FM 813 and Windham Road, situated in the Nathan M. Newsome Survey, Abstract No. 801 and the Elizabeth Rice, Abstract No. 927, and the Conrad Travis Survey, Abstract No. 1079, Waxahachie, Road and Bridge Precinct No. 4.



Agenda Item No. 1.6

Discussion, consideration, and action on a plat of Noble Farm Lots 1R-A & 1R-B, being a replat of Noble Farm Lot 1. The property contains \pm 7.550 acres of land, located at the northwest intersection of Newton Road and Oak View Drive, Ferris, Road and Bridge Precinct No. 1.

Agenda Item No. 1.7

Discussion, consideration, and action on a plat of West Road Subdivision Replat, Lots 1A & 2A, Block 1, being a replat of West Road Subdivision Lots 1 & 2, Block One. The property contains \pm 4.909 acres of land, located \pm 915 feet east of the intersection of FM 55 and West Road, located in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 2.

Agenda Item No. 1.8

Discussion, consideration, and action on a plat of Buttonwood Village, Lot 4A-1 & Lot 5A, Block One, being a replat of Buttonwood Village, Lots 5,6,7, and Lots 3A and 4A, Block One. The property contains \pm 5.395 acres of land, located \pm 545 feet southeast of the intersection of Lakefront Drive and Bells Chapel Road, located in the extraterritorial jurisdiction (ETJ) of the City of Pecan Hill, Road and Bridge Precinct No. 4.

Agenda Item No. 1.9

Discussion, consideration, and action on a plat of Clopton Lake Estates Lot 1 Block A. The property contains \pm 7.791 acres of land, located \pm 320 feet southeast of the intersection of FM 813 and Twin Lakes Road, partially located within the city limits of the City of Waxahachie, and the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.

Agenda Item No. 1.10

Discussion, consideration, and action on a plat of Patrick 1. This 1.01-acre site is located \pm 825 feet east of the intersection of Patrick Road & O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

Agenda Item No. 1.11

Discussion, consideration, and action on a plat of Patrick 2. This 2.022-acre site is located \pm 370 feet south of the intersection of Patrick Road & O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

EXECUTIVE SESSION

- MUD updates

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	Variance Request – Road Frontage - Parcel ID No. 141181 – 283 Old Church Rd. Pct. No. 2 AGENDA ITEM NO. 1.1		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 141181. This 10.1-acre site is located ± 760 feet northeast of the intersection of South Hwy 287 & Old Church Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Ennis, Road and Bridge Precinct No. 2.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

IDENTIFYING LANDMARK:

Parcel ID No. 141181
283 Old Church Rd. in Ennis

APPLICANT(s):

Wilson Bauer, Shoal Creek
Capital Partners

ATTACHMENTS:

- 1) Location Map
- 2) Letter of Request w/
Proposed Site Plan
- 3) Court Order

STAFF RECOMMENDATION:

- Approved, as presented
- Approved w/ conditions
(See Analysis section)**
- Deny request
- Continue/Table request.

PROPOSAL & BACKGROUND INFORMATION:

- The applicant wishes to further develop this 10.1-acre site and construct eight (8) additional structures that are ± 5,000 sq. ft. each to be utilized for commercial use; however, it does not meet the minimum 150-foot public road frontage requirement.
- A survey of the property shows that there is ± 60 feet of public road frontage.
- When the adjacent land was platted in 1999, it appears that the developer intended to plat the current property at a future time, earmarking the future 60 ft. right-of-way for further development.
- Unfortunately, the property falls short of the required road frontage requirements by ± 150 feet. The only way to develop this property is through a variance from the Commissioners Court.
- If approved, it is recommended that the applicant continue with the platting process.

NOTICE REQUIREMENTS

Section VIII (A) requires notice to be sent to property owners within 200 feet of the property with the requested variance at least ten (10) days before the meeting date. Below is a summary of the satisfaction of that legal notice requirement.

DATE OF NOTIFICATION	NO. OF LETTERS
5/16/2025	Fourteen (14) letters

PERTINENT REGULATION(s):

Below is a summary of the minimum County standards and the proposed request:

Relief Sought From:	County Dev. Standard:	Applicant's Request:	Difference:
Lots – Minimum Public Road Frontage	150 feet	± 60 feet	± 90 feet

Section VIII (B) relief from the rules and regulations:

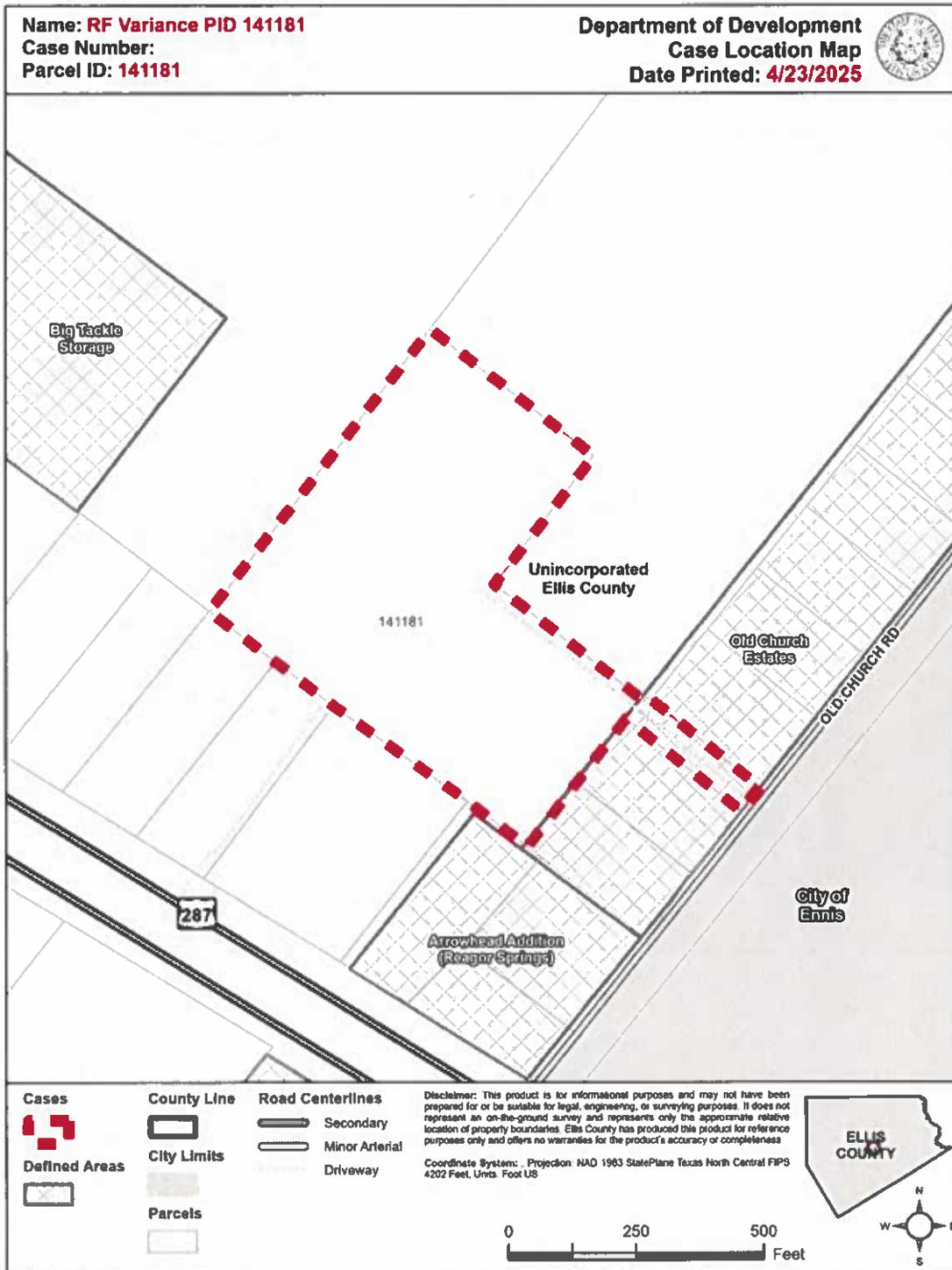
1. There are special conditions affecting the land involved such that the strict application of the provisions of this Order would deprive the applicant of the reasonable use of his land; and,
2. That the relief is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the relief will not be detrimental to the public finances, health, safety, or welfare, or injurious to other property in the area; and,
4. That the granting of the relief will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Order.
5. That the situation causing the hardship or difficulty is neither self-imposed nor self-created.

FINAL ANALYSIS:

While variances are policy directives that the Commissioners Court considers on a case-by-case basis, this request appears to meet the established variance criteria.

Should the Commissioners Court decide to approve this variance request for PID No. 141181 – allowing one (1) lot to develop without meeting the minimum road frontage requirement – staff requests that it be subject to the following conditions:

1. Any further subdivision or expansion of this property or boundaries shall require a plat meeting those regulations in effect at the time of platting.
2. Approval of this variance request shall be limited to the site plan found in Exhibit B along with approval from Engineering on drainage and septic from the Department of Development. Any substantial changes to the site plan will be reviewed for consistency and approval by the Director and Fire Marshal.
3. Any other additional commercial structure, businesses, or expansion shall meet all applicable development and fire code requirements in effect at that time.



96 758516"W 32 334178"N Author rack magnis GIS@co.ellis.tx.us Date Printed: 4/23/2025 G:\GISMaps\Templates\OOD_Templates\OOD_Templates.aprx

April 14th, 2025

Ellis County Commissioner's Court
109 South Jackson
Waxahatchie, TX 75165



Shoal Creek Capital

Jack Crow & Wilson Bauer
Shoal Creek Capital Management
1723 Memphis Street
Dallas, Texas 75254

www.shoalcreekcapital.com
info@shoalcreekcapital.com

RE: Request for Variance from Road Frontage Requirements – 283 Old Church Road

Dear Commissioners,

This memo seeks to request a variance from the Ellis County Road Frontage Requirement for the property at 283 Old Church Road. As shown in the attached survey (2025-012 283 Old Church M.F.A.), the property currently has 60' road frontage on Old Church Road but faces physical and design constraints that make full compliance with the minimum 150-foot paved public street frontage requirement impractical. The property is surrounded by privately owned lots, and expanding road frontage would require the purchase of this land. I respectfully ask the Commissioners' Court to consider this variance based on the special conditions stated in Section VIII B of the Ellis County Subdivision and Development Standards and for the overall preservation of the substantial property rights.

Applicant:
Shoal Creek Capital Partners, L.L.C.,
a Texas limited liability company

Signature: Jack Crow
Print: Jack Crow, Manager

Signature: Wilson Bauer
Print: Wilson Bauer, Manager

OFFICIAL LETTER OF INTENT FROM SHOAL CREEK CAPITAL PARTNERS

COMMISSIONERS COURT OF ELLIS COUNTY
ORDER NO. _____

On May 27th 2025, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present to wit:

COUNTY JUDGE:

Judge John Wray

COMMISSIONERS:

<input type="checkbox"/> Randy Stinson, Commissioner, Pct. 1	<input type="checkbox"/> Louis Ponder, Commissioner, Pct. 3
<input type="checkbox"/> Lane Grayson, Commissioner, Pct. 2	<input type="checkbox"/> Kyle Butler, Commissioner, Pct. 4

AND AMONG OTHER PROCEEDINGS, THE FOLLOWING ORDER WAS PASSED AS FOLLOWS:

AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, GRANTING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 141181 – 283 OLD CHURCH ROAD. THIS ± 10.1-ACRE SITE IS LOCATED ± 760 FEET NORTHEAST OF THE INTERSECTION OF SOUTH HWY 287 & OLD CHURCH ROAD, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WAXAHACHIE, ENNIS, ROAD AND BRIDGE PRECINCT NO. 2, PROVIDING A CONFLICTS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners' Court of Ellis County, Texas, in compliance with the laws of the State of Texas and the orders of Ellis County, Texas, have given the requisite notices and otherwise, and after holding and affording a full and fair hearing to all interested persons, and in the exercise of its legislative discretion, have concluded that this proposal should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, THAT:

SECTION 1. GRANTING OF A VARIANCE.

The Commissioners' Court finds that the variance criteria outlined in Section VIII (B) of the Subdivision & Development Standards apply and set forth above and are incorporated into the body of this order as if fully set forth herein. The granting of relief in the form of a lesser standard will not adversely impact public health, safety, general welfare, or traffic conditions and will not alter the nature, character, and quality of the subdivision.

SECTION 2. CONDITIONS OF APPROVAL

The variance is hereby granted for Parcel ID No. 141181 from Volume I, Section IV (A) of the Subdivision & Development Standards, allowing one (1) lot without meeting the minimum road frontage requirement, subject to the following conditions:

1. Any further subdivision or expansion of this property or boundaries shall require a plat meeting those regulations in effect at the time of platting.
2. Approval of this variance request shall be limited to the site plan found in Exhibit B along with approval from Engineering on drainage and septic from the Department of Development. Any substantial changes to the site plan will be reviewed for consistency and approval by the Director and Fire Marshal.
3. Any other additional commercial structure, businesses, or expansion shall meet all applicable development and fire code requirements in effect at that time.

Relief Sought From:	County Development Standard:	Approved Request:	Difference:
Lots – Minimum Public Road Frontage	150 feet	± 60 feet	± 90 feet

SECTION 3. CONFLICTS

To the extent of any irreconcilable conflict with the provisions of this Order and other orders of Ellis County governing the use and development of the Property and which are not expressly amended by this Order, the provisions of this Order shall be controlling.

SECTION 4. SEVERABILITY CLAUSE

If any section, paragraph, sentence, phrase, or word in this order is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this order. The Commissioners Court hereby declares it would have passed such remaining portions of the Order despite such invalidity, which remaining portions shall remain in force and effect.

SECTION 5. EFFECTIVE DATE

This Ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS, ON THE 27TH DAY OF MAY, 2025.

John Wray, County Judge

Commissioner Randy Stinson, Precinct No. 1

Commissioner Lane Grayson, Precinct No. 2

Commissioner Louis Ponder, Precinct No. 3

Commissioner Kyle Butler, Precinct No. 4

ATTEST:

Krystal Valdez, County Clerk

Name: **RF Variance PID 141181**
 Case Number:
 Parcel ID: **141181**

Department of Development
 Case Location Map
 Date Printed: **4/23/2025**



Cases 	County Line 	Road Centerlines Secondary Minor Arterial Driveway	Disclaimer: 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. Ellis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness. Coordinate System: Projection: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet, Units: Foot US	
Defined Areas 	City Limits 			
Parcels 				

96.756516°W 32.334178°N Author: nick.magnis GIS@co.ellis.tx.us Date Printed: 4/23/2025 G:\GIS\Maps\Templates\DOOD_Templates\DOOD_Templates.aprx

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing	Variance Request – Road Frontage - Parcel ID No. 181150 – 3521 Cement Valley Road Pct. No. 4 AGENDA ITEM NO. 1.2		

CAPTION:

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 181150. This 2.50-acre site is located ± 875 feet west of the intersection of Cement Valley Road & North Ward Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

IDENTIFYING LANDMARK:

Parcel ID No. 181150
 3521 Cement Valley Rd. in
 Midlothian

APPLICANT(s):

Gerard Scott Gonzalez, Gabriel
 Scott Gonzalez

ATTACHMENTS:

- 1) Location Map
- 2) Letter of Request w/
Proposed Site Plan
- 3) Court Order

STAFF RECOMMENDATION:

- Approved, as presented
- Approved w/ conditions**
(See Analysis section)
- Deny request
- Continue/Table request.

PROPOSAL & BACKGROUND INFORMATION:

- The applicant wishes to further develop this property and build an additional structure for his son, Mr. Gabriel Gonzalez; however, it does not meet the minimum 150-foot public road frontage requirement.
- A survey of the property shows that there is ± 277.10 feet of public road frontage for the property. One proposed lot would meet the minimum road frontage requirements, while the second would fall short by ± 22.90 feet (± 127.10 feet overall).
- The applicant originally applied for a platting exemption with the Department of Development in November 2024; however, upon review, it was discovered that their request was ineligible for an exemption due to the minimum road frontage requirements.
- Unfortunately, the property falls short of the required road frontage requirements by ± 150 feet. The only way to develop this property is through a variance from the Commissioners Court.
- If approved, it is recommended that the applicant continue with the platting process.

NOTICE REQUIREMENTS

Section VIII (A) requires notice to be sent to property owners within 200 feet of the property with the requested variance at least ten (10) days before the meeting date. Below is a summary of the satisfaction of that legal notice requirement.

DATE OF NOTIFICATION	NO. OF LETTERS
5/16/2025	Eight (8) letters

PERTINENT REGULATION(s):

Below is a summary of the minimum County standards and the proposed request:

Relief Sought From:	County Dev. Standard:	Applicant's Request:	Difference:
Lots – Minimum Public Road Frontage	150 feet	± 127.10 feet	± 22.90 feet

Section VIII (B) relief from the rules and regulations:

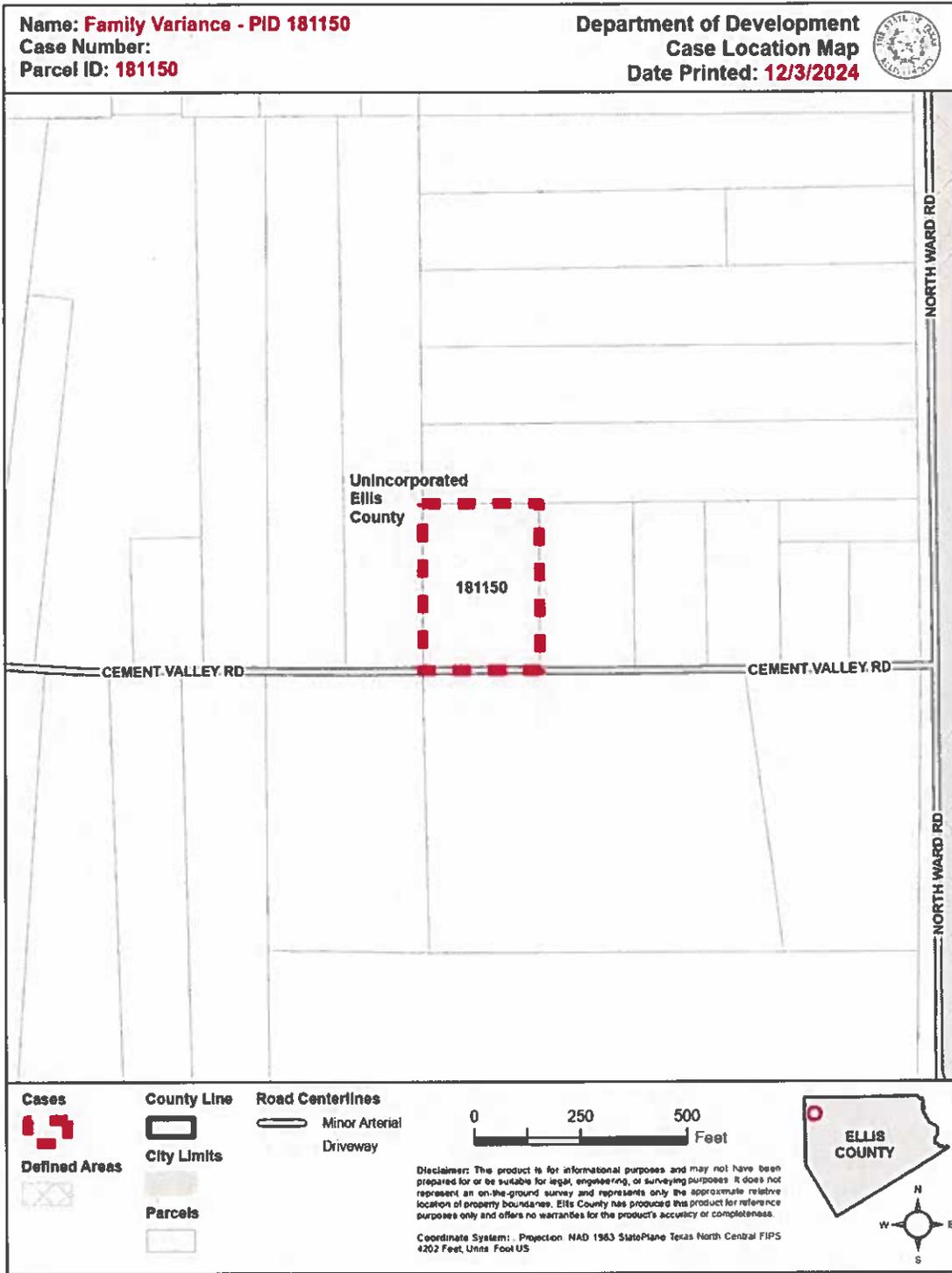
1. There are special conditions affecting the land involved such that the strict application of the provisions of this Order would deprive the applicant of the reasonable use of his land; and,
2. That the relief is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the relief will not be detrimental to the public finances, health, safety, or welfare, or injurious to other property in the area; and,
4. That the granting of the relief will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Order.
5. That the situation causing the hardship or difficulty is neither self-imposed nor self-created.

FINAL ANALYSIS:

While variances are policy directives that the Commissioners Court considers on a case-by-case basis, this request appears to meet the established variance criteria.

Should the Commissioners Court decide to approve this variance request for PID No. 181150 – allowing one (1) lot to develop without meeting the minimum road frontage requirement – staff requests that it be subject to the following conditions:

1. The property owner or applicant shall submit a plat identical to the survey plat provided for the property.
2. Any further subdivision of this property shall require a plat meeting those regulations in effect at the time of platting.
3. Approval of this variance request does not extend to any multi-tenant, multi-unit, or any commercial structures or businesses without meeting the requirements in effect at that time.



3521 / 3525 / 3531 Cement Valley Road, Midlothian, TX 76065

I (**Gerard Scott Gonzalez**) am requesting a variance for my property at 3531 Cement Valley Road, which spans a total of 2.5 acres. I propose dividing the property into two separate lots. When I purchased this property in 2003, it consisted of three individual lots, with water meters on each lot and addresses: 3521, 3525, and 3531 Cement Valley Road. Notably, all three water meters remain on the property.

The primary purpose of this division is to allow my son (**Gabriel Scott Gonzalez**) to build a home next to mine. This adjustment is necessary to meet bank requirements for financing. The property will remain family-owned and is not being divided for the purpose of sale. Additionally, the red barn shown in the overview will be removed.

Owner/Grantor:

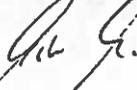
Gerard Scott Gonzalez



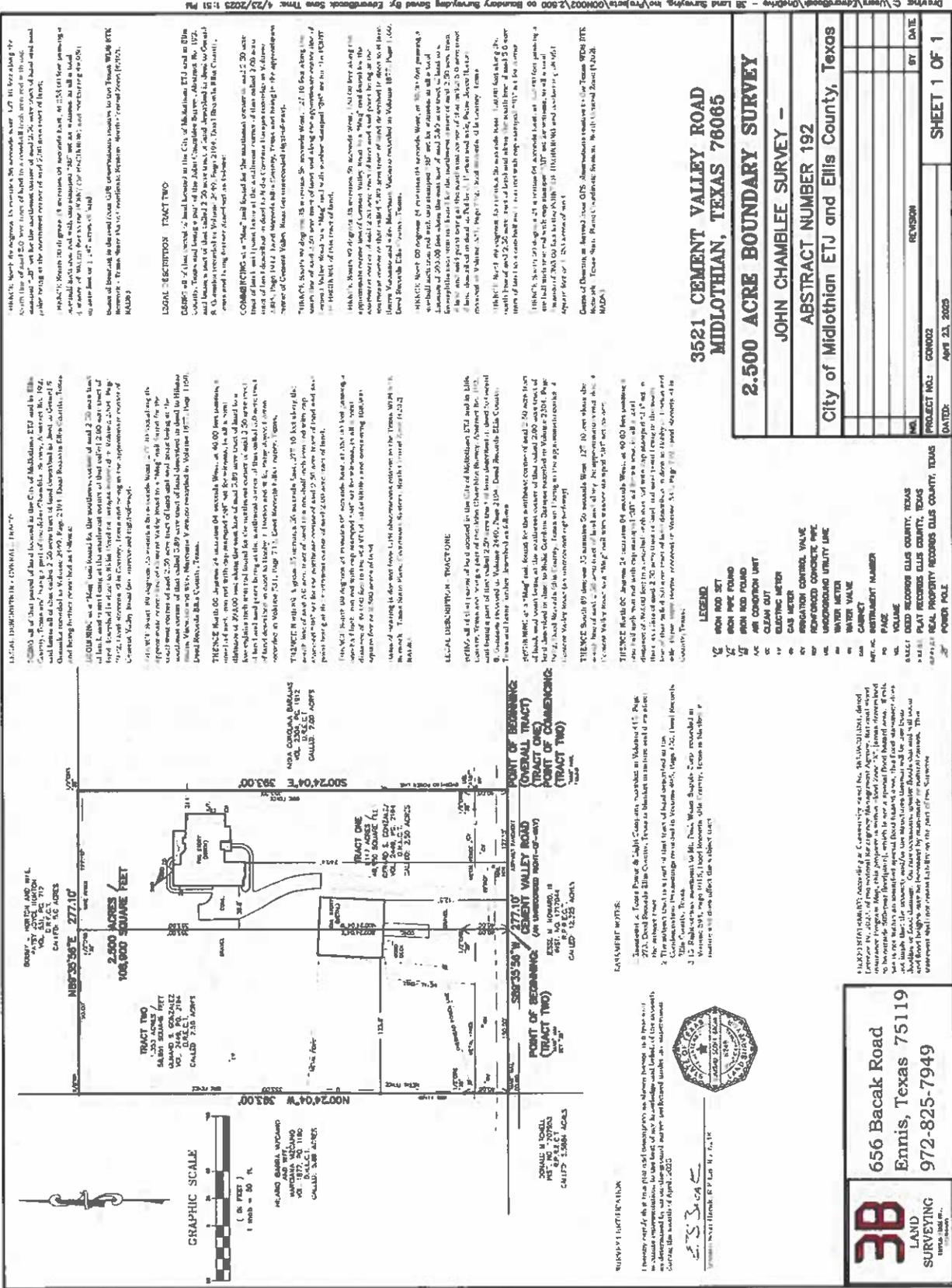
Date: 11-25-24

Grantee:

Gabriel Scott Gonzalez



Date: 11-25-24



LOCAL DESCRIPTION TRACT TWO

DESCRIPT - all of that certain 2.500 acre tract bounded on the north by the City of Midlothian ETJ and on the south by the City of Midlothian ETJ and on the east by the City of Midlothian ETJ and on the west by the City of Midlothian ETJ.

TRACT ONE - 3.17 Acres, bounded on the north by the City of Midlothian ETJ and on the south by the City of Midlothian ETJ and on the east by the City of Midlothian ETJ and on the west by the City of Midlothian ETJ.

TRACT TWO - 2.33 Acres, bounded on the north by the City of Midlothian ETJ and on the south by the City of Midlothian ETJ and on the east by the City of Midlothian ETJ and on the west by the City of Midlothian ETJ.

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**3521 CEMENT VALLEY ROAD
MIDLOTHIAN, TEXAS 78065**

2.500 ACRE BOUNDARY SURVEY

**JOHN CHAMBLEE SURVEY -
ABSTRACT NUMBER 192**

City of Midlothian ETJ and Ellis County, Texas

NO.	REVISION	BY	DATE

PROJECT NO.: 202302 DATE: APR 23, 2023 SHEET 1 OF 1

LEGEND

- 1. IRON ROD SET
- 2. IRON ROD FOUND
- 3. ANGLE IRON CORNER
- 4. CLEAN CUT
- 5. ELECTRIC METER
- 6. GAS METER
- 7. IRIGATION CONTROL VALVE
- 8. REINFORCED CONCRETE PIPE
- 9. UNCORRODED UTILITY LINE
- 10. WATER METER
- 11. CHAIN
- 12. BURNING NUMBER
- 13. PAUSE
- 14. VALUE
- 15. IRON ROD RECORDS ELLIS COUNTY, TEXAS
- 16. PLAT RECORDS ELLIS COUNTY, TEXAS
- 17. REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
- 18. POWER POLE

STATEMENT NOTES

1. Survey was conducted in accordance with the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the Rules and Regulations of the State Board of Surveying.
2. The survey was conducted in accordance with the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the Rules and Regulations of the State Board of Surveying.
3. The survey was conducted in accordance with the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the Rules and Regulations of the State Board of Surveying.



3B LAND SURVEYING
656 Bacak Road
Ennis, Texas 75119
972-825-7949

COMMISSIONERS COURT OF ELLIS COUNTY
ORDER NO. _____

On May 27th 2025, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present to wit:

COUNTY JUDGE:

Judge John Wray

COMMISSIONERS:

Randy Stinson, Commissioner, Pct. 1

Louis Ponder, Commissioner, Pct. 3

Lane Grayson, Commissioner, Pct. 2

Kyle Butler, Commissioner, Pct. 4

AND AMONG OTHER PROCEEDINGS, THE FOLLOWING ORDER WAS PASSED AS FOLLOWS:

AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, GRANTING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID NO. 181150 – 3521, CEMENT VALLEY ROAD. THIS 2.50-ACRE SITE IS LOCATED ± 875 FEET WEST OF THE INTERSECTION OF CEMENT VALLEY ROAD & NORTH WARD ROAD, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4, PROVIDING A CONFLICTS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners' Court of Ellis County, Texas, in compliance with the laws of the State of Texas and the orders of Ellis County, Texas, have given the requisite notices and otherwise, and after holding and affording a full and fair hearing to all interested persons, and in the exercise of its legislative discretion, have concluded that this proposal should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, THAT:

SECTION 1. GRANTING OF A VARIANCE.

The Commissioners' Court finds that the variance criteria outlined in Section VIII (B) of the Subdivision & Development Standards apply and set forth above and are incorporated into the body of this order as if fully set forth herein. The granting of relief in the form of a lesser standard will not adversely impact public health, safety, general welfare, or traffic conditions and will not alter the nature, character, and quality of the subdivision.

SECTION 2. CONDITIONS OF APPROVAL

The variance is hereby granted for Parcel ID No. 181150 from Volume I, Section IV (A) of the Subdivision & Development Standards, allowing one (1) lot without meeting the minimum road frontage requirement, subject to the following conditions:

- 1) The property owner or applicant shall submit a plat identical to the survey plat provided for the property.
- 2) Any further subdivision of this property shall require a plat meeting those regulations in effect at the time of platting.
- 3) Approval of this variance request does not extend to any multi-tenant, multi-unit, or any commercial structures or businesses without meeting the requirements in effect at that time.

Relief Sought From:	County Development Standard:	Approved Request:	Difference:
Lots – Minimum Public Road Frontage	150 feet	± 127.10 feet	± 22.90 feet

SECTION 3. CONFLICTS

To the extent of any irreconcilable conflict with the provisions of this Order and other orders of Ellis County governing the use and development of the Property and which are not expressly amended by this Order, the provisions of this Order shall be controlling.

SECTION 4. SEVERABILITY CLAUSE

If any section, paragraph, sentence, phrase, or word in this order is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this order. The Commissioners Court hereby declares it would have passed such remaining portions of the Order despite such invalidity, which remaining portions shall remain in force and effect.

SECTION 5. EFFECTIVE DATE

This Ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS, ON THE 27TH DAY OF MAY, 2025.

John Wray, County Judge

Commissioner Randy Stinson, Precinct No. 1

Commissioner Lane Grayson, Precinct No. 2

Commissioner Louis Ponder, Precinct No. 3

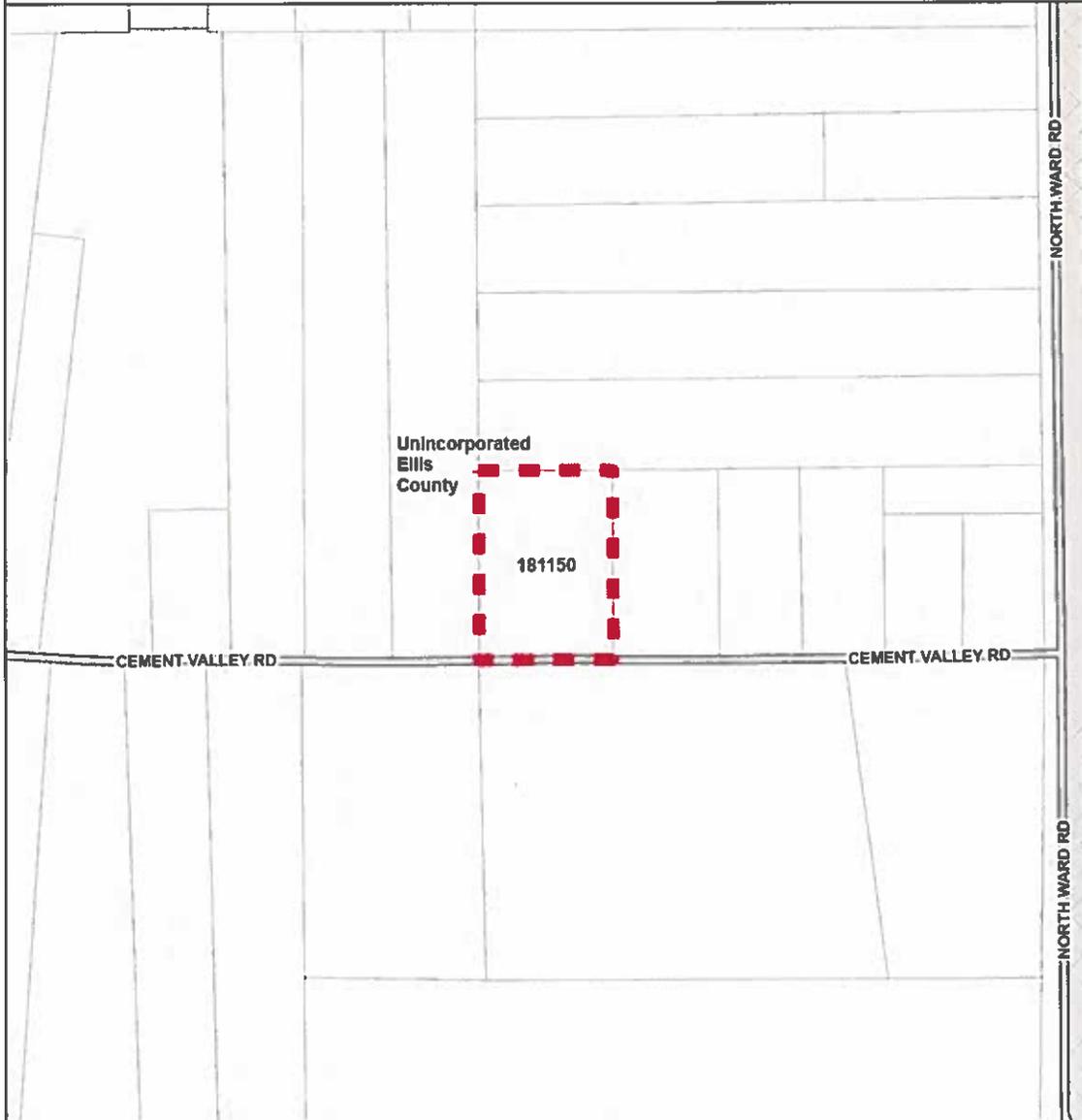
Commissioner Kyle Butler, Precinct No. 4

ATTEST:

Krystal Valdez, County Clerk

Name: **Family Variance - PID 181150**
 Case Number:
 Parcel ID: **181150**

Department of Development
 Case Location Map
 Date Printed: **12/3/2024**



<p>Cases</p> <p>Defined Areas</p>	<p>County Line</p> <p>City Limits</p> <p>Parcels</p>	<p>Road Centerlines</p> Minor Arterial Driveway	<p>0 250 500 Feet</p>	<p>ELLIS COUNTY</p>
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Disclaimer: 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. Ellis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

Coordinate System: Projection NAD 1983 StatePlane Texas North Central FIPS 4202 Feet, Units Foot US

97.056698°W 32.477504°N Author: nck.magne GIS@co.ells.tx.us Date Printed: 12/3/2024 C:\Users\nck.magne\Desktop\DOD_Template\DOD_Template.aprx

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing	Variance Request – Road Frontage - Parcel ID No. 231528 (Proposed Patrick 1 Plat) Pct. No. 4 AGENDA ITEM NO. 1.3		

CAPTION:

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 231528. This 1.01-acre site is located ± 825 feet east of the intersection of Patrick Road & O’Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

IDENTIFYING LANDMARK:

Parcel ID No. 231528

APPLICANT(s):

Ladd Vein, owner
 Antoine Tremblay, representative

ATTACHMENTS:

- 1) Location Map
- 2) Letter of Request w/ Proposed Site Plan
- 3) Court Order

STAFF RECOMMENDATION:

- Approved, as presented
- Approved w/ conditions
(See Analysis section)**
- Deny request
- Continue/Table request.

PROPOSAL & BACKGROUND INFORMATION:

- The applicant wishes to develop and plat the property, however, it does not meet the minimum 150-foot public road frontage requirement.
- A survey of the property shows that there is ± 149.30 feet of public road frontage for the property (about 8 ½ inches short).
- The applicant originally submitted a plat application through the City of Waxahachie in December 2018, and a subsequent variance request for this property in January 2019; however, staff was unable to establish that the property had direct road frontage to Patrick Road at the time of review.
- A recommendation was made that the applicant address any potential property line discrepancies prior to proceeding with a formal variance request and plat. Since then, the applicant has submitted a proposed plat that demonstrates that the property has direct road frontage to Patrick Road.
- Unfortunately, the property falls short of the required road frontage requirements by ± 150 feet. The only way to develop this property is through a variance from the Commissioners Court.
- If approved, it is recommended that the applicant finalize the platting process. An agenda item for this proposed plat appears as Item No. 1.11.

NOTICE REQUIREMENTS

Section VIII (A) requires notice to be sent to property owners within 200 feet of the property with the requested variance at least ten (10) days before the meeting date. Below is a summary of the satisfaction of that legal notice requirement.

DATE OF NOTIFICATION	NO. OF LETTERS
5/16/2025	Six (6) letters

PERTINENT REGULATION(s):

Below is a summary of the minimum County standards and the proposed request:

Relief Sought From:	County Dev. Standard:	Applicant's Request:	Difference:
Lots – Minimum Public Road Frontage	150 feet	± 149.30 feet	± 0.70 feet

Section VIII (B) relief from the rules and regulations:

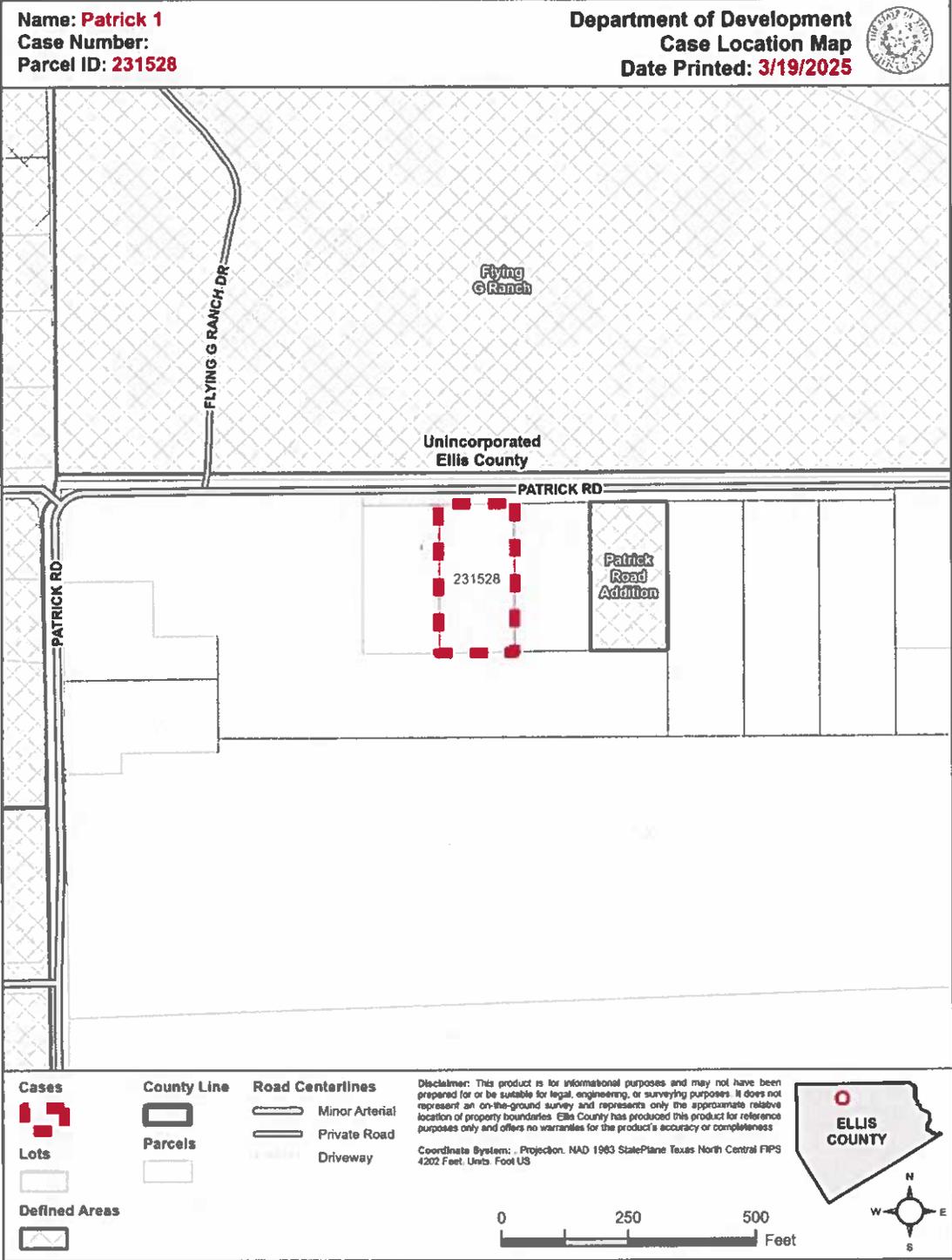
1. There are special conditions affecting the land involved such that the strict application of the provisions of this Order would deprive the applicant of the reasonable use of his land; and,
2. That the relief is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the relief will not be detrimental to the public finances, health, safety, or welfare, or injurious to other property in the area; and,
4. That the granting of the relief will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Order.
5. That the situation causing the hardship or difficulty is neither self-imposed nor self-created.

FINAL ANALYSIS:

While variances are policy directives that the Commissioners Court considers on a case-by-case basis, this request appears to meet the established variance criteria.

Should the Commissioners Court decide to approve this variance request for PID No. 231528 – allowing one (1) lot to develop without meeting the minimum road frontage requirement – staff requests it be subject to the following conditions:

1. The property owner or applicant shall submit a plat identical to the survey plat provided for the property.
2. Any further subdivision of this property shall require a plat meeting those regulations in effect at the time of platting.
3. Approval of this variance request does not extend to any multi-tenant, multi-unit, or any commercial structures or businesses without meeting the requirements in effect at that time.



96.862205°W 32.487821°N Author: rock magna GIS@co.ellis.tx.us Date Printed: 3/19/2025 G:\GIS\Maps\Templates\DDD_Templates\DDD_Templates.aprx

Ladd Vien
1015 Ferris Ave
Waxahachie, TX 75165
972-938-8800
ladd@rectexas.com

April 7, 2025

To:
The Honorable Members of the Commissioners' Court
Ellis County, Texas

Subject: Request for Road Frontage Variance -- Parcel ID 231528

Dear Commissioners,

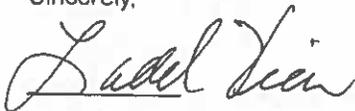
I respectfully request a variance for the required road frontage on my property. The current frontage measures 149.30 feet, falling 0.70 feet (8.4 inches) short of the 150-foot minimum as specified in Section 4, Subsection A(1)(iii) of the Ellis County development code.

The Department of Development has informed me that building permits cannot be issued unless this variance is granted. This creates an undue hardship, as I purchased this lot several years ago with no knowledge of the minor shortfall, and it would prevent me from developing or using the property as intended.

The deficiency is minimal and does not affect safety, access, or the intent of the regulation. I respectfully ask that the Court grant relief in this matter so the property can be put to productive use.

Thank you for your time and consideration.

Sincerely,



Ladd Vien

COMMISSIONERS COURT OF ELLIS COUNTY
ORDER NO. _____

On May 27th 2025, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present to wit:

COUNTY JUDGE:

Judge John Wray

COMMISSIONERS:

Randy Stinson, Commissioner, Pct. 1 Louis Ponder, Commissioner, Pct. 3
 Lane Grayson, Commissioner, Pct. 2 Kyle Butler, Commissioner, Pct. 4

AND AMONG OTHER PROCEEDINGS, THE FOLLOWING ORDER WAS PASSED AS FOLLOWS:

AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, GRANTING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID NO. 231528. THIS 1.01-ACRE SITE IS LOCATED ± 825 FEET EAST OF THE INTERSECTION OF PATRICK ROAD & O'BRIEN ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4, PROVIDING A CONFLICTS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners' Court of Ellis County, Texas, in compliance with the laws of the State of Texas and the orders of Ellis County, Texas, have given the requisite notices and otherwise, and after holding and affording a full and fair hearing to all interested persons, and in the exercise of its legislative discretion, have concluded that this proposal should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, THAT:

SECTION 1. GRANTING OF A VARIANCE.

The Commissioners' Court finds that the variance criteria outlined in Section VIII (B) of the Subdivision & Development Standards apply and set forth above and are incorporated into the body of this order as if fully set forth herein. The granting of relief in the form of a lesser standard will not adversely impact public health, safety, general welfare, or traffic conditions and will not alter the nature, character, and quality of the subdivision.

SECTION 2. CONDITIONS OF APPROVAL

The variance is hereby granted for Parcel ID No. 231528 from Volume I, Section IV (A) of the Subdivision & Development Standards, allowing one (1) lot without meeting the minimum road frontage requirement, subject to the following conditions:

- 1) The property owner or applicant shall submit a plat identical to the survey plat provided for the property.
- 2) Any further subdivision of this property shall require a plat meeting those regulations in effect at the time of platting.
- 3) Approval of this variance request does not extend to any multi-tenant, multi-unit, or any commercial structures or businesses without meeting the requirements in effect at that time.

Relief Sought From:	County Development Standard:	Approved Request:	Difference:
Lots – Minimum Public Road Frontage	150 feet	± 149.30 feet	± 0.70 feet

SECTION 3. CONFLICTS

To the extent of any irreconcilable conflict with the provisions of this Order and other orders of Ellis County governing the use and development of the Property and which are not expressly amended by this Order, the provisions of this Order shall be controlling.

SECTION 4. SEVERABILITY CLAUSE

If any section, paragraph, sentence, phrase, or word in this order is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this order. The Commissioners Court hereby declares it would have passed such remaining portions of the Order despite such invalidity, which remaining portions shall remain in force and effect.

SECTION 5. EFFECTIVE DATE

This Ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS, ON THE 27TH DAY OF MAY, 2025.

John Wray, County Judge

Commissioner Randy Stinson, Precinct No. 1

Commissioner Lane Grayson, Precinct No. 2

Commissioner Louis Ponder, Precinct No. 3

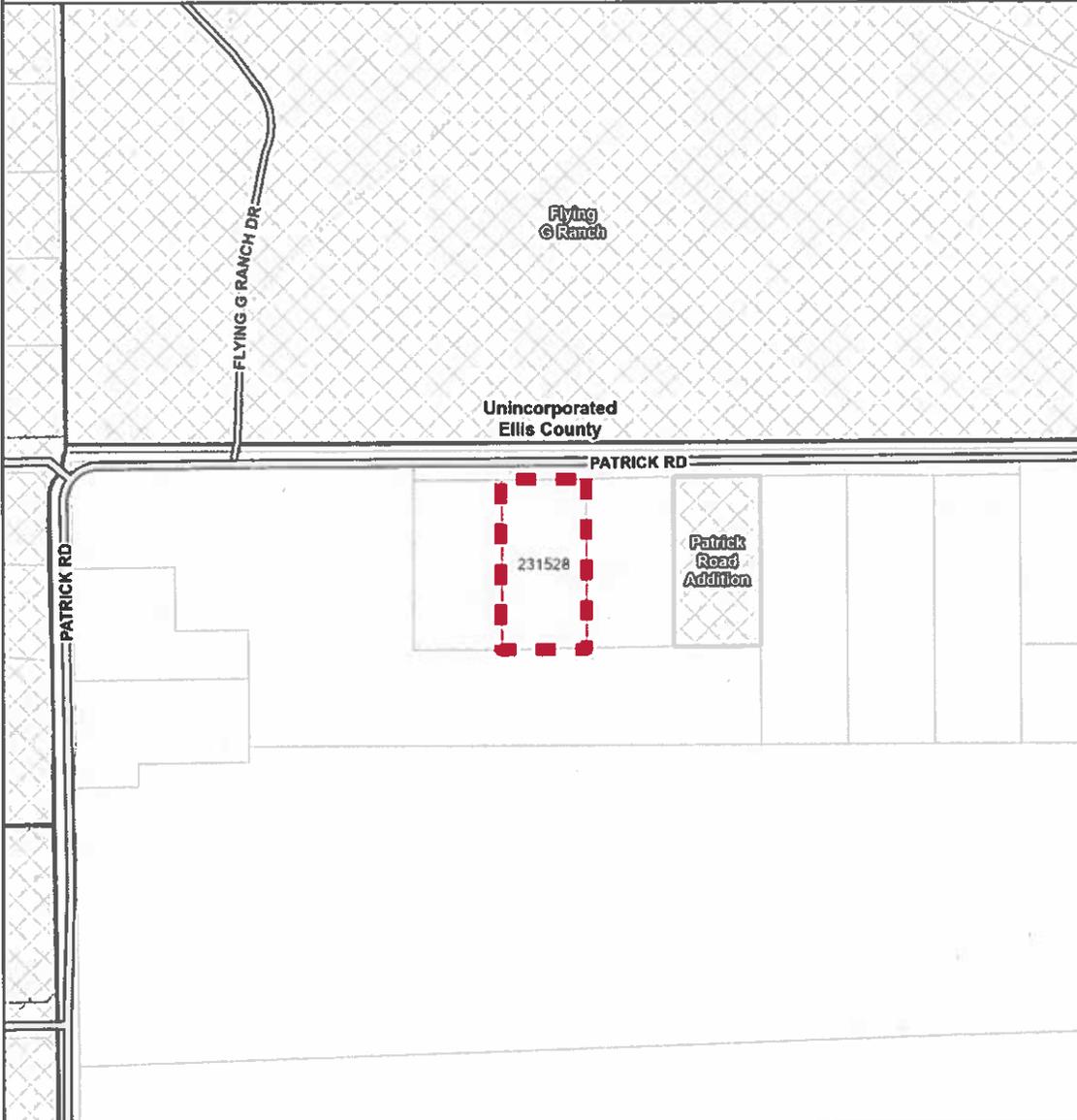
Commissioner Kyle Butler, Precinct No. 4

ATTEST:

Krystal Valdez, County Clerk

Name: **Patrick 1**
 Case Number:
 Parcel ID: **231528**

Department of Development
 Case Location Map
 Date Printed: **3/19/2025**



Cases



Lots



Defined Areas



County Line



Parcels



Road Centerlines



Disclaimer: 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. Ellis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

Coordinate System: Projection: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet, Units: Foot US



96 862205°W 32 487821°N Author: nick magnis GIS@co.ellis.tx.us Date Printed: 3/19/2025 G:\GIS\Maps\Templates\DOO_Templates\DOO_Templates.aprx

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing	Variance Request – Lot Size, Lot Depth & Septic Regulations Parcel ID No's. 237391, 235060 (Proposed Patrick 2 Plat) Pct. No. 4 AGENDA ITEM NO. 1.4		

CAPTION:

Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum lot size requirements, minimum lot depth requirements, and Septic Regulations (Order No. 134.24) for Parcel ID No's 237391, 235060. This 2.022-acre site is located ± 370 feet south of the intersection of Patrick Road & O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

IDENTIFYING LANDMARK:

Parcel ID No. 237391, 235060

APPLICANT(s):

Rapeepat Unarut, owner
Antoine Tremblay, representative

ATTACHMENTS:

- 1) Location Map
- 2) Letter of Request w/ Proposed Site Plan
- 3) Court Order

STAFF RECOMMENDATION:

- Approved, as presented
- Approved w/ conditions**
(See Analysis section)
- Deny request
- Continue/Table request.

PROPOSAL & BACKGROUND INFORMATION:

- The applicant wishes to develop and plat the property into two lots for residential use; however, once the property is platted and the right-of-way is dedicated for Patrick Road, it will not meet the minimum 1-acre requirement, 150 ft. lot depth requirement, or adopted septic regulations requirement.
- A survey of the property shows that there are ± 2.022 acres overall.
- The applicant originally submitted a plat application through the City of Waxahachie in December 2018, and a subsequent variance request for this property in January 2019. However, staff was unable to establish that the property had direct road frontage to Patrick Road at the time of review.
- A recommendation was made that the applicant address any potential property line discrepancies prior to proceeding with a formal variance request and plat. Since then, the applicant has submitted a proposed plat that demonstrates that the property has direct road frontage to Patrick Road.
- Unfortunately, the property falls short of the minimum lot size & septic requirements by ± 0.038 acres and ±0.031 acres, and the minimum lot depth requirements by ± 10.74 feet and ± 64.38 feet. The only way to develop this property is through a variance from the Commissioners Court.
- If approved, it is recommended that the applicant finalize the platting process. An agenda item for this proposed plat appears as Item No. 1.12.

NOTICE REQUIREMENTS

Section VIII (A) requires notice to be sent to property owners within 200 feet of the property with the requested variance at least ten (10) days before the meeting date. Below is a summary of the satisfaction of that legal notice requirement.

DATE OF NOTIFICATION	NO. OF LETTERS
5/16/2025	Seven (7) letters

PERTINENT REGULATION(S):

Below is a summary of the minimum County standards and the proposed request:

Relief Sought From:	County Dev. Standard:	Applicant's Request:	Difference:
Lots – Lot Size	One (1) acre	± 0.962 acres (proposed Lot 1) ± 0.969 acres (proposed Lot 2)	± 0.038 acres (proposed Lot 1) ± 0.031 acres (proposed Lot 2)
Lots – Lot Depth	150 feet	± 139.26 feet (proposed Lot 1) ± 85.62 feet (proposed Lot 2)	± 10.74 feet (proposed Lot 1) ± 64.38 feet (proposed Lot 2)
County Septic Order, Minute Order No. 134.24	One (1) acre	± 0.962 acres (proposed Lot 1 after ROW dedication) ± 0.969 acres (proposed Lot 2 after ROW dedication)	± 0.038 acres (proposed Lot 1) ± 0.031 acres (proposed Lot 2)

Section VIII (B) relief from the rules and regulations:

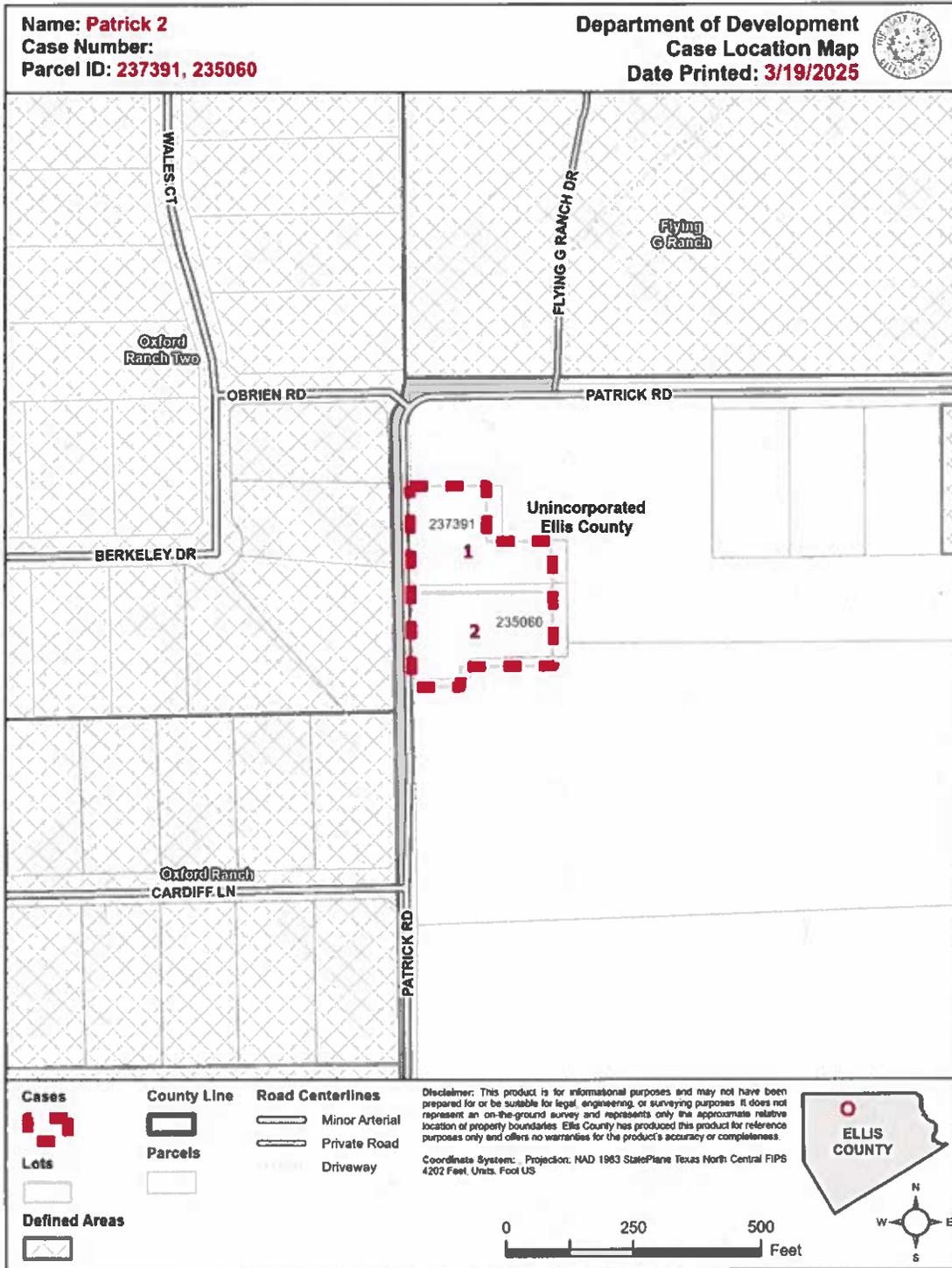
1. There are special conditions affecting the land involved such that the strict application of the provisions of this Order would deprive the applicant of the reasonable use of his land; and,
2. That the relief is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the relief will not be detrimental to the public finances, health, safety, or welfare, or injurious to other property in the area; and,
4. That the granting of the relief will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Order.
5. That the situation causing the hardship or difficulty is neither self-imposed nor self-created.

FINAL ANALYSIS:

While variances are policy directives that the Commissioners Court considers on a case-by-case basis, this request appears to meet the established variance criteria.

Should the Commissioners Court decide to approve this variance request for PID No's 237391, 235060 – allowing two (2) lots to develop without meeting the minimum lot size requirements, minimum lot depth requirements, and septic regulations (Order No. 134.24) – staff requests it be subject to the following conditions:

1. The property owner or applicant shall submit a plat identical to the survey plat provided for the property.
2. Any further subdivision of this property shall require a plat meeting those regulations in effect at the time of platting.
3. Approval of this variance request does not extend to any multi-tenant, multi-unit, or any commercial structures or businesses without meeting the requirements in effect at that time.



Rapeepat Unarut
1015 Ferris Ave
Waxahachie, TX 75165
972-938-8800
ladd@rectexas.com

April 7, 2025

To:
The Honorable Members of the Commissioners' Court
Ellis County, Texas

Subject: Request for Lot Size and Depth Before Narrowing Variances due to ROW
Dedication (Parcel IDs 237391 & 235060)

Dear Commissioners,

I respectfully request variances for Lot 1 and Lot 2, Block A (Parcel IDs 237391 and 235060) due to the impact of a required 10-foot Right-of-Way (ROW) dedication along Patrick Road.

The ROW dedication will reduce both lots below the 1-acre minimum lot size required under Ellis County regulations. In addition, it will further reduce the depth of each lot by 10 feet, resulting in:

- Lot 1 now having a depth before narrowing of 139.26 feet, which is 10.74 feet short of the 150-foot minimum.
- Lot 1 now having a lot size of 0.962 Acre which is 0.038 Acre short of the 1 acre minimum.
- Lot 2 now having a depth before narrowing of 85.62 feet, which is 64.38 feet short.
- Lot 2 now having a lot size of 0.969 Acre which is 0.031 Acre short of the 1 acre minimum.

These shortfalls were not caused by any actions on my part and were unknown at the time of purchase. Without variances, the Department of Development cannot issue building permits, placing an undue hardship on me and leaving the property undevelopable.

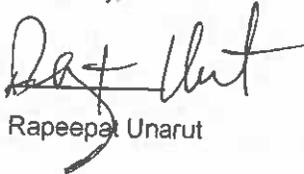
Lot 1's deficiency is minimal and has no impact on safety, access, or the functional intent of the regulation.

While Lot 2's depth before narrowing falls notably short of the standard, it still provides safe, direct access and does not compromise the lot's usability or public safety.

The ROW dedication is being made in the public interest. I respectfully ask the Court to grant these variances to allow the lots to be developed while meeting the County's infrastructure goals.

Thank you for your time and consideration.

Sincerely,



Rapeepat Unarut

COMMISSIONERS COURT OF ELLIS COUNTY
ORDER NO. _____

On May 27th 2025, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present to wit:

COUNTY JUDGE:

Judge John Wray

COMMISSIONERS:

Randy Stinson, Commissioner, Pct. 1 Louis Ponder, Commissioner, Pct. 3
 Lane Grayson, Commissioner, Pct. 2 Kyle Butler, Commissioner, Pct. 4

AND AMONG OTHER PROCEEDINGS, THE FOLLOWING ORDER WAS PASSED AS FOLLOWS:

AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, GRANTING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM LOT SIZE REQUIREMENTS, THE MINIMUM LOT DEPTH REQUIREMENTS, AND SEPTIC REGULATIONS (ORDER NO. 134.24) FOR PARCEL ID NO'S 235060, 237391. THIS 2.022-ACRE SITE IS LOCATED ± 370 FEET SOUTH OF THE INTERSECTION OF PATRICK ROAD & O'BRIEN ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4, PROVIDING A CONFLICTS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners' Court of Ellis County, Texas, in compliance with the laws of the State of Texas and the orders of Ellis County, Texas, have given the requisite notices and otherwise, and after holding and affording a full and fair hearing to all interested persons, and in the exercise of its legislative discretion, have concluded that this proposal should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, THAT:

SECTION 1. GRANTING OF A VARIANCE.

The Commissioners' Court finds that the variance criteria outlined in Section VIII (B) of the Subdivision & Development Standards apply and set forth above and are incorporated into the body of this order as if fully set forth herein. The granting of relief in the form of a lesser standard will not adversely impact public health, safety, general welfare, or traffic conditions and will not alter the nature, character, and quality of the subdivision.

SECTION 2. CONDITIONS OF APPROVAL

The variance is hereby granted for Parcel ID No’s 235060, 237391 from Volume I, Section IV (A) of the Subdivision & Development Standards, allowing two (2) lots without meeting the minimum lot size requirements minimum lot depth requirements, and Septic Regulations (Order No. 134.24), subject to the following conditions:

- 1) The property owner or applicant shall submit a plat identical to the survey plat provided for the property.
- 2) Any further subdivision of this property shall require a plat meeting those regulations in effect at the time of platting.
- 3) Approval of this variance request does not extend to any multi-tenant, multi-unit, or any commercial structures or businesses without meeting the requirements in effect at that time.

Relief Sought From:	County Development Standard:	Approved Request:	Difference:
Lots – Lot Size	One (1) acre	± 0.962 acres (proposed Lot 1) ± 0.969 acres (proposed Lot 2)	± 0.038 acres (proposed Lot 1) ± 0.031 acres (proposed Lot 2)
Lots – Lot Depth	150 feet	± 139.26 feet (proposed Lot 1) ± 85.62 feet (proposed Lot 2)	± 10.74 feet (proposed Lot 1) ± 64.38 feet (proposed Lot 2)
County Septic Order, Minute Order No. 134.24	One (1) acre	± 0.962 acres (proposed Lot 1 after ROW dedication) ± 0.969 acres (proposed Lot 2 after ROW dedication)	± 0.038 acres (proposed Lot 1) ± 0.031 acres (proposed Lot 2)

SECTION 3. CONFLICTS

To the extent of any irreconcilable conflict with the provisions of this Order and other orders of Ellis County governing the use and development of the Property and which are not expressly amended by this Order, the provisions of this Order shall be controlling.

SECTION 4. SEVERABILITY CLAUSE

If any section, paragraph, sentence, phrase, or word in this order is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this order. The Commissioners Court hereby declares it would have passed such remaining portions of the Order despite such invalidity, which remaining portions shall remain in force and effect.

SECTION 5. EFFECTIVE DATE

This Ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS, ON THE 27TH DAY OF MAY, 2025.

John Wray, County Judge

Commissioner Randy Stinson, Precinct No. 1

Commissioner Lane Grayson, Precinct No. 2

Commissioner Louis Ponder, Precinct No. 3

Commissioner Kyle Butler, Precinct No. 4

ATTEST:

Krystal Valdez, County Clerk

Name: **Patrick 2**
 Case Number:
 Parcel ID: **237391, 235060**

Department of Development
 Case Location Map
 Date Printed: **3/19/2025**



Cases
 Cases
Lots
 Lots
Defined Areas
 Defined Areas

County Line
 County Line
Parcels
 Parcels

Road Centerlines
 Minor Arterial
 Private Road
 Driveway

Disclaimer: 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. Ellis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.
 Coordinate System: Projection: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet, Units: Foot US

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ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: Department of <i>Development (DoD)</i>			
AGENDA TYPE	TerraVista Phase 1 Performance Bond Acknowledgment Pct. No. 4 AGENDA ITEM NO. 1.5		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action to approve the performance bond submittals for the proposed TerraVista Subdivision, Phase 1. The ± 69.641-acre is located at the southwest corner of FM 813 and Windham Road, situated in the Nathan M. Newsome Survey, Abstract No. 801 and the Elizabeth Rice, Abstract No. 927, and the Conrad Travis Survey, Abstract No. 1079, Waxahachie, Road and Bridge Precinct No. 4.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

PARCEL ID OR ADDRESS:

Parcel ID No. 190063

APPLICANT(s):

Wax 480 Partners, LLC.

ATTACHMENTS:

- 1) Location Map
- 2) Performance Bond
- 3) Draft Order w/Exhibits

STAFF RECOMMENDATION:

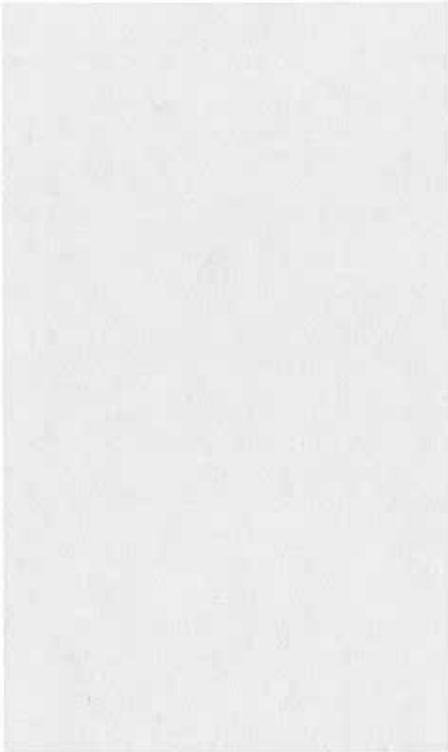
- Approved, as presented**
- Approved w/ conditions
(See Analysis section)

PROPOSAL & BACKGROUND INFORMATION:

- The applicant requests that the County accept the following documentation satisfying the requirements for a Performance Bond for the construction of the TerraVista Subdivision, Phase 1:
 - **Bond No. 9471409** – in the amount of five million one hundred seventy-four thousand, five hundred and seventy-one dollars & 04/100 (\$5,174,571.04) issued by Colonial American Casualty & Surety Company and Fidelity and Deposit Company of Maryland submitted by Glenn Thurman, Inc. for paving improvements.
 - **Bond No. GM247574** – in the amount of six million, eighty-one thousand, three hundred eighty-six dollars & 59/100 (\$6,081,386.59) issued by Great Midwest Insurance Company submitted by Circle H Contractors, LP, for the construction of the infrastructure for water, sewer & storm drainage.
- The civil plans for Terra Vista Phase One were approved by the County's 3rd party engineering consultant on March 7, 2025.
- Once the infrastructure is completed, a final plat identical to the construction plans will be forthcoming for approval.

FINAL ANALYSIS:

Section VII (A) (2) (Performance Guarantees) of the Subdivision and Development Regulations states the bond amount shall be equal to one hundred percent (100%) of all contracts, agreements, and bids to construct roads, streets, street signs, underground utilities, required drainage structures, erosion control, and all other construction and that a bond be filed prior to such construction.



Staff recommends that the Commissioners' Court proceed in the manner described below:

Approve this request demonstrating that the following performance bonds meet the requirements as outlined in Section VII (A) (2) (Performance Guarantees) of the Subdivision and Development Regulations:

- **Bond No. 9471409** – in the amount of five million one hundred seventy-four thousand, five hundred and seventy-one dollars & 04/100 (\$5,174,571.04) issued by Colonial American Casualty & Surety Company and Fidelity and Deposit Company of Maryland submitted by Glenn Thurman, Inc. for paving improvements.
- **Bond No. GM247574** – in the amount of six million, eighty-one thousand, three hundred eighty-six dollars & 59/100 (\$6,081,386.59) issued by Great Midwest Insurance Company submitted by Circle H Contractors, LP, for the construction of the infrastructure for water, sewer & storm drainage for TerraVista Phase One.

Bond No. 9471409

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **GLENN THURMAN, INC.**, Principal, and Colonial American Casualty and Surety Company and Fidelity and Deposit Company of Maryland, Surety herein, a corporation duly organized under the laws of the State of Illinois, and authorized to issue surety bonds in the State of Texas, are held and firmly bound unto **ELLIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4** ("District" and/or "Obligee") in the sum of **FIVE MILLION, ONE HUNDRED SEVENTY-FOUR THOUSAND, FIVE HUNDRED SEVENTY-ONE 04/100 (\$5,174,571.04)** for the payment of which sum we will bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a certain written contract, hereinafter referred to as the "Contract", with Obligee, dated the ___ day of _____, 20___, to construct PAVING at TERRAVISTA – PHASE I (the "Project"), which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein:

WHEREAS, **CENTURY LAND HOLDINGS OF TEXAS, LLC.** ("Developer") and District have entered into an agreement whereby, among other provisions, Developer has agreed to administer the payments and assume all payment obligations under the Contract:

WHEREAS, the Developer is the owner of the real property on which the improvements are to be constructed, more particularly described as follows (the "Property"):

Final Plat - TerraVista, Phase I (69.64) Acres; and

WHEREAS, Developer has agreed to convey the Project to District after completion of the construction of the Project.

NOW, THEREFORE, the condition of this obligation is such, if the said Principal shall faithfully construct the improvements as provided in the Contract in accordance with the plans, specifications, and contract documents and shall fully indemnify and save harmless Obligee and Developer from all costs and damage which Obligee and/or Developer may suffer by reason of Principal's default, including liquidated damages assessed pursuant to the Contract, and reimburse and repay Obligee and/or Developer all outlay and expense which Obligee and/or Developer may incur in making good such default, then this obligation shall be void; otherwise to remain in full force and effect.

Whenever Principal shall be, and declared by Obligee or Developer to be, in default under the Contract, Obligee and/or Developer, having performed Obligee's obligations thereunder, may call upon the Surety who shall promptly remedy the default and:

1. Complete the Contract in accordance with the terms and conditions; or
2. Obtain a bid or bids for completion of the Contract in accordance with its terms and conditions, and, upon determination by Surety of the lowest responsible bidder, arrange for a contract between such bidder and Obligee, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which Surety may be liable hereunder, the amounts set forth in the first paragraph hereof

Performance Bond

Page |

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **CIRCLE H CONTRACTORS, LP.**, Principal, and Great Midwest Insurance Company, Surety herein, a corporation duly organized under the laws of the State of Texas, and authorized to issue surety bonds in the State of Texas, are held and firmly bound unto **ELLIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4** ("District" and/or "Obligee") in the sum of **SIX MILLION, EIGHT-ONE THOUSAND, THREE HUNDRED EIGHTY-SIX DOLLARS 59/100 (\$6,081,386.59)** for the payment of which sum we will bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a certain written contract, hereinafter referred to as the "Contract", with Obligee, dated the 21st day of April, 2025, to construct **WATER, SEWER & STORM DRAINAGE at TERRAVISTA - PHASE I** (the "Project"), which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein;

WHEREAS, **CENTURY LAND HOLDINGS OF TEXAS, LLC.** ("Developer") and District have entered into an agreement whereby, among other provisions, Developer has agreed to administer the payments and assume all payment obligations under the Contract;

WHEREAS, the Developer is the owner of the real property on which the improvements are to be constructed, more particularly described as follows (the "Property"):

The "Property" is described in Exhibit F, attached hereto and made a part hereof by refence; and

WHEREAS, Developer has agreed to convey the Project to District after completion of the construction of the Project.

NOW, THEREFORE, the condition of this obligation is such, if the said Principal shall faithfully construct the improvements as provided in the Contract in accordance with the plans, specifications, and contract documents and shall fully indemnify and save harmless Obligee and Developer from all costs and damage which Obligee and/or Developer may suffer by reason of Principal's default, including liquidated damages assessed pursuant to the Contract, and reimburse and repay Obligee and/or Developer all outlay and expense which Obligee and/or Developer may incur in making good such default, then this obligation shall be void; otherwise to remain in full force and effect.

Whenever Principal shall be, and declared by Obligee or Developer to be, in default under the Contract, Obligee and/or Developer, having performed Obligee's obligations thereunder, may call upon the Surety who shall promptly remedy the default and:

1. Complete the Contract in accordance with the terms and conditions; or
2. Obtain a bid or bids for completion of the Contract in accordance with its terms and conditions, and, upon determination by Surety of the lowest responsible bidder, arrange for a contract between such bidder and Obligee, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which

COMMISSIONERS COURT OF ELLIS COUNTY
ORDER NO. _____

On this 27th day of May 2025, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said Court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present to wit:

COUNTY JUDGE:

Judge John Wray

COMMISSIONERS:

Randy Stinson, Commissioner, Pct. 1

Louis Ponder, Commissioner, Pct. 3

Lane Grayson, Commissioner, Pct. 2

Kyle Butler, Commissioner, Pct. 4

AND AMONG OTHER PROCEEDINGS, THE FOLLOWING ORDER WAS PASSED AS FOLLOWS:

AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, APPROVING THE PERFORMANCE BOND SUBMITTAL FOR THE CONSTRUCTION OF THE PROPOSED TERRAVISTA PHASE 1 SUBDIVISION (PARCEL ID NO. 190063), AS SHOWN IN EXHIBIT B. THE ± 69.641-ACRE IS LOCATED AT THE SOUTHWEST CORNER OF FM 813 AND WINDHAM ROAD, SITUATED IN THE NATHAN M. NEWSOME SURVEY, ABSTRACT NO. 801 AND THE ELIZABETH RICE, ABSTRACT NO. 927, AND THE CONRAD TRAVIS SURVEY, ABSTRACT NO. 1079, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4, PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners Court of Ellis County, Texas, adopted the "Ellis County Growth Initiatives, Volume I – Subdivision and Development Standards on August 22, 2023, pursuant to Minute Order 398.23, hereinafter referred to as "Development Regulations"; and,

WHEREAS, "Development Regulations," Section VII (A) (2) (Performance Guarantees) states, "Infrastructure is built according to the established regulations and any other required conditions set forth in the plat."; and,

WHEREAS, "Development Regulations," Section VII (B)(1) states, "Prior to construction and to ensure roads, streets, signs, and underground utilities and required drainage and drainage structures are constructed in a timely manner, and in accordance with the terms and specifications contained in these regulations,"; and,

WHEREAS, "Development Regulations," Section VII (C) (3) states, "The bond or irrevocable letter of credit shall be executed by a surety company authorized to do business in the state of Texas, made payable to the County Judge of Ellis County, Texas or their successor in office";

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, THAT:

SECTION 1. ACCEPTANCE OF BOND SUBMITTAL DOCUMENTATION

The Commissioners' Court finds that the proposed bond documentation satisfies the criteria outlined in Section VII of the adopted Development Regulations and hereby accepts the following performance bond for the TerraVista Phase 1 Subdivision:

- **Bond No. 9471409** – in the amount of five million one hundred seventy-four thousand, five hundred and seventy-one dollars & 04/100 (\$5,174,571.04) issued by Colonial American Casualty & Surety Company and Fidelity and Deposit Company of Maryland submitted by Glenn Thurman, Inc. for paving improvements.
- **Bond No. GM247574** – in the amount of six million, eighty-one thousand, three hundred eighty-six dollars & 59/100 (\$6,081,386.59) issued by Great Midwest Insurance Company submitted by Circle H Contractors, LP, for the construction of the infrastructure for water, sewer & storm drainage.

SECTION 2. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Order and other orders of Ellis County governing the use and development of the Property and which are not expressly amended by this Order, the provisions of this Order shall be controlling.

SECTION 3. SEVERABILITY CLAUSE

If any section, paragraph, sentence, phrase, or word in this order is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this order, and the Commissioners Court hereby declares it would have passed such remaining portions of the Order despite such invalidity, which remaining portions shall remain in force and effect.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, ON THIS DAY THE 27th DAY OF MAY 2025.

John Wray, County Judge

Commissioner Randy Stinson, Precinct. No. 1

Commissioner Lane Grayson, Precinct No. 2

Commissioner Louis Ponder, Precinct No. 3

Commissioner Kyle Butler, Precinct No. 4

ATTEST:

Krystal Valdez, County Clerk

Bond No. 9471409

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **GLENN THURMAN, INC.**, Principal, and **Colonial American Casualty and Surety Company and Fidelity and Deposit Company of Maryland**, Surety herein, a corporation duly organized under the laws of the State of Illinois, and authorized to issue surety bonds in the State of Texas, are held and firmly bound unto **ELLIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4** ("District" and/or "Obligee") in the sum of **FIVE MILLION, ONE HUNDRED SEVENTY-FOUR THOUSAND, FIVE HUNDRED SEVENTY-ONE 04/100 (\$5,174,571.04)** for the payment of which sum we will bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a certain written contract, hereinafter referred to as the "Contract", with Obligee, dated the ___ day of _____, 20___, to construct **PAVING at TERRAVISTA – PHASE I** (the "Project"), which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein:

WHEREAS, **CENTURY LAND HOLDINGS OF TEXAS, LLC.** ("Developer") and District have entered into an agreement whereby, among other provisions, Developer has agreed to administer the payments and assume all payment obligations under the Contract:

WHEREAS, the Developer is the owner of the real property on which the improvements are to be constructed, more particularly described as follows (the "Property"):

Final Plat – TerraVista, Phase I (69.64) Acres; and

WHEREAS, Developer has agreed to convey the Project to District after completion of the construction of the Project.

NOW, THEREFORE, the condition of this obligation is such, if the said Principal shall faithfully construct the improvements as provided in the Contract in accordance with the plans, specifications, and contract documents and shall fully indemnify and save harmless Obligee and Developer from all costs and damage which Obligee and/or Developer may suffer by reason of Principal's default, including liquidated damages assessed pursuant to the Contract, and reimburse and repay Obligee and/or Developer all outlay and expense which Obligee and/or Developer may incur in making good such default, then this obligation shall be void; otherwise to remain in full force and effect.

Whenever Principal shall be, and declared by Obligee or Developer to be, in default under the Contract, Obligee and/or Developer, having performed Obligee's obligations thereunder, may call upon the Surety who shall promptly remedy the default and:

1. Complete the Contract in accordance with the terms and conditions; or
2. Obtain a bid or bids for completion of the Contract in accordance with its terms and conditions, and, upon determination by Surety of the lowest responsible bidder, arrange for a contract between such bidder and Obligee, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which Surety may be liable hereunder, the amounts set forth in the first paragraph hereof

Performance Bond

Page 1

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **CIRCLE H CONTRACTORS, LP.**, Principal, and Great Midwest Insurance Company, Surety herein, a corporation duly organized under the laws of the State of Texas, and authorized to issue surety bonds in the State of Texas, are held and firmly bound unto **ELLIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4** ("District" and/or "Obligee") in the sum of **SIX MILLION, EIGHT-ONE THOUSAND, THREE HUNDRED EIGHTY-SIX DOLLARS 59/100 (\$6,081,386.59)** for the payment of which sum we will bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a certain written contract, hereinafter referred to as the "Contract", with Obligee, dated the 21st day of April, 2025, to construct **WATER, SEWER & STORM DRAINAGE at TERRAVISTA - PHASE 1** (the "Project"), which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein;

WHEREAS, **CENTURY LAND HOLDINGS OF TEXAS, LLC.** ("Developer") and District have entered into an agreement whereby, among other provisions, Developer has agreed to administer the payments and assume all payment obligations under the Contract;

WHEREAS, the Developer is the owner of the real property on which the improvements are to be constructed, more particularly described as follows (the "Property"):

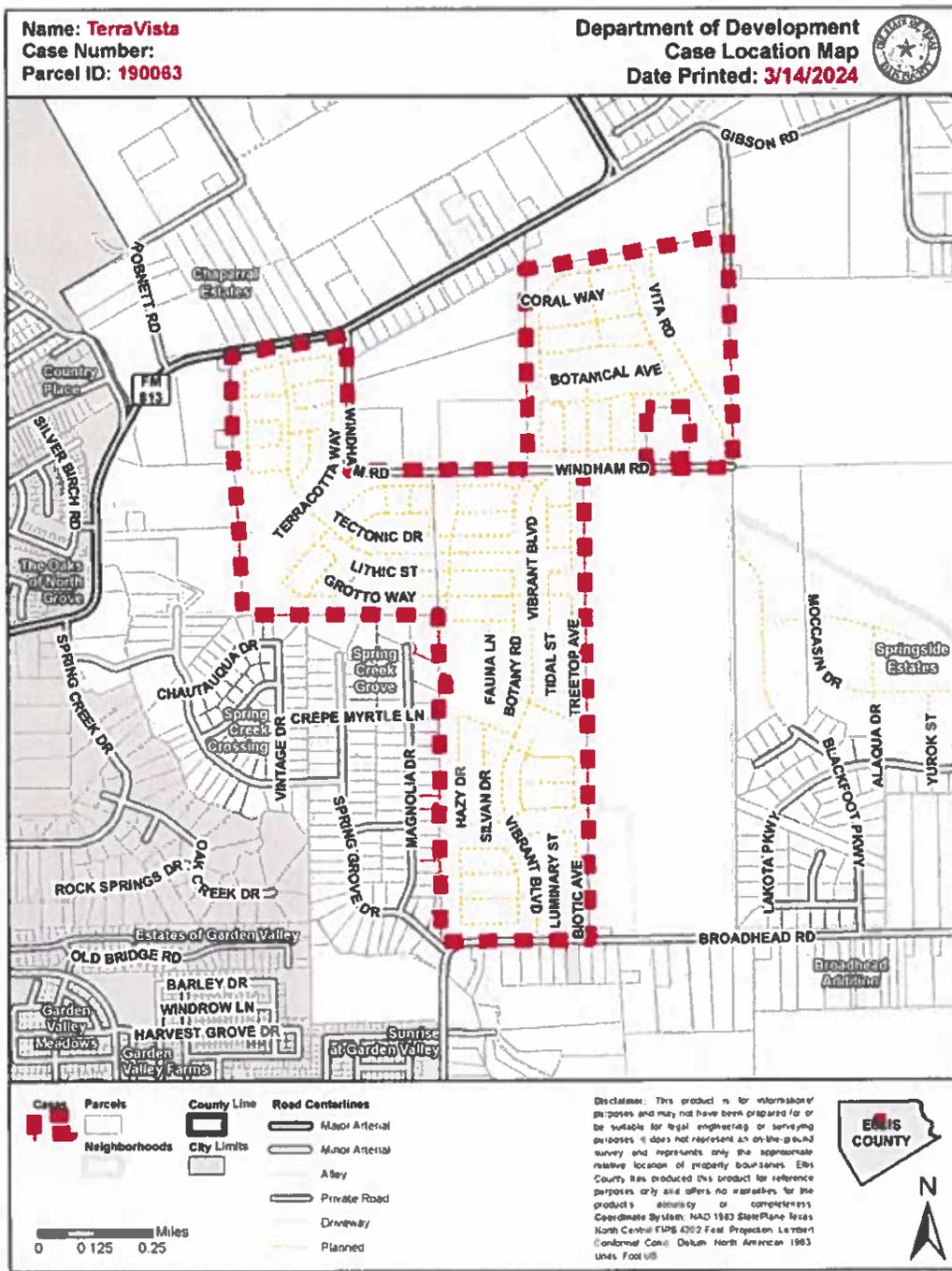
The "Property" is described in Exhibit F, attached hereto and made a part hereof by reference; and

WHEREAS, Developer has agreed to convey the Project to District after completion of the construction of the Project.

NOW, THEREFORE, the condition of this obligation is such, if the said Principal shall faithfully construct the improvements as provided in the Contract in accordance with the plans, specifications, and contract documents and shall fully indemnify and save harmless Obligee and Developer from all costs and damage which Obligee and/or Developer may suffer by reason of Principal's default, including liquidated damages assessed pursuant to the Contract, and reimburse and repay Obligee and/or Developer all outlay and expense which Obligee and/or Developer may incur in making good such default, then this obligation shall be void; otherwise to remain in full force and effect.

Whenever Principal shall be, and declared by Obligee or Developer to be, in default under the Contract, Obligee and/or Developer, having performed Obligee's obligations thereunder, may call upon the Surety who shall promptly remedy the default and:

1. Complete the Contract in accordance with the terms and conditions; or
2. Obtain a bid or bids for completion of the Contract in accordance with its terms and conditions, and, upon determination by Surety of the lowest responsible bidder, arrange for a contract between such bidder and Obligee, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which



ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	Noble Farm Lots 1R-A & 1R-B Replat Pct. No. 4 AGENDA ITEM NO. 1.6		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action on a plat of Noble Farm Lots 1R-A & 1R-B, being a replat of Noble Farm Lots 1. The property contains ± 7.550 acres of land, located at the northwest intersection of Newton Road and Oak View Drive, Ferris, Road and Bridge Precinct No. 1.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

PARCEL ID OR ADDRESS:

Parcel ID No. 304432

APPLICANT(s):

Raul Alfonso Alaniz

ATTACHMENTS:

- 1) Location Map
- 2) Plat
- 3) Staff Review Letter

STAFF RECOMMENDATION:

- Approved, as presented
- Approved w/ conditions**
(See Analysis section)
- Disapprove

PROPOSAL & BACKGROUND INFORMATION:

- The applicant requests to replat Lot 1 of Noble Farm to create one (1) additional lot.
- The Commissioners' Court originally approved Noble Farm, Lots 1 and 2 on November 15, 2023.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Newton Road	Local (60')	±0 ft.; existing 60 ft. ROW	No

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Rockett SUD	8-inch	4/11/2025

NOTICE REQUIREMENTS (if applicable):

NEWSPAPER	WEBSITE	CERTIFIED MAIL
Waxahachie Sun; 4/23, 4/30, 5/14	4/22	Two (2) Notices

ANALYSIS:

Staff reviewed this application on April 28, 2025, and recommends approval of this replat request, subject to the following conditions below:

1. Dedicate 40' ROW at the rear of the property according to the Ellis County Master Thorough Plan (MTP).
2. Reduce the front building line setback to 25'.
3. Remove "Lot 2" from the plat title block.



96 62034°W 32 489358°N Author: nick.magnis GIS@co.ellis.tx.us Date Printed: 4/22/2025 G:\GIS\Maps\Templates\DOO_Templates\DOO_Template.aprx



DEPARTMENT OF DEVELOPMENT
 Ellis County
 302 N Monroe St 2nd Floor
 Waxahachie, TX 75165

✉: dod@co.ellis.tx.us
 ☎: 972-825-5200
 🌐: ellispermits.com

April 28, 2025

Noble Farm Replat
 Raul Alfonso Alanis
 1090 Newton Road
 Ferris, TX 75125

Re: Plat Application Submission Action for Noble Farm Replat (Parcel ID 304432)

The Department of Development (DoD) received your plat application for Noble Farm Replat on April 14, 2025, for 2 proposed lots on ± 7.550 acres. After staff review, the Director of Planning & Development approves* this plat application, subject to meeting the following conditions and/or requirements:

Surveyor comments:

1. Dedicate 40' ROW at the rear of the property according to the Ellis County Master Thorough Plant (MTP).
2. Reduce the front building line setback to 25'.

Once the plat drawing has been approved without any outstanding comments or conditions, staff will need five (5) revised sets of the plat on 18"x24" sheets with original stamps, seals, and signatures are required for court signature and filing. As stated in the county's development regulations (Volume I, Section III), the ensuing step is final ratification from the Ellis County Commissioners Court at their next available meeting. Based on this cycle, your initial plat application is tentatively scheduled for court action on **May 27, 2025**.

Please send an updated pdf of the plat for review and approval prior to final print.

A PLAT APPLICATION WILL NOT BE PRESENTED FOR SIGNATURE AND FILING UNTIL ALL CONDITIONS AND REQUIREMENTS HAVE BEEN MET AND APPROVED FOR FINAL PRINT. ONCE THE APPROVED PLAT COPIES HAVE BEEN RECEIVED, A TENTATIVE COURT DATE FOR FILING WILL BE ASSIGNED BY STAFF.

Please contact me if you have any additional questions.

Thank you,

Elsa M Sieg

Elsa M Sieg
 Planner I
 Ellis County Department of Development
 Phone: 972-825-5460 Email: elsa.sieg@rc.ellis.tx.us
 Cc: Alberto Mares, AICP, DR, CPM, Director of Planning & Development
 Sara Garcia, Assistant Director/Planning Manager
 Crimilda Aguilar-McAdams, Permit & Planning Technician

**Any approval issued in error or item missed that does not conform to the adopted regulations does not invalidate said regulation & still requires compliance.*

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	West Road Subdivision, Lots 1A & 2A, Block 1 Replat Pct. No. 2 AGENDA ITEM NO. 1.7		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action on a plat of West Road Subdivision Replat, Lots 1A & 2A, Block 1, being a replat of West Road Subdivision Lots 1 & 2, Block One. The property contains ± 4.909 acres of land, located ± 915 feet east of the intersection of FM 55 and West Road, located in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 2.

CASE TYPE:

Bond/Letter of Credit
 Plat/Plat-related
 Regulation Amendment
 Variance Request
 Misc.

PARCEL ID OR ADDRESS:
Parcel ID No. 279426

APPLICANT(s):
Raul Alfonso Alaniz

ATTACHMENTS:
1) Plat

STAFF RECOMMENDATION:

Approved, as presented
 Approved w/ conditions
(See Analysis section)
 Disapproved

PROPOSAL & BACKGROUND INFORMATION:

- The applicant wishes to replat West Road Subdivision, Lots 1 & 2, Block to adjust the lot lines. No new lots will be created as a result of this request.
- The Commissioners' Court approved a simplified plat of West Road Subdivision on November 7, 2017.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
West Road	Minor (80'-100')	±10 ft.; existing 60 ft. ROW	No

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Nash-Forreston	3-inch	1/15/2024

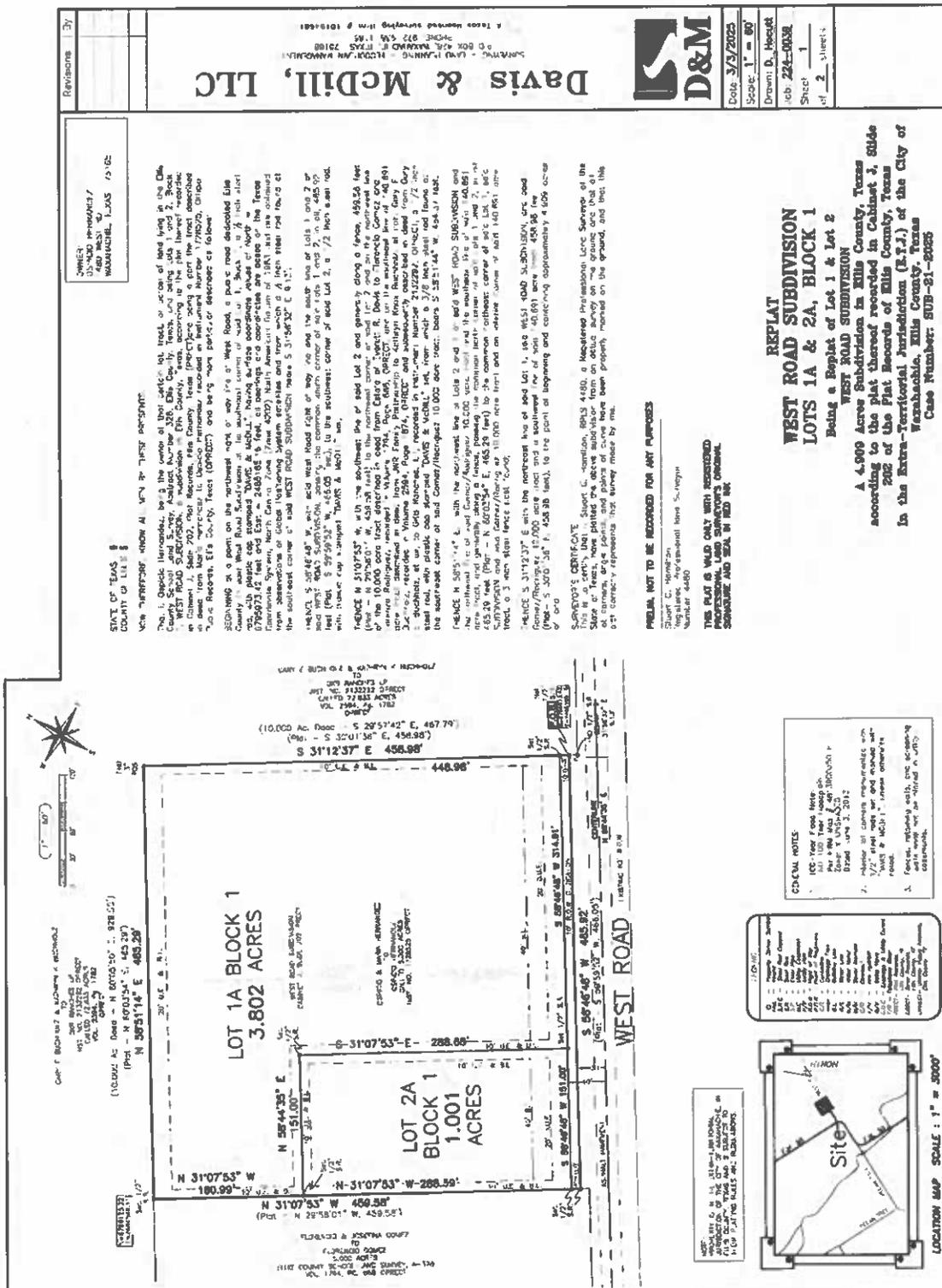
NOTICE REQUIREMENTS (if applicable):

NEWSPAPER	WEBSITE	CERTIFIED MAIL
Waxahachie Sun; 4/23, 4/30, 5/14	4/22	One (1) Notice

ANALYSIS:

Staff reviewed this application on April 28, 2025, and recommends approval of this replat request, subject to the following conditions below:

1. Please add a 1 to "being a Replat of Lot & Lot 2" within the plat title block.
2. Call S 58° 46' 48" W does not match the plat drawing.
3. Add 10' of ROW dedication to West Road.
4. Add an OSSF statement and signature line to match the attached sample plat.
5. Provide an updated letter of endorsement and service from an applicable water utility provider.
6. Provide a completed TIA Waiver.
7. Please remit payment for the application, an invoice has been attached.



OWNER:
DAVIS & MCDILL, LLC

DATE: 3/3/2025

SCALE: 1" = 60'

DRAWN BY: D. HOSKINS

SHEET: 1 of 2

PROJECT: WEST ROAD SUBDIVISION LOTS 1A & 2A, BLOCK 1

REVISIONS:

No.	Description
1	As shown

DAVIS & MCDILL, LLC
11000 W. WINDYBROOK DRIVE, SUITE 100, DALLAS, TEXAS 75249
PHONE: 972.438.7218 FAX: 972.438.7219

LEGAL NOT TO BE RECORDED FOR ANY PURPOSES
Shirley C. Hamilton
Regulate, Agricultural Land Surveyor
Number 4480

THIS PLAT IS VALID ONLY WITH RECORDED PROFESSIONAL LAND SURVEYOR'S ORIGINAL SIGNATURE AND SEAL IN RED INK.

REPLAT
WEST ROAD SUBDIVISION
LOTS 1A & 2A, BLOCK 1
Being a Replat of Lot 1 & Lot 2
WEST ROAD SUBDIVISION
A 4,900 Acre Subdivision in Ellis County, Texas
according to the plat thereof recorded in Cabinet 3, Side 202 of the Plat Records of Ellis County, Texas
in the Extra-Territorial Jurisdiction (E.T.J.) of the City of Waskatcho, Ellis County, Texas
Case Number: 809-81-8085

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	Buttonwood Village, Lot 4A-1 & Lot 5A, Block One Replat Pct. No. 4 AGENDA ITEM NO. 1.8		
<input type="checkbox"/> Consent Agenda			
<input checked="" type="checkbox"/> Regular Agenda			
<input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action on a plat of Buttonwood Village, Lot 4A-1 & Lot 5A, Block One, being a replat of Buttonwood Village, Lots 5,6,7, and Lots 3A and 4A, Block One. The property contains ± 5.395 acres of land, located ± 545 feet southeast of the intersection of Lakefront Drive and Bells Chapel Road, located in the extraterritorial jurisdiction (ETJ) of the City of Pecan Hill, Road and Bridge Precinct No. 4.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

PARCEL ID OR ADDRESS:

Parcel ID No. 148400, 148407

APPLICANT(s):

William & Cynthia Roberts,
Marlene Owen

ATTACHMENTS:

- 1) Location Map
- 2) Plat
- 3) Staff Review Letter

STAFF RECOMMENDATION:

- Approved, as presented**
- Approved w/ conditions
(See Analysis section)
- Disapprove

PROPOSAL & BACKGROUND INFORMATION:

- The applicant requests to replat Buttonwood Village Lots 3A, 4A, 5, 6, & 7, Block One to adjust the lot lines and combine Lots 3A & 4A and Lots 5-7, for a total of two (2) residential lots.
- The Commissioners' Court approved Buttonwood Village on March 30, 1973.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Lakefront Drive	Local (60')	±0 ft.; existing 60 ft. ROW	Yes

WATER SOURCE:

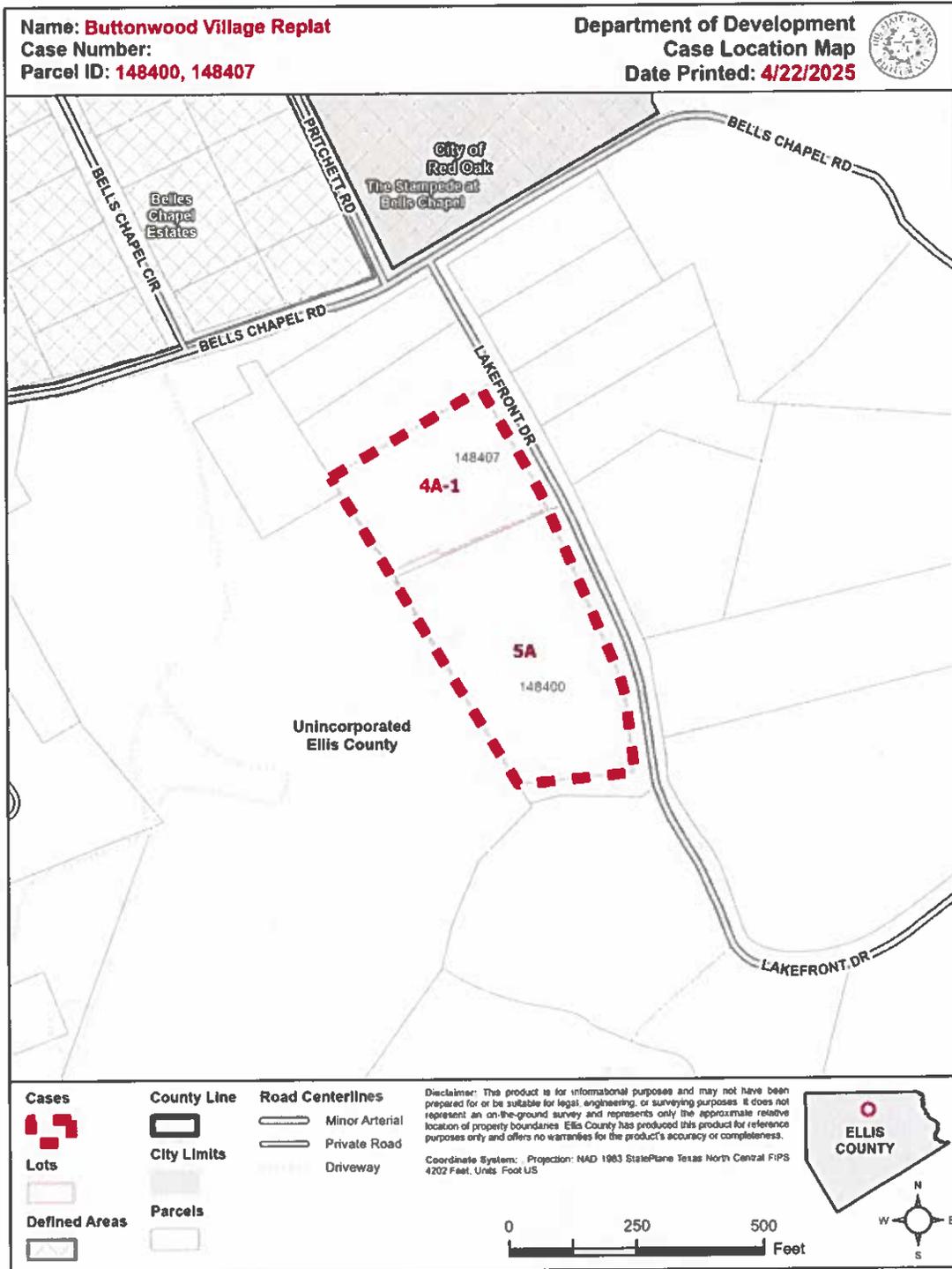
PROVIDER	Line Size	Date of Confirmation
Rockett SUD	N/A	Existing Service

NOTICE REQUIREMENTS (if applicable):

NEWSPAPER	WEBSITE	CERTIFIED MAIL
Waxahachie Sun; 4/23, 4/30, 5/14	4/22	Eighteen (18) Notices

ANALYSIS:

Staff reviewed this application on April 28, 2025, and recommends approval of this replat request, as presented.





DEPARTMENT OF DEVELOPMENT
 Ellis County
 302 N Monroe St 2nd Floor
 Waxahachie, TX 75165

✉: dod@co.ellis.tx.us
 ☎: 972-825-5200
 🌐: ellispermits.com

April 28, 2025

Buttonwood Village Replat
 William & Cynthia Roberts,
 Marlene Owen
 232 Frio Drive
 Waxahachie, TX 75165

Re: Plat Application Submission Action for Buttonwood Village Replat (Parcel ID 148400 and 148407)

The Department of Development (DoD) received your plat application for Buttonwood Village Replat on April 14, 2025, for 2 proposed lot on ± 5.395 acres. After staff review, the Director of Planning & Development approves* this plat application, subject to meeting the following conditions and/or requirements:

Surveyor comments:

1. Label POB
2. Label acreage outside of floodplain for Lot 5A
3. Add "in the ETJ of the City of Pecan Hill" to the plat title block
4. Remove "Case Number: 0000XX-XXXX" from the plat title block
5. Label all building setback lines and proposed easements.

Once the plat drawing has been approved without any outstanding comments or conditions, staff will need five (5) revised sets of the plat on 18"x24" sheets with original stamps, seals, and signatures are required for court signature and filing. As stated in the county's development regulations (Volume I, Section III), the ensuing step is final ratification from the Ellis County Commissioners Court at their next available meeting. Based on this cycle, your initial plat application is tentatively scheduled for court action on May 27, 2025.

Please send an updated pdf of the plat for review and approval prior to final print.

A PLAT APPLICATION WILL NOT BE PRESENTED FOR SIGNATURE AND FILING UNTIL ALL CONDITIONS AND REQUIREMENTS HAVE BEEN MET AND APPROVED FOR FINAL PRINT. ONCE THE APPROVED PLAT COPIES HAVE BEEN RECEIVED, A TENTATIVE COURT DATE FOR FILING WILL BE ASSIGNED BY STAFF.

Please contact me if you have any additional questions.

Thank you,

Elsa M Sieg

Elsa M Sieg
 Planner I

Ellis County Department of Development

Phone: 972-825-5460 Email: elsa.sieg@co.ellis.tx.us

Cc: Alberto Mares, AICP, DR, CPM, Director of Planning & Development

Sara Garcia, Assistant Director/Planning Manager

Crimilda Aguilar-McAdams, Permit & Planning Technician

*Any approval issued in error or item missed that does not conform to the adopted regulations does not invalidate said regulation & still requires compliance.

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	Clopton Lake Estates Pct. No. 4 AGENDA ITEM NO. 1.9		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action on a plat of Clopton Lake Estates Lot 1 Block A. The property contains ± 7.791 acres of land, located ± 320 feet southeast of the intersection of FM 813 and Twin Lakes Road, partially located within the city limits of the City of Waxahachie, and the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.

CASE TYPE:

- Bond/Letter of Credit
- Plat/Plat-related
- Regulation Amendment
- Variance Request
- Misc.

PARCEL ID OR ADDRESS:

Parcel ID No. 245187

APPLICANT(s):

Bryan Parker, representative
Thomas Taylor, owner

ATTACHMENTS:

- 1) Plat
- 2) Location Map
- 3) City of Waxahachie Report

STAFF RECOMMENDATION:

- Approved, as presented
- Approved w/ conditions
(See Analysis section)
- Disapproved

PROPOSAL & BACKGROUND INFORMATION:

- The applicant wishes to plat the property to create one (1) lot for residential use.
- This property is partially located within the city limits of Waxahachie.
- The City of Waxahachie denied this plat at their meeting on May 13, 2025, due to outstanding technical comments at the time of review in addition to outstanding required documentation at the time of application submission.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
FM 813	Major (100'-120')	±15 ft.; existing 80 ft. ROW	No

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Rockett SUD		N/A

*A completed utility endorsement form has not been received at the time of this report.

NOTICE REQUIREMENTS (if applicable):

N/A

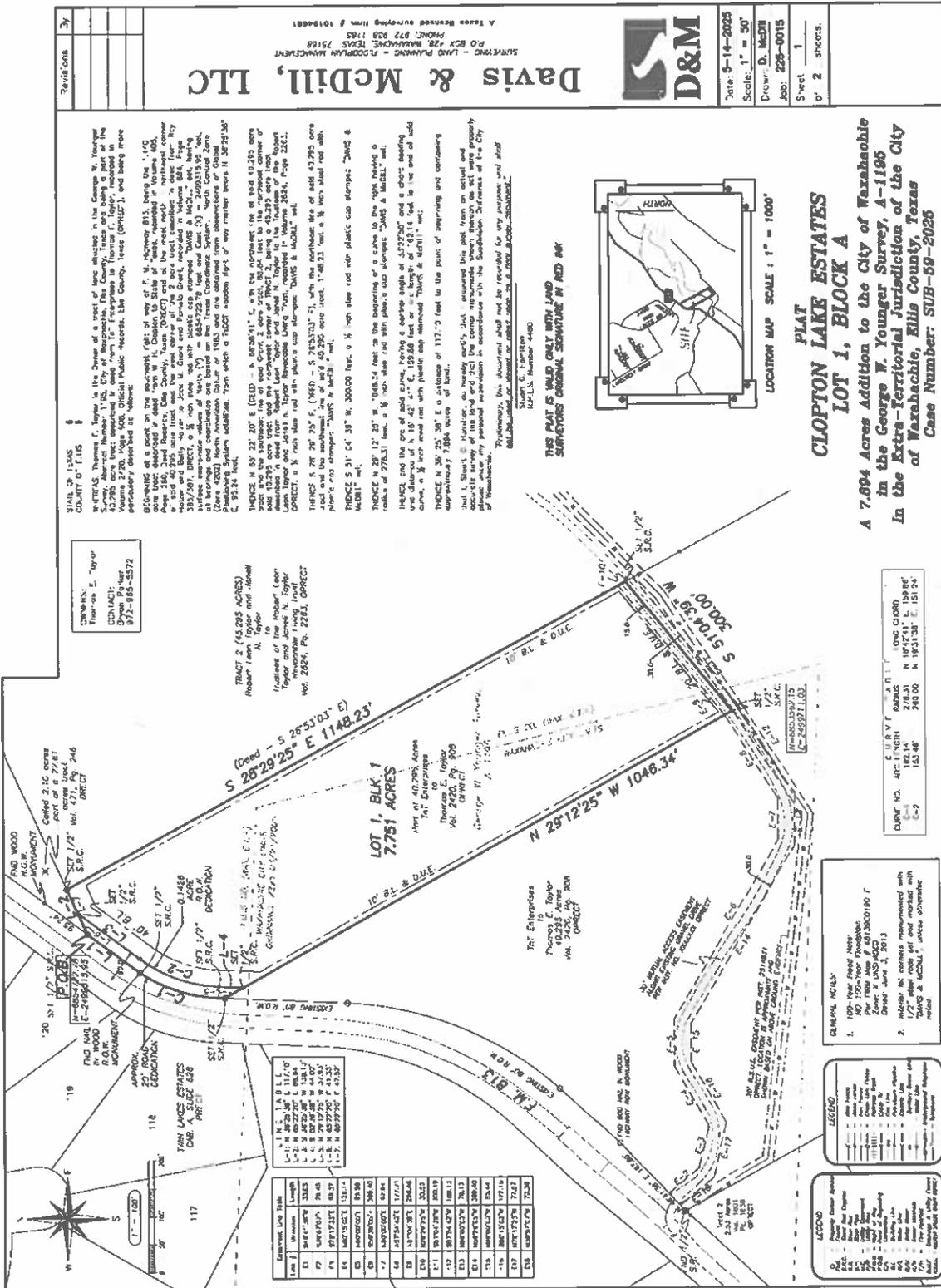
ANALYSIS:

Staff reviewed this application on April 28, 2025, and recommends disapproval of this request, due to the following outstanding items and requirements:

1. Obtain approval from the City of Waxahachie for this application. There are currently 18 outstanding items listed by the City for disapproval of this plat in addition to those provided by the County, which are provided below.
2. Provide a completed utility endorsement form from the water utility company.
3. Update the metes and bounds description to include a missing coordinate.
4. Update the plat title block to include the computed gross acreage as well as a general ETJ description.



5. Increase the front building line setback to 40 ft.
6. Add 5 ft. ROW dedication for FM 813.
7. Update the FEMA floodplain map information for this plat.



DAVIS & McDILL, LLC
 SURVEYING - LAND PLANNING - RECORD MANAGEMENT
 P.O. BOX 28282 WAXAHACHIE, TEXAS 75168
 PHONE: 817-872-2188 FAX: 817-872-2189
 A Texas Licensed Surveying Firm # 10194481

D&M
 Date: 5-14-2025
 Scale: 1" = 50'
 Draw: D. MCNIN
 Job: 225-0015
 Sheet 1 of 2 sheets

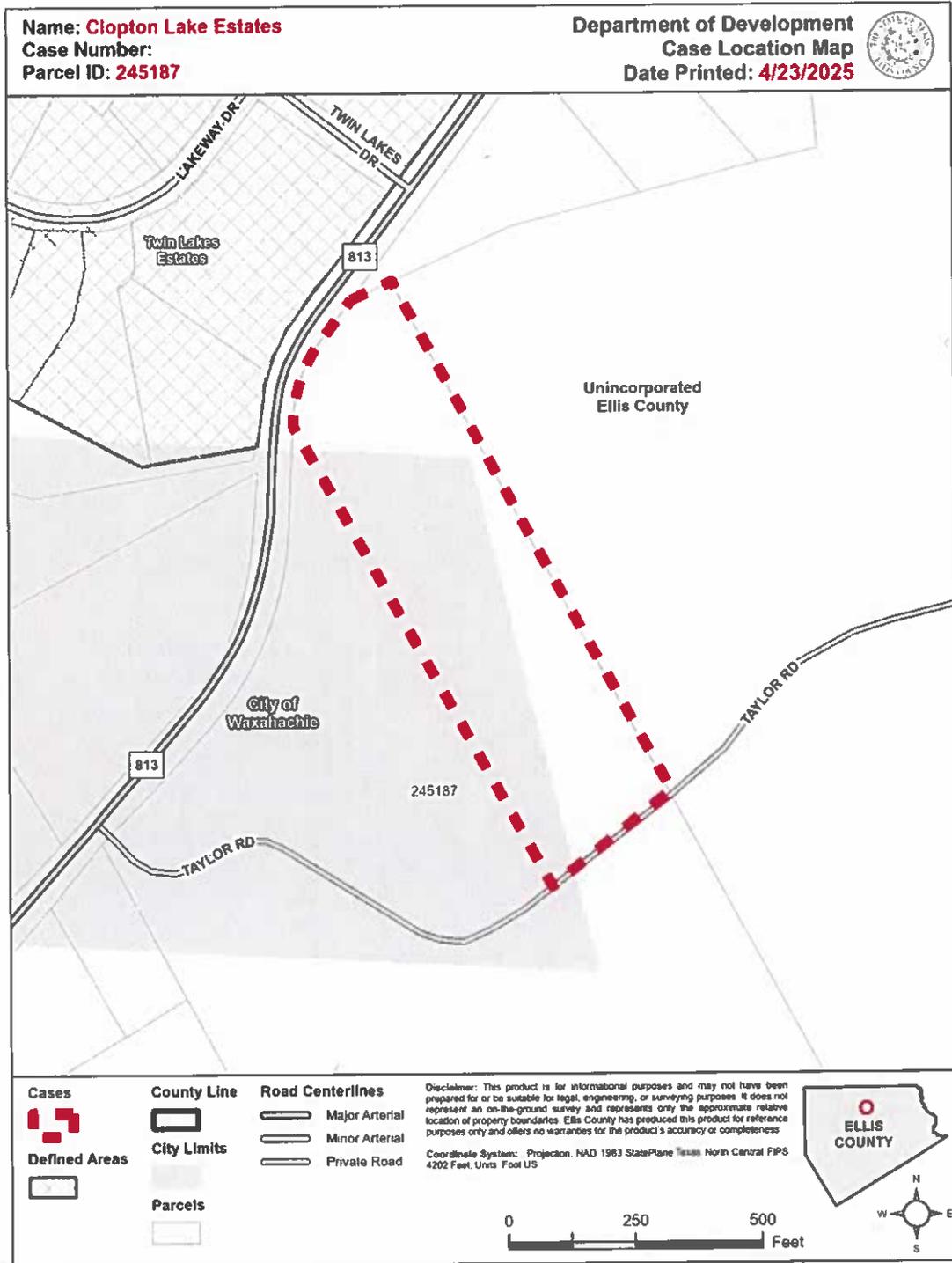
PLAT
CLOPTON LAKE ESTATES
LOT 1, BLOCK A
 A 7.894 Acres Addition to the City of Waxahachie
 in the George W. Younger Survey, A-1185
 in the Extra-Territorial Jurisdiction of the City
 of Waxahachie, Ellis County, Texas
 Case Number: SUB-69-2025

THIS PLAT IS VALID ONLY WITH LAND SURVEYOR'S ORIGINAL SIGNATURE IN RED INK

Surveyor's Name: **Davis & McDill, LLC**
 License No.: **10194481**
 Date: **5-14-2025**

LOCATION MAP SCALE: 1" = 1000'

TRACT 2 (45.292 ACRES)
 Robert L. Younger and David H. Younger
 Trustees of the Robert L. Younger Trust
 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 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Item 4b

Planning & Zoning Department

Plat Staff Report

Case: SUB-59-2025



MEETING DATE(S)

Planning & Zoning Commission: May 13, 2025

CAPTION

Present a request by Bryan Parker, for a Plat of Clopton Lake Estates, Lot 1, Block A, being 7.971 acres, located approximately 500 feet east of 5037 FM 813, situated in the George W. Younger Survey, Abstract 1195, an addition in the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 245187) – Owner: Thomas E. Taylor (SUB-59-2025)

RECOMMENDED MOTION

"I move to disapprove SUB-59-2025, a plat of Clopton Lake Estates, Lot 1, Block A."

APPLICANT REQUEST

The applicant requests to plat the subject property into one (1) residential lot.

CASE INFORMATION

Applicant: Bryan Parker
 Property Owner(s): Thomas E. Taylor
 Site Acreage: 7.971 acres
 Number of Lots: 1 lot
 Number of Dwelling Units: 1 unit
 Park Land Dedication: N/A (ETJ)
 Adequate Public Facilities: Rockett SUD

SUBJECT PROPERTY

General Location: Approximately 500 feet east of 5037 FM 813
 Parcel ID Number(s): 245187
 Current Zoning: Future Development (FD) and N/A-ETJ
 Existing Use: Undeveloped
 Platting History: The subject property is not platted.

Page 1 of 4

Item 4b

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) residential lot as part of the Clopton Lake Estates subdivision. The property is partially located within the City of Waxahachie and partially within the Waxahachie Extraterritorial Jurisdiction (ETJ). Due to this, the Plat is subject to approval by the Ellis County Commissioner's Court in addition to the Waxahachie Planning & Zoning Commission. The proposed plat meets all Ellis County lot size and dimension requirements.

During the review of the plat application, staff identified multiple technical errors that conflict with the requirements of the Waxahachie Subdivision Ordinance and the Ellis County Subdivision and Development Standards. In addition to these technical errors, staff identified major omissions from the application. These omissions include an incomplete Property Owner Affidavit, proof of ownership in the form of a deed or title policy for the subject property, and a Water Utility Provider's Endorsement Letter from Rockett SUD. Each of these items have been identified as a reason for disapproval in the staff recommendation section below.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends disapproval of the Plat request due to the reasons noted below.

Reasons for Disapproval:

1. Per Section 2.2.b of the Waxahachie Subdivision Ordinance, a completed application submission is required. Please provide a completed signed and notarized Property Own Affidavit.
2. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, proof of land ownership needs to be provided. Please provide the full copy of the deed.
3. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificates for the subject property (dated within 90 days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
4. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, please include additional street names on the location map.

Item 4b

Reasons for Disapproval (continued):

5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, correctly show all easements. If there is an easement here, please provide the correct recording information for that easement. If this is not an easement, please remove water line label.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, correctly show all easements. If there is an easement here, please provide the correct recording information for that easement.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please provide the acreage for this location.
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-59-2025."
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please ensure that you label that this is in the City of Waxahachie's ETJ.
10. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, please verify the correct bearing for this portion of the property line. This bearing does not match the legal description.
11. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, a correct Planning & Zoning Commission signature block for the City of Waxahachie is required. Please include an "Attest" with an accompanying "date" line for this signature block.
12. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove the City Council and Mayor Approval Block.
13. Per Section 3.1.C.6 of the Waxahachie Subdivision Ordinance, the City of Waxahachie Thoroughfare Plan identifies this as 120' ROW. Please update the ROW Dedication to 20'.
14. Per Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, please include the acreage of the ROW being dedicated by this plat.
15. Per Section 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
16. Per Sections 5.8.b of the Waxahachie Subdivision Ordinance, a completed Water Utility Provider's Endorsement form is required.
17. Per Section 5.8.f of the Waxahachie Subdivision Ordinance, a subdivision of four (4) or fewer lots is not required to have a water system with mains of sufficient size and having sufficient number of outlets to furnish fire protection to all lots. If on the Utility Provider's Endorsement form it is indicated that the provided water system cannot provide the water flow and pressure for firefighting per ISO guidelines.
18. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	Patrick 1 Pct. No. 4 AGENDA ITEM NO. 1.10		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:
Discussion, consideration, and action on a plat of Patrick 1. This 1.01-acre site is located ± 825 feet east of the intersection of Patrick Road & O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

- CASE TYPE:**
- Bond/Letter of Credit
 - Plat/Plat-related
 - Regulation Amendment
 - Variance Request
 - Misc.

PARCEL ID OR ADDRESS:
 Parcel ID No. 231528

APPLICANT(s):
 Antoine Tremblay, representative
 Ladd Vein, owner

- ATTACHMENTS:**
- 1) Location Map
 - 2) Plat

- STAFF RECOMMENDATION:**
- Approved, as presented
 - Approved w/ conditions**
(See Analysis section)
 - Disapproved

PROPOSAL & BACKGROUND INFORMATION:

- The applicant wishes to plat the property to create one (1) lot for residential use.
- A road frontage variance request for this plat appears as Agenda Item No. 1.3.
- This property was released from the ETJ of the City of Waxahachie on May 20, 2024, Ordinance No. 3484.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Patrick Rd.	Local (60')	existing 30 ft. ROW	Yes

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Rockett SUD	16-inch	3/13/2025

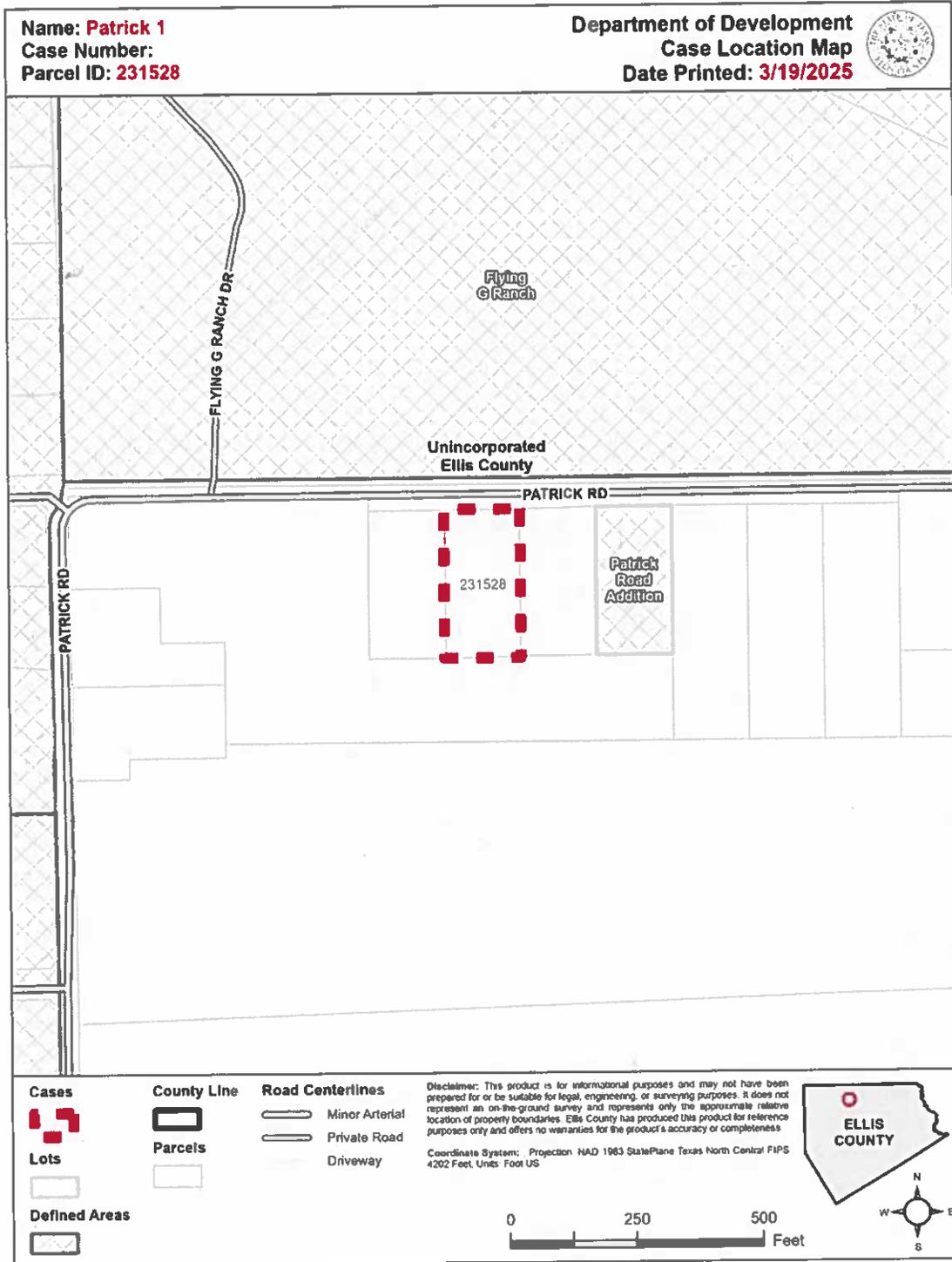
NOTICE REQUIREMENTS (if applicable):

N/A

ANALYSIS:

Staff reviewed this application on March 31, 2025, and **recommends approval** of this request, subject to the following conditions:

1. The Court approves a road frontage variance identical to this plat.
2. Update the County Judge's name on the court signature block to John Wray, County Judge.



06.662205°W 32.487821°N Author nick magnis GIS@co.ellis.tx.us Date Printed: 3/19/2025 G:\GIS\Maps\Templates\DOD_Template.DOD_Template.aprx

ELLIS COUNTY COMMISSIONERS COURT		May 27, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	Patrick 2 Pct. No. 4 AGENDA ITEM NO. 1.11		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:
Discussion, consideration, and action on a plat of Patrick 2. This 2.022-acre site is located ± 370 feet south of the intersection of Patrick Road & O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

- CASE TYPE:**
- Bond/Letter of Credit
 - Plat/Plat-related
 - Regulation Amendment
 - Variance Request
 - Misc.

PARCEL ID OR ADDRESS:
 Parcel ID No. 237391, 235060

APPLICANT(s):
 Antoine Tremblay, representative
 Rapeepat Unarut, owner

- ATTACHMENTS:**
- 1) Location Map
 - 2) Plat

- STAFF RECOMMENDATION:**
- Approved, as presented
 - Approved w/ conditions**
(See Analysis section)
 - Disapproved

- PROPOSAL & BACKGROUND INFORMATION:**
- The applicant wishes to plat the property to create two (2) lots for residential use.
 - A lot size, lot depth, and septic regulation variance request for this plat appears as Agenda Item No. 1.3.
 - This property was released from the ETJ of the City of Waxahachie on May 20, 2024, Ordinance No. 3484.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Patrick Rd.	Minor (80'-100')	±10 ft.; existing 70 ft. ROW	Yes

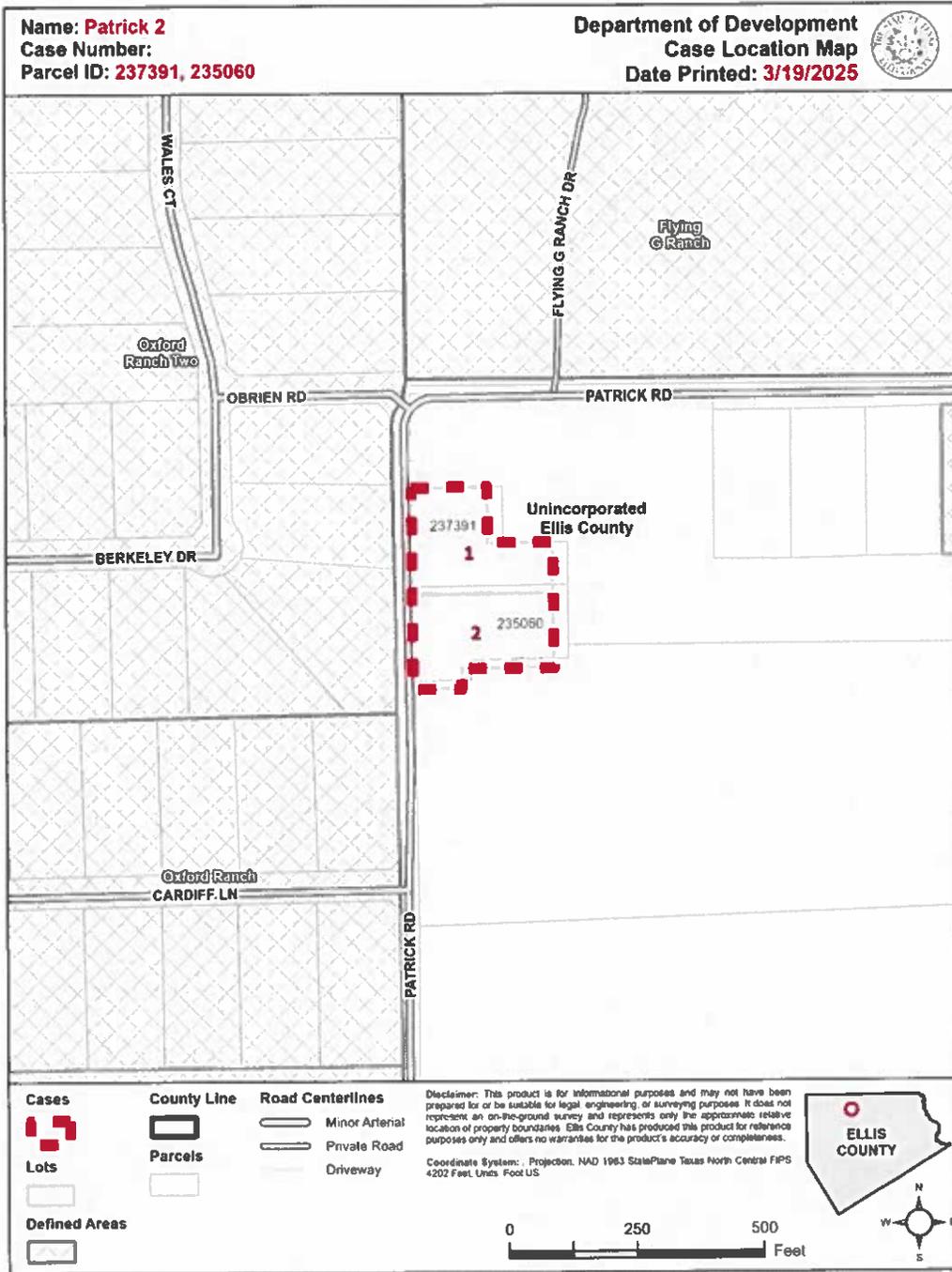
WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Rockett SUD	16-inch	3/13/2025

NOTICE REQUIREMENTS (if applicable):
 N/A

ANALYSIS:
 Staff reviewed this application on March 31, 2025, and **recommends approval** of this request, subject to the following conditions:

1. The Court approves a variance request for the proposed lot sizes, lot depths, and the adopted septic regulations identical to this plat.
2. Update the County Judge's name on the court signature block to John Wray, County Judge.



96 864419°W 32 487293°N Author: rock magnum GIS@co.ellis.tx.us Date Printed: 3/19/2025 G:\GIS\Map\Templates\DOO_Template\DOO_Template.aprx

2.1

COMMISSIONERS COURT AGENDA REQUEST

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Please fill out this form completely:

DATE: May 16, 2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: E.J. Harbin

PHONE: 972-825-5117 FAX: _____

DEPARTMENT OR ASSOCIATION: Purchasing

ADDRESS: 302 N Monroe St. Waxahachie, TX 75165

PREFERRED DATE TO BE PLACED ON AGENDA: May 27, 2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

Discussion, Consideration and approval to lease a copier for Tax Office from Xerox using the Omnia Partners Cooperative Contract Number R191104 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code.

Lease Agreement



Customer: COUNTY OF ELLIS

Bill To: COUNTY OF ELLIS
 TAX OFFICE
 109 S JACKSON ST
 WAXAHACHIE, TX 75165-3745

Install: COUNTY OF ELLIS
 TAX OFFICE
 STE 116
 302 N MONROE ST
 WAXAHACHIE, TX 75165-3350

State or Local Government Negotiated Contract : 072816900

Solution

Item	Product Description	Agreement Information	Requested Install Date
1. B415DN (XEROX B415DN)	- 550 Sheet Tray Qty:2 - Customer Ed - Analyst Services	Lease Term: 48 months Purchase Option: FMV	5/6/2025

Monthly Pricing

Item	Lease Minimum Payment	Factor	Print Charges		Maintenance Plan Features
			Volume Band	Per Print Rate	
1. B415DN	\$76.18	1: Black and White Impressions	1 - 2,500 2,501+	Included \$0.0105	- Consumable Supplies Included for all prints - Pricing Fixed for Term
Total	\$76.18	Minimum Payments (Excluding Applicable Taxes)			

Authorized Signature

<p>Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.</p> <p>Signer: _____ Phone: (972)825-5150</p> <p>Signature: _____ Date: _____</p>	<p>Thank You for your business! This Agreement is proudly presented by Xerox and</p> <p>Cari Morris (903)880-8638</p> <p>For information on your Xerox Account, go to www.xerox.com/AccountManagement</p>
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Terms and Conditions

INTRODUCTION:

1. NEGOTIATED CONTRACT. The Products are subject solely to the terms in the Negotiated Contract identified on the face of this Agreement, and, for any option you have selected that is not addressed in the Negotiated Contract, the then-current standard Xerox terms for such option.

GOVERNMENT TERMS:

2. REPRESENTATIONS & WARRANTIES. This provision is applicable to governmental entities only. You represent and warrant, as of the date of this Agreement, that: (1) you are a State or a fully constituted political subdivision or agency of the State in which you are located and are authorized to enter into, and carry out, your obligations under this Agreement and any other documents required to be delivered in connection with this Agreement (collectively, the "Documents"); (2) the Documents have been duly authorized, executed and delivered by you in accordance with all applicable laws, rules, ordinances and regulations (including all applicable laws governing open meetings, public bidding and appropriations required in connection with this Agreement and the acquisition of the Products) and are valid, legal, binding agreements, enforceable in accordance with their terms; (3) the person(s) signing the Documents have the authority to do so, are acting with the full authorization of your governing body and hold the offices indicated below their signatures, each of which are genuine; (4) the Products are essential to the immediate performance of a governmental or proprietary function by you within the scope of your authority and will be used during the Term only by you and only to perform such function; and (5) your payment obligations under this Agreement constitute a current expense and not a debt under applicable state law and no provision of this Agreement constitutes a pledge of your tax or general revenues, and any provision that is so construed by a court of competent jurisdiction is void from the inception of this Agreement.

3. FUNDING. This provision is applicable to governmental entities only. You represent and warrant that all payments due and to become due during your current fiscal year are within the fiscal budget of such year and are included within an unrestricted and unencumbered appropriation currently available for the Products, and it is your intent to use the Products for the entire term of this Agreement and make all payments required under this Agreement. If your legislative body does not appropriate funds for the continuation of this Agreement for any fiscal year after the first fiscal year and has no funds to do so from other sources, this Agreement may be terminated. To effect this termination, you must, at least 30 days prior to the beginning of the fiscal year for which your legislative body does not appropriate funds, notify Xerox in writing that your legislative body failed to appropriate funds. Your notice must be accompanied by payment of all sums then owed through the current fiscal year under this Agreement. You will return the Equipment, at your expense, to a location designated by Xerox and, when returned, the Equipment will be to in good condition and free of all liens and encumbrances. You will then be released from any further payment obligations beyond

those payments due for the current fiscal year (with Xerox retaining all sums paid to date).

PRICING PLAN/OFFERING SELECTED:

4. FIXED PRICING. If "Pricing Fixed for Term" is identified in Maintenance Plan Features, the maintenance component of the Minimum Payment and Print Charges will not increase during the initial Term of this Agreement.

GENERAL TERMS & CONDITIONS:

5. REMOTE SERVICES. Certain models of Equipment are supported and serviced using product information that is automatically collected by Xerox or transmitted to or from Xerox by the Equipment connected to your network ("Remote Product Info") via electronic transmission to a secure off-site location ("Remote Transmission"). Remote Transmission also enables Xerox to transmit Releases of Software to you and to remotely diagnose and modify Equipment to repair and correct malfunctions. Examples of Remote Product Info include product registration, meter read, supply level, Equipment configuration and settings, software version, and problem/fault code information. Remote Product Info may be used by Xerox for billing, report generation, supplies replenishment, support services, recommending additional products and services, and product improvement/development purposes. Remote Product Info will be transmitted to and from you in a secure manner mutually agreeable to the parties. Remote Transmission will not allow Xerox to read, view or download the content of any of your documents or other information residing on or passing through the Equipment or your information management systems. You grant the right to Xerox, without charge, to conduct Remote Transmission for the purposes described above. Upon Xerox's request, you will (a) provide contact information for Equipment such as name and address of your contact and IP and physical addresses/locations of Equipment and (b) ensure that any Maintenance Release or Update released by Xerox to provide security patches, releases and/or certificates for the Remote Transmission and/or Software is promptly enabled by Customer upon notification by Xerox or by the Equipment or when otherwise made available on xerox.com. You will enable Remote Transmission via a method mutually agreeable to both parties, and you will provide reasonable assistance to allow Xerox to provide Remote Transmission. Unless Xerox deems Equipment incapable of Remote Transmission, you will ensure that Remote Transmission is maintained at all times Maintenance Services are being performed. If you are unable to maintain Remote Transmission, or if Xerox disables Remote Transmission from any Equipment at your request, or if you disable Remote Transmission from any Equipment, Xerox reserves the right to charge you a per device fee for such affected Equipment due to the increased service visits that will be required in order to (x) obtain such information, (y) provide such transmissions, and (z) provide such Maintenance Services and Consumable Supplies that otherwise would have been provided remotely and/or proactively.

2.2

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Please fill out this form completely:

DATE: May 20, 2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: E.J. Harbin

PHONE: 972-825-5117 FAX: _____

DEPARTMENT OR ASSOCIATION: Purchasing

ADDRESS: 302 N Monroe St. Waxahachie, TX 75165

PREFERRED DATE TO BE PLACED ON AGENDA: May 27, 2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

Discussion, Consideration and approval to lease a copier for Constable PCT 3 from Xerox using the Omnia Partners Cooperative Contract Number R191104 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code.

Lease Agreement



Customer: COUNTY OF ELLIS

BillTo: COUNTY OF ELLIS
 CONSTABLE PCT 3
 101 W MAIN ST
 WAXAHACHIE, TX 75165-0405

Install: COUNTY OF ELLIS
 CONSTABLE PCT 3
 101 W MAIN ST
 WAXAHACHIE, TX 75165-0405

State or Local Government Negotiated Contract : 072851700

Solution

Item	Product Description	Agreement Information	Requested Install Date
1. C415DN (XEROX C415DN)	- Adjustable Stand - 550+100 Sheet Tray - Wi Fi	Lease Term: 48 months Purchase Option: FMV	6/6/2025

Monthly Pricing

Item	Lease Minimum Payment	Print Charges			Maintenance Plan Features
		Meter	Volume Band	Per Print Rate	
1. C415DN	\$89.67	1: Black and White Impressions 2: Color Impressions	1 - 2,500 2,501+	Included \$0.0155 \$0.0896	- Consumable Supplies Included for all prints - Pricing Fixed for Term
Total	\$89.67	Minimum Payments (Excluding Applicable Taxes)			

Authorized Signature

<p>Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.</p> <p>Signer: Todd Little, County Judge Phone: (972)825-5118</p> <p>Signature: _____ Date: _____</p>	<p>Thank You for your business!</p> <p>This Agreement is proudly presented by Xerox and</p> <p>Cari Morris (903)880-8638</p> <p>For information on your Xerox Account, go to www.xerox.com/AccountManagement</p>
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Please fill out this form completely:

DATE: 05/20/2025 SUPPORTING DOCUMENT(S) ATTACHED? No

NAME: E.J. Harbin

PHONE: 972.825.5116 FAX: _____

DEPARTMENT OR ASSOCIATION: Purchasing

ADDRESS: 302 N. Monroe

PREFERRED DATE TO BE PLACED ON AGENDA: 05/27/2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

Discussion, consideration, & approval to purchase (4)sign trailers from American Signal using the GSA Cooperative Contract No. 47QSMA21D08R6 in the amount of \$55,527.88. Two will be for Road & Bridge PCT 1 and two for Road & Bridge PCT 4.

QUOTATION



Date : 29 Apr 2025
Our Reference : SO-0010606
PO No. : GSA CONTRACT #
 47QSMA21D08R6
Customer Code : ELLI07

American Signal
 2755 Bankers Industrial Dr
 Atlanta, GA 30360
 Tel: 770-448-6650 Fax:
 Email:
<http://amsig.com>

CUSTOMER
 ELLIS COUNTY
 ACCOUNTS.PAYABLE@CO.ELLIS.TX.US
 109 S. JACKSON STREET
 WAXAHACHIE, TX 75165

DELIVER TO
 ELLIS COUNTY PCT 1
 600 N DALLAS ST
 PALMER, TX 75152-8117

Contact: JENNI FASULO Contact Phone: (972) 825-5115 Contact Email: jenni.fasulo@co.ellis.tx.us
 Sales Rep: SJ001 Rep Phone: 404-978-5646 Payment Terms: NET30 BY INVOICE DATE
 Rep Email: sjohnson@amsig.com Shipping Terms: TRUCK PREPAID & ADDED
 GSA

Lin	Product e #	Description	Quantity	UOM	Price	Value
0	AMS30064710	CMS-432-T, ADVANTAGE-S TRLR/SIGN WX STANDARD BUILD: ORANGE, 170W SOLAR, (4) 6VDC BATT, 2" BALL, 4 FLAT ELECT Warranty 1 year	4	Each	12336.97	49347.88 0.00
0	OPT40102155	33x-ADV MODEM 4GC4- 302 - LTE/WIFI/GPS PHO-326 GSA PRICING	4	Each	900.00	3600.00
0	OPT30125380	SUBSCRIPTION, VZW VPN 1-YR ITS CLOUD ANNUALLY: \$120.00 PER TRAILER PER YEAR	4	Each	120.00	480.00

QUOTATION



Date : 29 Apr 2025
Our Reference : SO-0010606
PO No. : GSA CONTRACT #
 47QSM21D08R6
Customer Code : ELLI07

American Signal
 2755 Bankers Industrial Dr
 Atlanta, GA 30360
 Tel: 770-448-6650 Fax:
 Email:
 <http://amsig.com>

Lin e #	Product	Description	Quantity	UOM	Price	Value
0	FLAT BED	FLAT BED (4) trailers to waxahachie, tx	1	Each	2100.00	2100.00

Sales Tax Policy: Sales tax will be added to every invoice unless a valid exemption certificate is provided. Tax will be calculated **BASED ON DELIVERY ADDRESS**. If there is any uncertainty, please ensure a sales tax exemption certificate is included with every purchase order acknowledgment.

Shipping Terms: FOB American Signal Company, Atlanta, GA. Shipping costs are to be paid upon delivery unless prior arrangements have been made. The receiving facility must have a forklift or other appropriate equipment to unload the units.

Quote Validity: This quote is valid for 28 days from the date of issuance.

Terms & Conditions:

By making this purchase, the buyer agrees to American Signal Company's terms and conditions. Additional terms and conditions apply to this transaction beyond those specified above and are available upon request. Any special requirements should be clearly noted on the purchase order.

Value of Goods	\$ 55,527.88
Total Tax	\$ 0.00
Quotation Total	\$ 55,527.88

2.4

COMMISSIONERS COURT AGENDA REQUEST

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Please fill out this form completely:

DATE: May 21st, 2025 SUPPORTING DOCUMENT(S) ATTACHED? No

NAME: EJ Harbin

PHONE: 972-825-5114 FAX: _____

DEPARTMENT OR ASSOCIATION: Purchasing

ADDRESS: 101 W Main Street, Suite 102 Waxahachie, TX

PREFERRED DATE TO BE PLACED ON AGENDA: May 27th, 2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):
Consideration and action to declare the listed items as surplus to be disposed in accordance with Local Government Code 263:
2017 Dodge Caravan SE VIN #2C4RDGBGXHR844160, AgriLife Extension Office

COMMISSIONERS COURT AGENDA REQUEST

3.1

The Commissioners' Court convenes in regular session at **2:00 p.m. every other Tuesday**. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

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Please fill out this form completely:

DATE: 5.12.2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Ryan Garrett

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Judge

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 5.27.2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

*** ADMINISTRATIVE ***
Discussion and acceptance of a letter ending legal representation by Kevin Kosoris for Ellis County real estate matters effective May 15, 2025.

May 12, 2025

Via Email

Ellis County, Texas
Office of the County Judge
Attn: Ryan Garrett, Chief of Staff
101 W. Main Street, Suite 104
Waxahachie, Texas 75165

RE: Selection of John Wray as County Judge

Dear Ryan:

I write regarding my status as a contract attorney for Ellis County, in particular with regard to representing the County's interests in real estate matters. With Judge Little's resignation and the appointment of Judge Wray taking effect May 15, 2025, given my partnership with Judge Wray in my law firm I believe it prudent to step down from pending work and to, for as long as Judge Wray serves, remove myself from consideration as a contract attorney for the County.

While I have enjoyed working for the County, Judge Little and the County Commissioners, I believe stepping back from County work for now is prudent and will eliminate the possibility of any conflict of interest arising. I will miss working with you but will look forward to the opportunity to serve the County again sometime in the future.

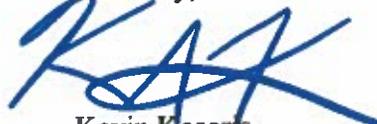
To assist you with keeping the legal matters previously entrusted to me in motion, below is a list of matters I was handling for the County and some general notes on status. Of course, I am available to provide additional details to you as needed in the process of transitioning this work.

- Ground Lease with TFC/TJJC: Lease executed; Signature pages circulated; TFC has deposited earnest money with Town Square Title pursuant to Exhibit E of the Lease.

Other than the above, I do not believe I have any unfinished work in progress on behalf of the County. I have also enclosed a final invoice for legal services provided to date.

Thank you. Please pass my appreciation to the County Commissioners as well, for the trust and opportunity given to me over these years. Let's keep in touch!

Sincerely,


Kevin Kosoris

3.2

COMMISSIONERS COURT AGENDA REQUEST

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Please fill out this form completely:

DATE: 5.19.2025 SUPPORTING DOCUMENT(S) ATTACHED? No

NAME: Ryan Garrett

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Judge

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 5.27.2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

*** ADMINISTRATIVE ***
Discussion, consideration, and approval to award Bank Depository Services for Ellis County to First Financial Bank for a four-year term beginning October 1, 2025 and ending September 30, 2029.

COMMISSIONERS COURT AGENDA REQUEST

The Commissioners' Court convenes in regular session at **2:00 p.m. every other Tuesday**. The Commissioners' Court is located at 101 West Main St., Waxahachie, Texas, on the 2nd floor of the Historic Courthouse. Special sessions may convene as deemed necessary to conduct the business of the County.

PLEASE INCLUDE AN EXTRA ORIGINAL FOR CONTRACTS AND AGREEMENTS IF YOU REQUIRE AN ORIGINAL COPY RETURNED FOR YOUR FILES.

The **deadline** for submitting an agenda request with the supporting information is **12:00 noon on the Wednesday immediately preceding Commissioners Court, unless otherwise specified.** This will give ample time for preparation of the agenda.

If you are not representing an organization, board, elected or appointed official, your agenda request must be filed through your respective Commissioner.

***All agreements, contracts and instruments, that otherwise bind the County, must first be approved in form and content by the County Attorney before submitting to the County Judge for the Commissioners Court Agenda.**

Please fill out this form completely:

DATE: May 21, 2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Zachary Gerich

PHONE: 972 935 5111 FAX: _____

DEPARTMENT OR ASSOCIATION: Engineering

ADDRESS: 302 Monroe St., Waxahachie, TX 75165

PREFERRED DATE TO BE PLACED ON AGENDA: May 27, 2025

DESCRIPTION OF AGENDA REQUEST (please use exact desired wording for agenda):

Discussion, consideration, and action to allow Arcosa Aggregates to install temporary traffic safety devices on Cut Off Rd bridge at Smith Creek Tributary. The traffic devices will be removed by Arcosa after they complete construction of a temporary bridge.



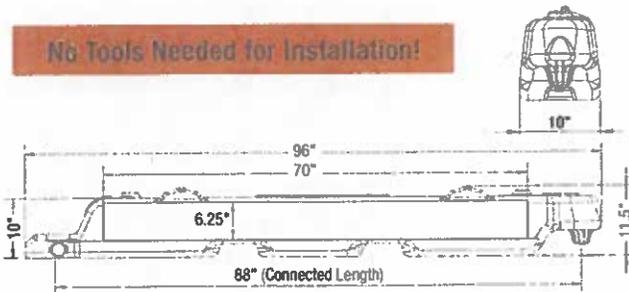
LO-PRO Airport Barricade

Designed for performance, durability & convenience

Low-profile interlocking barricade system used to close taxiways, runways, and delineate construction areas.

- 8 ft. long and 10 in. high barricade, units interlock
- Durable construction, 25 lbs.
 - Enhanced wall thickness on barricade bottom
 - Molded reinforcing ribs add stiffness and strength
- Connectors are molded into the barricade, no pins to lose
 - Allows interconnected units to pivot in multiple orientations between 90° and 180°
- Fill with up to 220 lbs. (26 gallons) of water
- FOD (foreign object debris) Free
- Forklift access, recessed areas at bottom of barricade
- Stackable for transportation and storage
 - Multiple stacking lugs keep units in place while stacked
- FAA Advisory Circular No. 150/5370-2F compliant

No Tools Needed for Installation!



360° Red Solar LED Airport Lights

- Ambient light sensing,
 - Turns on automatically in low light
- 4 LED bulbs - 4.5 Candels brightness
- Flashes 55 times per minute



Flags

- 20" x 20" vinyl flag with stiffener on 36" wood dowel



Specs:

Composition: High Density Polyethylene

Weight: 25 lbs.

Color: Orange & White, other colors available with minimum purchase quantity.

Retroreflective Sheeting: 72" L x 6" H striped sheeting available in High Intensity Prismatic Grade and Diamond Grade.

Lights: Each unit accepts two standard barricade lights (needs 4" bolt) and two 360° round airport lights.

Flags: Each unit accepts two 3/4" diameter post flags.

Quote Section	
Quote Prepared	_____
By/Date:	_____
County:	_____
Road/Name:	_____
CSJ No:	_____
Project No:	_____
Quote:	_____
(Valid for 60 days)	



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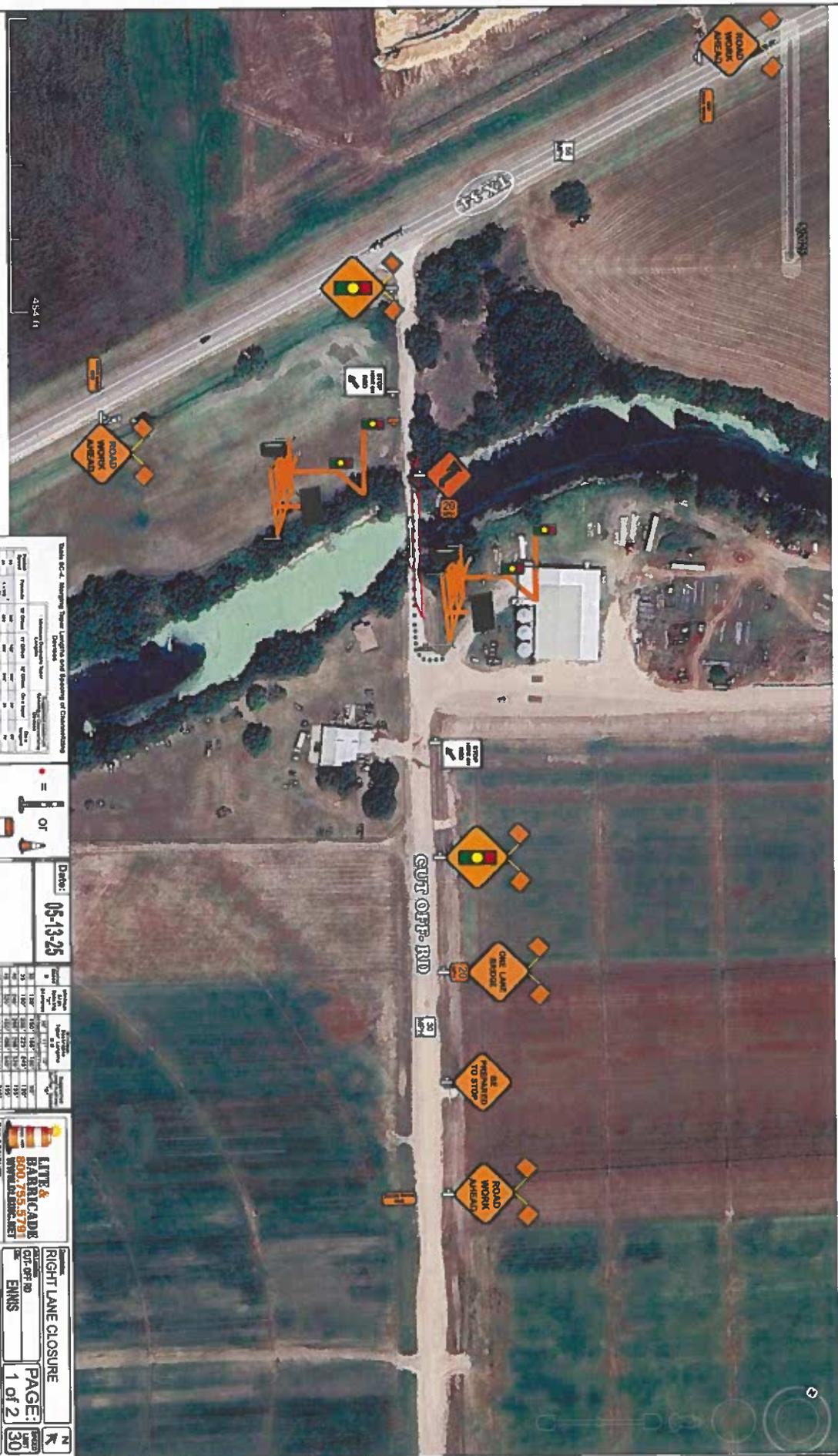


Table BC-4 - Message Taper Lengths and Spacing of Channelizing Devices

Distance	Number of Devices	Spacing Between Devices	Spacing Between Devices
0-100	1	100	100
100-200	2	100	100
200-300	3	100	100
300-400	4	100	100
400-500	5	100	100
500-600	6	100	100
600-700	7	100	100
700-800	8	100	100
800-900	9	100	100
900-1000	10	100	100

Date: **05-13-25**

Sign Spacing - 180'
Taper Length - N/A
Buffer Area - 80'

LITTE & BAINBRIDGE
ROADWORK SIGNS
214-748-5791

ROBERT SOLIS
214-748-5791

ARCOSA AGGREGATES
CUT OFF RD
ENINS
PAGE: 1 of 2
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