

COMMISSIONERS COURT AGENDA REQUEST

A2

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 Monday of the week 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: 12.11.25 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Krystal Valdez

PHONE: _____

FAX: _____

DEPARTMENT OR ASSOCIATION: County Clerk

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 12.22.25

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

Consent Agenda:

1. Approval of Commissioner's Court regular meeting minutes from December 9, 2025.
3. Approval of Commissioner's Court workshop minutes from December 12, 2025.
2. Approval to correct Minute Order 467.25 to list Commissioner Grayson as the County Judge Pro Tempore.

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – DECEMBER 9, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, DECEMBER 9, 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 JOHN WRAY

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.

INVOCATION AND PLEDGE OF ALLEGIANCE: *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*

RECOGNITIONS

R.1 PROCLAMATION RECOGNIZING DECEMBER 16, 2025 AS A DAY OF REMEMBRANCE FOR DETENTION OFFICER ISAIAH BIAS.

CONSENT AGENDA: MINUTE ORDER 476.25

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM NOVEMBER 25TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 1 JUDGE CHRIS MACON*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 2 JUDGE JACKIE MILLER, JR.*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 3 JUDGE DAN COX*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 4 JUDGE JAMES BRYANT*

- A.7 ACCEPTING A TABULATED REPORT OF THE COUNTY'S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM OCTOBER 16TH, 2025 THROUGH NOVEMBER 19TH, 2025 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.024. - *COUNTY AUDITOR STACI PARR*
- A.8 APPROVING TO DECLARE THE LISTED ITEM AS SURPLUS TO BE DISPOSED OF FOR ROAD AND BRIDGE PRECINCT 1 AND DEPARTMENT OF ENGINEERING:
1. 1990 INTERNATIONAL TRUCK TRACTOR VIN 1HSHCGGR7LH210342
 2. 2008 CHEVROLET PICKUP VIN 1GCEK14C48Z157998.
- A.9 APPROVING OF THE SURETY BOND AND OATH OF OFFICE FOR THE FIRE MARSHAL, TIM BIRDWELL. – *FIRE MARSHAL TIM BIRDWELL*
- A.10 RATIFYING STAFF ACTION OF APPROVAL ON A PRELIMINARY PLAT OF MABLE MEADOWS, LOTS 1-16. THE ± 80.82-ACRE SITE IS LOCATED ± 1,190 FEET NORTHEAST OF THE INTERSECTION OF FM 876 AND SPIDER ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
1. LOTS WITH DIRECT DRIVEWAY ACCESS TO ROADS INDICATED ON THE MASTER THOROUGHFARE PLAN (WHICH INCLUDES FM 876 AND GRAINERY ROAD) SHALL NOT BE ALLOWED WITHOUT MEETING AN ALTERNATIVE AS SET OUT IN ELLIS COUNTY'S QUALITY GROWTH INITIATIVES, VOLUME III, SECTION II (C)(4)(I-III). CONFIRMATION FROM TxDOT REGARDING ACCESS REQUIREMENTS FOR LOTS 8 - 16 IS REQUIRED PRIOR TO THE SUBMITTAL OF THE FINAL PLAT APPLICATION. ADDITIONALLY, CONFIRMATION FROM THE DEPARTMENT OF DEVELOPMENT DIRECTOR AND/OR THE COUNTY ENGINEER REGARDING ALTERNATIVE ACCESS REQUIREMENTS FOR LOTS 1 - 7 IS REQUIRED PRIOR TO THE SUBMITTAL OF THE FINAL PLAT APPLICATION.
 2. INCLUDE THE RECORDED OWNERSHIP INFORMATION WITHIN THE WRITTEN PROPERTY DESCRIPTION.
 3. ADD THE COMPANY REPRESENTATIVE'S NAME TO THE OWNER'S CONTACT BLOCK, OWNER SIGNATURE BLOCK, AND CORRESPONDING NOTARY STATEMENT.
 4. UPDATE THE TITLE BLOCK TO MATCH THE SAMPLE PRELIMINARY PLAT.
 5. 2-FOOT ELEVATION CONTOURS ARE REQUIRED ON THE PLAT DRAWING. UPDATE ACCORDINGLY.
 6. IDENTIFY ANY EASEMENTS AND RECORDING INFORMATION ASSOCIATED WITH THE EXISTING PIPELINE ON THE PLAT DRAWING.
 7. UPDATE THE OWNERSHIP AND RECORDING INFORMATION ON THE PLAT DRAWING AND WITHIN THE PROPERTY DESCRIPTION FOR ALL ADJACENT GKB RANCHES L.P. TRACTS.
 8. THE FOLLOWING CALL IS MISSING FROM THE PLAT DRAWING: "SOUTH 72 DEG. 59 MIN. 47 SEC. WEST, A DISTANCE OF 249.28 FEET." UPDATE THE PLAT ACCORDINGLY.
 9. THE FOLLOWING CALL IS MISSING FROM THE PLAT DRAWING: "...FROM WHICH A 1/2" IRON ROD FOUND, BEARS NORTH 07 DEG. 38 MIN. 25 SEC. EAST, A DISTANCE OF 0.58 FEET." UPDATE THE PLAT ACCORDINGLY.
 10. REMOVE THE BARBED WIRE FENCE LAYER FROM THE PLAT DRAWING.
 11. LABEL TWO (2) SURVEY BENCHMARKS SET BY THE SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL - 4202) ON THE PLAT DRAWING.
 12. THE SURVEY LINES ON THE PLAT DRAWING BLOCK THE MONUMENT LOCATION FOR THE END POINT OF L3. UPDATE THE PLAT DRAWING ACCORDINGLY.
 13. ADD ALL DEED CALLS THAT DIFFER FROM THE PLAT CALLS TO THE PLAT DRAWING.
 14. IDENTIFY WHICH CALLS ARE DEED CALLS WITHIN THE CURVE TABLE AND LINE TABLE.
 15. LABEL THE LOCATION OF THE CITY OF WAXAHACHIE'S ETJ LIMIT LINE TO THE PLAT DRAWING.
 16. LABEL A FORTY (40) FOOT FRONT BUILDING LINE SETBACK ON LOTS 8 - 16 AND UPDATE GENERAL NOTE No. 9.
 17. LABEL AND UPDATE THE FRONT BUILDING LINE SETBACK TO FORTY (40) FEET FOR LOTS 1 -7 ALONG GRAINERY ROAD AND UPDATE GENERAL NOTE No. 9.

18. UPDATE THE PLAT DRAWING AND GENERAL NOTE NO. 10 TO MATCH THE DRAINAGE AND UTILITY EASEMENTS IN THE SAMPLE PRELIMINARY PLAT.
 19. ACCORDING TO ELLIS COUNTY'S MASTER THOROUGHFARE PLAN, AN ADDITIONAL TWENTY (20) FEET OF RIGHT-OF-WAY IS REQUIRED TO BE DEDICATED ALONG FM 876, FOR A TOTAL RIGHT-OF-WAY WIDTH OF SIXTY (60) FEET MEASURED FROM THE CENTERLINE OF FM 876. ALSO, AN ADDITIONAL TWENTY (20) FEET OF RIGHT-OF-WAY IS REQUIRED TO BE DEDICATED ALONG GRAINERY ROAD, FOR A TOTAL RIGHT-OF-WAY WIDTH OF FIFTY (50) FEET MEASURED FROM THE CENTERLINE OF GRAINERY ROAD.
 20. UPDATE THE SIGNATURE BLOCKS WITHIN SHEET 2 TO MATCH THE SAMPLE PRELIMINARY PLAT.
 21. ADD A GENERAL PLAT NOTE STATING: PARCEL ID No. 183342 WAS REMOVED FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION (ETJ) ON DECEMBER 18TH, 2023 - ORDINANCE No. 3438.
 22. REMOVE GENERAL NOTES No. 8 & 11.
- A.11 RATIFYING STAFF ACTION OF APPROVAL ON A QUITCLAIM DEED FOR A 100 X 200 FEET OF UNIMPROVED AND UNNAMED RIGHT-OF-WAY LOCATED BETWEEN THE TOWN OF BRISTOL, BLOCK 36, LOTS 1-4 (PARCEL ID No. 157856) AND BLOCK 37, LOTS 1-4 (PARCEL ID No. 157856) AND BLOCK 37, LOTS 1-4 (COMMONLY KNOWN AS 304 UNION HILL) AND RECORDED IN CABINET A, SLIDE 122, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), BRISTOL, ROAD AND BRIDGE PRECINCT No. 1.
 - A.12 APPROVING OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF ELLIS AND THE CITY OF OAK LEAF FOR MAINTENANCE, REPAIR, AND/OR CONSTRUCTION OF STREETS, ROADS, ALLEYS, BRIDGES, PARKING AREAS, WATERWAYS, AND DITCHES, ETC. FOR A TERM BEGINNING JANUARY 1ST, 2026 AND ENDING DECEMBER 31ST, 2026. – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 - A.13 APPROVING OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF ELLIS AND THE CITY OF OVILLA FOR MAINTENANCE, REPAIR, AND/OR CONSTRUCTION OF STREETS, ROADS, ALLEYS, BRIDGES, PARKING AREAS, WATERWAYS, AND DITCHES, ETC. FOR A TERM BEGINNING JANUARY 1ST, 2026 AND ENDING DECEMBER 31ST, 2026. – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 - A.14 APPROVING OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF ELLIS AND THE CITY OF WAXAHACHIE FOR MAINTENANCE, REPAIR, AND/OR CONSTRUCTION OF STREETS, ROADS, ALLEYS, BRIDGES, PARKING AREAS, WATERWAYS, AND DITCHES, ETC. FOR A TERM BEGINNING JANUARY 1ST, 2026 AND ENDING DECEMBER 31ST, 2026. – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 - A.15 APPROVING OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF ELLIS AND THE WAXAHACHIE INDEPENDENT SCHOOL DISTRICT FOR MAINTENANCE, REPAIR, AND/OR CONSTRUCTION OF STREETS, ROADS, ALLEYS, BRIDGES, PARKING AREAS, WATERWAYS, AND DITCHES, ETC. FOR A TERM BEGINNING JANUARY 1ST, 2026 AND ENDING DECEMBER 31ST, 2026. – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 - A.16 APPROVING OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF ELLIS AND THE RED OAK INDEPENDENT SCHOOL DISTRICT FOR MAINTENANCE, REPAIR, AND/OR CONSTRUCTION OF STREETS, ROADS, ALLEYS, BRIDGES, PARKING AREAS, WATERWAYS, AND DITCHES, ETC. FOR A TERM BEGINNING JANUARY 1ST, 2026 AND ENDING DECEMBER 31ST, 2026. – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*

FINANCIAL CONSENT:

- F.1 APPROVING TO INCREASE VETERAN TREATMENT COURT SALARY FOR THE VTC CASE MANAGER POSITION FROM \$65,000.00 TO \$68,309.00 TO MATCH THE BEHAVIORAL HEALTH CASE MANAGER SALARY. INCREASE WILL BE FUNDED BY THE APPROVED VTC GRANT. – COUNTY AUDITOR STACI PARR
- F.2 FY2026 LINE-ITEM TRANSFER – IT DIRECTOR JOCELYN KING
DECREASE 001-0035-508680 (CONTRACT SERVICES) BY \$9,100.00
INCREASE 001-0035-508020 (EQUIPMENT) BY \$9,100.00
- F.3 FY2026 LINE-ITEM TRANSFER – COUNTY ENGINEER ZACH GERICH
DECREASE 001-0375-508020 (ENGINEERING-EQUIPMENT) BY \$419.94
INCREASE 001-0035-508680 (IT-CONTRACT SERVICES) BY \$419.94
- F.4 FY2026 LINE-ITEM TRANSFER – 378TH DISTRICT COURT JUDGE/VTC COURT COORDINATOR
DECREASE 001-0190-590203 (VTC-SUPPLIES/EQUIPMENT) BY \$2,634.60
INCREASE 001-0190-508680 (378TH DC - CONTRACT SERVICES) BY \$1,794.60
INCREASE 001-0190-507030 (378TH DC – TELEPHONE) BY \$840.00

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 477.25 (1.1) APPROVING A REPLAT OF LYONS ROAD ESTATES, LOTS 2R1-2R4, BLOCK A. THE ± 5.923-ACRE SITE IS LOCATED ± 225 FEET EAST OF THE INTERSECTION OF LYONS ROAD AND ALMA DRIVE, IN THE ETJ OF THE CITY OF ALMA, ROAD AND BRIDGE PRECINCT No. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD THE RECORDING INFORMATION SHOWING OWNERSHIP TO THE WRITTEN PROPERTY DESCRIPTION ON THE PLAT.
2. ADD DEED LINES AND CALLS TO THE PLAT DRAWING.
3. ADD AN ADDRESS TO THE OWNER'S CONTACT BLOCK ON PAGE 2.
4. LABEL THE REAR LOT DIMENSIONS FOR LOTS 2R3 & 2R4.
5. THE PLAT DRAWING, WRITTEN DESCRIPTION, AND ORIGINAL PLAT INDICATE THE PROPERTY SIZE TO BE 5.923 ACRES, WHEREAS THE SUM OF THE LOT ACREAGES WITHIN THE PLAT DRAWING EQUATES TO 5.925 ACRES. REVIEW AND UPDATE ACCORDINGLY.
6. THE WRITTEN DESCRIPTION INDICATES THAT THE POINT-OF-BEGINNING IS WITHIN LYONS ROAD; HOWEVER, THE PLAT DRAWING SHOWS THE POINT-OF-BEGINNING ON ALMA DRIVE AT THE EAST CORNER OF LOT 2. REVIEW AND UPDATE ACCORDINGLY.
7. LABEL TWO (2) SURVEY BENCHMARKS SET BY THE SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL – 4202) ON THE PLAT DRAWING.
8. THE ADJACENT PROPERTY OWNERSHIP FOR RYAN AND BELINDA BROWN DOES NOT MATCH THE PLAT DRAWING. REVIEW AND UPDATE ACCORDINGLY.
9. THE WRITTEN DESCRIPTION CALLS FOR THE SOUTHEAST LINE OF LOT 2 TO BE 301.24 FEET, WHEREAS THE PLAT DRAWING INDICATES 266.28 FEET. REVIEW, CONFIRM, AND UPDATE ACCORDINGLY.
10. LABEL A TWENTY-FIVE (25) FOOT FRONT BUILDING SETBACK LINE AND A TWENTY (20) FOOT DRAINAGE AND UTILITY EASEMENT FOR LOTS 2R2 AND 2R3.
11. ALL EASEMENTS ARE TO BE LABELED AS DRAINAGE AND UTILITY EASEMENTS. UPDATE ACCORDINGLY.

12. ALL LOTS ARE TO HAVE A REAR TWENTY (20) FOOT DRAINAGE AND UTILITY EASEMENT. UPDATE ACCORDINGLY.

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

MINUTE ORDER 478.25 (1.2) APPROVING A REPLAT OF GRANDE CASA RANCHITOS, TRACTS 28A, 29B & 29A. THE ± 9.131-ACRE SITE IS LOCATED ± 595 FEET NORTH OF THE INTERSECTION OF GRANDE CASA ROAD AND OLD MAYPEARL ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3.

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

MINUTE ORDER 479.25 (1.3) APPROVING A REPLAT OF MAYPEARL HIDDEN HILLS, LOT 15R1. THE ± 1.136-ACRE SITE IS LOCATED SOUTH OF THE INTERSECTION OF SULLIVAN WAY AND MANGRUM DRIVE IN THE ETJ OF THE CITY OF MAYPEARL, ROAD AND BRIDGE PRECINCT No. 3.

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

MINUTE ORDER 480.25 (1.4) APPROVING VARIANCE REQUESTS FOR PARCEL ID No. 294703 (PROPOSED HEIRLOOM DEVELOPMENT PHASE 2A) FROM VOLUME I, SECTION III (E)(1)(ii), VOLUME III, SECTION II (A), VOLUME III, SECTION II (F) OF THE QUALITY GROWTH INITIATIVES SUBDIVISION & DEVELOPMENT STANDARDS TO ALLOW FOR ISSUANCE OF AN EARLY GRADING PERMIT PRIOR TO THE FINAL APPROVAL OF THE CIVIL PLANS, ALLOW FOR THE REDUCTION OF THE RADII AT THE EDGE OF PAVEMENT AT INTERSECTIONS, AND ALLOW PLACEMENT OF UTILITY LINES WITHIN THE RIGHT-OF-WAY. THE ± 1.69-ACRE SITE IS LOCATED SOUTH OF FM 875 AND ± 3,365 FEET WEST OF SKINNER ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 3. APPROVED IN THE FOLLOWING MANNER:

1. APPROVAL OF THE VARIANCE REQUEST TO VOLUME III, SECTION II (F) TO ALLOW THE PLACEMENT OF THE WATERLINES WITHIN THE 50-FOOT RIGHT-OF-WAY BY PLACING IT TWO (2) FEET BEHIND THE BACK OF THE CURB AS SHOWN IN EXHIBIT B.
2. APPROVAL OF THE VARIANCE REQUEST TO VOLUME III, SECTION III, ITEM A, REDUCING THE RADIUS OF THE EDGE OF THE PAVEMENT TO 20 FT. FOR LOCAL ROADS AND 30 FT. FOR PRINCIPAL ARTERIAL ROADS WITHIN THE HEIRLOOM DEVELOPMENT IN ACCORDANCE WITH THE CITY'S STANDARDS.
3. NO ACTION ON THE VARIANCE REQUEST TO VOLUME I, SECTION III, ITEM E (1) (ii) TO ALLOW GRADING BEFORE THE FINAL APPROVAL OF THE CIVIL PLANS FOR THE PROPOSED PHASE 2A, AS THE ENGINEERING OFFICE HAS ALREADY REVIEWED THE PLANS AND SIGNED OFF ON THEM, PENDING APPROVAL OF THESE VARIANCES.

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

MINUTE ORDER 481.25 (1.5) APPROVING TO VACATE AND ABANDON A 60-FOOT STRIP OF RIGHT-OF-WAY SHOWN ON SHILOH BRANCH ESTATES II, RECORDED IN CABINET C, SLIDE 711 OF THE OFFICIAL

PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT). THE SITE IS LOCATED ± 1,290 FEET SOUTH OF THE INTERSECTION OF BRYSON LANE AND SPRINGER ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4. APPROVED IN THE FOLLOWING MANNER:

1. APPROVE THE REQUEST TO DISCONTINUE MAINTENANCE OF THE NORTHERN PORTION OF A 60-FOOT UNIMPROVED RIGHT-OF-WAY AS SHOWN WITHIN THE SHILOH BRANCH ESTATES, PHASE II FINAL PLAT.
2. APPROVE THE REQUEST TO VACATE THE NORTHERN PORTION OF A 60-FOOT UNIMPROVED RIGHT OF WAY SHOWN WITHIN THE SHILOH BRANCH ESTATES II FINAL PLAT.

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

MINUTE ORDER 482.25 (1.6) APPROVING A QUITCLAIM DEED FOR A 60-FOOT ABANDONED AND VACATED RIGHT-OF-WAY AS SHOWN ON SHILOH BRANCH ESTATES II, RECORDED IN CABINET C, SLIDE 711 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT). THE SITE IS LOCATED ± 1,290 FEET SOUTH OF THE INTERSECTION OF BRYSON LANE AND SPRINGER ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. A REPLAT SHOWING A REVISED LOT LAYOUT SHALL BE SUBMITTED FOR REVIEW TO THE DEPARTMENT OF DEVELOPMENT PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT FOR LOT 2. SUCH REPLAT SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, FLOODPLAIN ORDER, AND OTHER PERTINENT DEVELOPMENT REGULATIONS.
2. ALL EXISTING UTILITY EASEMENTS WITHIN THE RIGHTS-OF-WAY DESCRIBED HEREIN SHALL BE RETAINED BY THE RESPONSIBLE UTILITY HOLDERS UNTIL SUCH TIME AS THE PROPERTY OWNER RELOCATES SAID EASEMENTS.
3. ANY CURRENT, FUTURE, OR RELOCATED EASEMENTS SHALL BE REFLECTED AND/OR RECORDED ON A FUTURE REPLAT.

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

PURCHASING:

MINUTE ORDER 483.25 (2.1) APPROVING TO CONTINUE LANDSCAPE SERVICES FOR ALL ELLIS COUNTY FACILITIES INCLUDING ALL RELATED SERVICES FROM LANTANA LAWN SERVICES USING THE CITY OF WAXAHACHIE, TEXAS INTERLOCAL AGREEMENT IN AN ADDITIONAL AMOUNT OF \$35,000.00.

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

MINUTE ORDER 484.25 (2.2) APPROVING TO INCREASE THE CONTINGENCY AMOUNT BY \$140,000.00 FOR CONSTRUCTION SERVICES TO COMPLETE THE RENOVATION AND EXPANSION OF THE ELLIS COUNTY COURTS AND ADMINISTRATION BUILDING DUE TO THE COUNTY'S REQUESTED CHANGES AND UNFORESEEN CONDITIONS DURING CONSTRUCTION.

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

ADMINISTRATIVE:

MINUTE ORDER 485.25 (3.1) APPROVING THE ANNUAL PAYMENT TO THE TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM (TCDRS) IN THE AMOUNT OF \$300,000.00 TO BUY-DOWN COUNTY LIABILITY. PAYMENT WILL COME FROM GENERAL FUND ACCOUNT #001-0140-505540 AND WAS INCLUDED IN THE FY26 BUDGET. – COUNTY TREASURER CHERYL CHAMBERS & HR DIRECTOR SHARON MANCILLA

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

MINUTE ORDER 486.25 (3.2) APPROVING THE REAPPOINTMENT OF ELLIS COUNTY FIRE MARSHAL, TIM BIRDWELL FOR A 2-YEAR PERIOD BEGINNING DECEMBER 14TH, 2025 AND ENDING DECEMBER 14TH, 2027. – FIRE MARSHAL TIM BIRDWELL

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

PUBLIC HEARING (2:27 P.M. – 2:29 P.M.)

MOTION TO OPEN P.1 BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

(P.1) PUBLIC HEARING FOR A PROPOSED AMENDMENT TO THE 2024 ELLIS COUNTY MASTER THOROUGHFARE PLAN, SPECIFICALLY AMENDING A PROPOSED MINOR ARTERIAL ROAD ALONG SARALVO ROAD, FROM HONEYSUCKLE ROAD TO THE US HIGHWAY 287 SERVICE ROAD, ROAD AND BRIDGE PRECINCT NO. 4. – DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES
- NO PUBLIC PARTICIPATION

MOTION TO CLOSE P.1 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 487.25 (3.3) APPROVING A PROPOSED AMENDMENT TO THE 2024 ELLIS COUNTY MASTER THOROUGHFARE PLAN, SPECIFICALLY AMENDING A PROPOSED MINOR ARTERIAL ROAD ALONG SARALVO ROAD, FROM HONEYSUCKLE ROAD TO THE US HIGHWAY 287 SERVICE ROAD, ROAD AND BRIDGE PRECINCT NO. 4. APPROVED IN THE FOLLOWING MANNER:

1. TERMINATE THE PROPOSED MINOR ARTERIAL FROM ITS CURRENT ALIGNMENT ALONG SARALVO ROAD IN ITS ENTIRETY NORTH OF HONEYSUCKLE ROAD TO THE SOUTH US HWY 287 SERVICE ROAD, AS SHOWN IN EXHIBIT B.

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

RECESS TO EXECUTIVE SESSION **2:32 P.M.**

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, 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, BICKERSTAFF HEATH DELGADO ACOSTA, LLP, VIA REMOTE VIDEO CONFERENCE, 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 (MUD'S).
- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING A TAX ABATEMENT AGREEMENT BETWEEN WESTON HOLLADAY LLC AND ELLIS COUNTY.

ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION 4:02 P.M.

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

PUBLIC HEARING (4:03 P.M. – 4:10 P.M.)

MOTION TO OPEN P.2 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

(P.2) PUBLIC HEARING ON A REQUESTED TAX ABATEMENT AGREEMENT WITH WESTON HOLLADAY LLC, LOCATED IN REINVESTMENT ZONE NO. 14 IN THE CITY OF RED OAK. – *ELLIS COUNTY JUDGE JOHN WRAY*

PUBLIC PARTICIPATION: HECTOR MADRIGAL, FERRIS; TODD FULLER, WAXAHACHIE; LEE MCCLEARY, WAXAHACHIE; ALAN HUGLEY, RED OAK

MOTION TO CLOSE P.1 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 488.25 (3.4) APPROVING TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH WESTON HOLLADAY LLC, LOCATED IN REINVESTMENT ZONE NO. 14 IN THE CITY OF RED OAK, AS SUCH AGREEMENT WAS AMENDED AND SENT TO WESTON HOLLADAY LLC ON DECEMBER 3RD, 2025, WITH AN AMENDMENT TO SECTION 9.9 TO ADD "SUCH CONSENT WILL NOT BE UNREASONABLY WITHHELD."; AND TO THE DEFINITION OF THE CURE PERIOD ON PAGE 3 TO CHANGE THE WORD "BEACH" TO "BREACH." - *COUNTY JUDGE JOHN WRAY*

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

ADJOURN REGULAR SESSION 4:22 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON DECEMBER 9TH, 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 22ND DAY OF DECEMBER 2025.

KRYSTAL VALDEZ, COUNTY CLERK

A3

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 Monday of the week 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: 12.11.25 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Krystal Valdez

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Clerk

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 12.22.25

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

Consent Agenda:

1. Approval of Commissioner's Court regular meeting minutes from December 9, 2025.
3. Approval of Commissioner's Court workshop minutes from December 12, 2025.
2. Approval to correct Minute Order 467.25 to list Commissioner Grayson as the County Judge Pro Tempore.

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – DECEMBER 12, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET FOR A WORKSHOP ON TUESDAY, DECEMBER 12, 2025, IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2ND FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH TIME THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY JUDGE JOHN WRAY

COUNTY CLERK KRYSTAL VALDEZ

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

PRECINCT 4 COMMISSIONER KYLE BUTLER

OPENING WORKSHOP

COUNTY JUDGE CALLS WORKSHOP TO ORDER, DECLARES QUORUM AND DECLARES NOTICES LEGALLY POSTED PURSUANT TO OPEN MEETINGS ACT CHAPTER 551.

INVOCATION: *COUNTY JUDGE JOHN WRAY*

WORKSHOP - NO ACTION TAKEN

1. REVIEW AND DISCUSS COURT CASE MANAGEMENT SYSTEM CONTRACT.

RECESS TO EXECUTIVE SESSION **10:02 A.M.**

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, 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.

ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION **11:11 A.M.**

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

ADJOURNMENT 11:12 A.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT WORKSHOP ON DECEMBER 12TH, 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 22ND DAY OF DECEMBER 2025.

KRYSTAL VALDEZ, COUNTY CLERK

COMMISSIONERS COURT AGENDA REQUEST

A4

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: 12.11.25 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Krystal Valdez

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Clerk

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 12.22.25

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

<p>Consent Agenda:</p> <ol style="list-style-type: none">1. Approval of Commissioner's Court regular meeting minutes from December 9, 2025.3. Approval of Commissioner's Court workshop minutes from December 12, 2025.2. Approval to correct Minute Order 467.25 to list Commissioner Grayson as the County Judge Pro Tempore.

COMMISSIONERS COURT AGENDA REQUEST

A5

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Please fill out this form completely:

DATE: 12/03/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Casey Borders

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Ellis County Constable Pct 2

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: Next available

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

****Consent Agenda***
Acceptance of the Constable Pct 2 monthly report for November 2025 pursuant to Texas Local Government Code §114.044.



Receipt Report by Fee Codes
11/01/2025 to 11/30/2025

General Ledger Accounts	Fee Description	Amount NON-CASH TYPES	
Summary:			
	CIVIL PAPER FEE 90.00	\$540.00	\$0.00
	Grand Total all Types	\$540.00	\$0.00
	Grand Total	\$540.00	

Receipt Type Breakdown Summary:

CIVIL PAPER	(6)	\$540.00
Breakdown of Payment Types for Receipt Type: CIVIL PAPER		
Check		\$450.00
Money Order		\$90.00
		\$540.00

Total for ALL Listed Receipt Types \$540.00

Totals for ALL Payment Types

Check	\$450.00
Money Order	\$90.00
	\$540.00

A6

ELLIS COUNTY COMMISSIONERS COURT		Court Date: December 22, 2025	
REPORTING DEPARTMENT: <i>Engineering Department</i>			
AGENDA TYPE <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing	Engineering FINANCIAL REPORT November 2025 CONSENT AGENDA ITEM		

AGENDA CAPTION:
 Approval of the Engineering Departments monthly financial report for November 2025, as Chapter 114.044 of the Texas Local Government Code requires.

EXECUTIVE SUMMARY:
 The County Auditor requested all departments receiving monies to submit a monthly financial report for approval to the Commissioners' Court as required in Texas Local Government Code, Chapter 114.044. This report satisfies this requirement. Below is an approximate summary of revenues and expenditures for November 2025.

REVENUE ACCOUNT NO.	ACCOUNT NAME	AMOUNT
001-0375-406680	Map Sales	\$ 15.00
001-0375-409385	Engineering Plan Reviews	\$ 17,859.00
001-0375-406080	ROW Reviews & Misc.	\$ 400.00
Total Revenues		\$ 18,274.00

EXPENSE ACCOUNT NO.	ACCOUNT NAME	AMOUNT
001-0375-508080	Auto Gas/Oil	\$ 130.00
001-0375-508190	Computer Equipment	\$ 0.00
001-0375-508880	Computer Software	\$ 0.00
001-0375-508680	Contract Services	\$ 157.25
001-0375-508050	Conference	\$ 0.00
001-0375-509330	Consultant	\$ 0.00
001-0375-509740	Dam Projects	\$ 0.00
001-0375-508020	Equipment	\$ 0.00
001-0375-506890	GIS Software	\$ 16,347.51
001-0375-506010	Mileage Reimbursement	\$ 0.00
001-0375-508070	Operating Expenditures	\$ 33.75
001-0375-590208	Outside Review Fees	\$ 0.00
001-0375-508690	Professional Fees	\$ 0.00
001-0375-508010	Supplies	\$ 94.99
001-0375-507030	Telephone	\$ 244.69
001-0375-508350	Training	\$ 0.00
Total Expenditures		\$ 17,008.19

A7

ELLIS COUNTY COMMISSIONERS COURT		Court Date: December 22, 2025	
REPORTING DEPARTMENT: <i>DoD</i>			
AGENDA TYPE <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing	DoD FINANCIAL REPORT November 2025 CONSENT AGENDA ITEM		

AGENDA CAPTION:
 Approval of the Department of Development's (DoD) monthly financial report for November 2025, as required by Chapter 114.044 of the Texas Local Government Code.

EXECUTIVE SUMMARY:
 The County Auditor requested all departments receiving monies to submit a monthly financial report for approval to the Commissioners' Court as required in Texas Local Government Code, Chapter 114.044. This report satisfies this requirement. Below is an approximate summary of revenues and expenditures for November 2025.

REVENUE ACCOUNT NO.	ACCOUNT NAME	AMOUNT
001-0000-202500	TCEQ Line Item	\$ 600.00
001-0060-400580	PWA (Permits)	\$ 19,150.00
001-0060-400720	Plats (Subdivisions)	\$ 0.00
001-0060-400940	Septic Fees	\$ 35,750.00
001-0060-406080	Misc. Fees	\$ 0.00
001-0921-406260	Recording Fees	\$ 0.00
003-0601-400920	Pct. No. 1 – Subdivision Percentage (Road) Fees	\$ 0.00
004-0652-400920	Pct. No. 2 – Subdivision Percentage (Road) Fees	\$ 0.00
005-0703-400920	Pct. No. 3 – Subdivision Percentage (Road) Fees	\$ 0.00
006-0754-400920	Pct. No. 4 – Subdivision Percentage (Road) Fees	\$ 0.00
076-0976-409760	Subdivision Inspection Fees (Special Fund)	\$ 0.00
REVENUES		\$ 55,500.00

EXPENSE ACCOUNT NO.	ACCOUNT NAME	AMOUNT
001-0060-506010	Travel Reimbursement	\$ 0.00
001-0060-507030	Telephone	\$ 334.48
001-0060-508010	Supplies	\$ 186.39
001-0060-508020	Equipment	\$ 153.16
001-0060-508050	Conference	\$ 239.87
001-0060-508060	Dues	\$ 2,172.53
001-0060-508080	Auto Gas	\$ 146.42
001-0060-508090	Auto Repairs	\$ 60.00
001-0060-508100	Auto Tires	\$ 22.00
001-0060-508190	Computer	\$ 2,749.60
001-0060-508210	Uniform	\$ 1,038.13
001-0060-508680	Contract Services	\$ 443.93
001-0060-508880	Computer Software	\$ 958.33
001-0060-508990	Development Testing	\$ 0.00
076-0976-509978	Subdivision Inspection Fees (Special Fund)	\$ 0.00
EXPENDITURES		\$ 8,504.84

COMMISSIONERS COURT AGENDA REQUEST

A8

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Please fill out this form completely:

DATE: 12/12/2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Cheryl Chambers

PHONE: 972-825-5127

FAX: _____

DEPARTMENT OR ASSOCIATION: Treasurer's Office

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: December 22, 2025 (consent)

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

November 2025 Monthly Treasurer's Report

TREASURER'S REPORT ON THE ELLIS COUNTY FINANCES

IN THE MATTER OF COUNTY FINANCES
IN THE HANDS OF CHERYL CHAMBERS
TREASURER OF ELLIS COUNTY

COMMISSIONER'S COURT
ELLIS COUNTY, TEXAS

IN ACCORDANCE with Section 114.026, Local Government Code, we the undersigned, constituting the entire Commissioners Court of Ellis County, certify that on December 22, 2025, we compared and examined the monthly report of CHERYL CHAMBERS, Treasurer of Ellis County, Texas, for November 2025, and finding the same correct, entered an order in the Minutes approving said Report, which states total cash and other assets on hand as \$67,348,939.40.

John Wray, County Judge

Randy Stinson, Commissioner Pct. 1

Lane Grayson, Commissioner Pct. 2

Louis Ponder, Commissioner Pct. 3

Kyle Butler, Commissioner Pct. 4

SWORN TO AND SUBSCRIBED BEFORE ME, by John Wray, County Judge and County Commissioners of said Ellis County, each respectively, on this the 22th of December, 2025.

Attest: Krystal Valdez, County Clerk,
Clerk of the Commissioners Court in
and for Ellis County, Texas

MONTHLY TREASURER REPORT

NOVEMBER 2025

FUND	FUND NAME	BEGINNING CASH BANK BALANCE	RECEIPTS	DISBURSEMENTS	Prior Period Journal Entires	MATURE/ (INVEST) INVESTMENTS	ENDING CASH BANK BALANCE	INVESTMENT INTEREST	INVESTMENTS BALANCE	TOTAL BALANCE
1	General	-1,068,108.05	1,501,759.38	8,370,600.27	-22,092.36	6,465,000.00	-1,494,041.30	94,962.42	22,359,972.58	20,865,931.28
2	Road Improvement	1,645.95				1,000,000.00	1,001,645.95	7,806.20	1,520,577.65	2,522,223.60
3	Road & Bridge 1	79,375.61	56,316.00	114,380.32			21,311.29	9,890.11	2,957,003.25	2,978,314.54
4	Road & Bridge 2	80,800.95	56,316.00	103,499.60			33,617.35	12,343.51	3,694,345.52	3,727,962.87
5	Road & Bridge 3	36,934.75	56,315.99	186,976.48		60,000.00	-33,725.74	1,314.17	371,395.42	337,669.68
6	Road & Bridge 4	72,694.54	56,481.57	143,797.34			-14,621.23	7,066.31	2,118,763.82	2,104,142.59
7	Adult Probation	71,847.31	90,787.84	230,408.44	-110,542.41		-178,315.70	3,114.11	929,841.48	751,525.78
8	Juvenile Probation	-84,403.19	416,144.01	432,367.52		75,000.00	-25,626.70	77.48	519.54	-25,107.16
9	FM #1	7,313.89	18,736.62	108,088.28		160,000.00	77,962.23	12,328.20	3,568,593.04	3,646,555.27
10	FM #2	4,146.97	17,612.62	109,716.43		120,000.00	32,043.16	4,091.81	1,139,443.30	1,171,486.46
11	FM #3	2,792.47	17,612.62	80,437.52		80,000.00	19,967.57	3,707.19	1,058,194.99	1,078,162.56
12	FM #4	345,808.97	21,612.62	107,289.65			260,131.94	4,661.42	1,386,840.32	1,646,972.26
13	Lateral Road	44,315.93					44,315.93	1,780.15	531,534.30	575,850.23
14	County & District Court Tech	7,493.99	168.00				7,661.99	170.73	50,977.07	58,639.06
15	Justice Court Tech	18,338.32	1,274.71				19,613.03	813.38	249,962.80	269,575.83
16	DC Archives Records Mgmt	1,700.92	0.00				1,700.92	649.33	199,547.43	201,248.35
17	Jury	31,569.87	85,698.01	41,634.25			75,633.63	0.00	0.00	75,633.63
18	Permanent Improvements	-2,818,080.44	819,352.23	627,337.01			-2,626,065.22	11.76	3,511.88	-2,622,553.34
19	Law Library	91.39	10,618.75	23,203.85			-12,493.71	0.00	0.00	-12,493.71
21	Records Management	361,720.45	29,340.00	11,319.08			379,741.37	9,996.36	2,984,807.69	3,364,549.06
22	CC Archives Records Mgmt	233,890.55	29,160.00				263,050.55	7,802.19	2,392,832.82	2,655,883.37
23	ROW Available	21.05					21.05	0.00	0.00	21.05
24	Fire Marshall Special Fund	47,960.51	3,050.00	15,294.13			35,716.38	726.49	216,923.60	252,639.98
25	Right of Way 2008	0.00					0.00	0.00	0.00	0.00
26	District Court Records Tech	2,703.02					2,703.02	877.41	269,640.09	272,343.11
27	Road District #1	0.00					0.00	3,359.79	1,003,199.04	1,003,199.04
28	Road District #5	0.00					0.00	47.59	14,210.08	14,210.08
29	Road District #16	0.00					0.00	779.66	232,797.51	232,797.51
30	DA Check Processing	21.61	3.21				24.82	524.39	156,576.59	156,601.41
31	DA Drug Forfeiture	34,909.30					34,909.30	1,208.74	360,916.12	395,825.42
32	General Records Mgmt/Pres	113,178.64	7,883.00				121,061.64	3,608.34	1,077,412.88	1,198,474.52
33	Courthouse Security	24,467.73	7,522.06				31,989.79	2,115.99	631,811.35	663,801.14
34	Court Rec. Preservation 51.7	28,251.50	2,210.00				30,461.50	806.04	240,674.54	271,136.04
35	JP Court Bldg Security	0.00					0.00	0.00	0.00	0.00
36	Election Admin. Fees	222,918.83		311,090.00		90,000.00	1,828.83	466.89	74,556.25	76,385.08
37	Series 1993 Interest & Sinkin	0.00					0.00	0.00	0.00	0.00
38	Series 2007 Interest & Sinkin	8,562.39	35,061.97			-8,562.00	35,062.36	2,023.64	605,110.30	640,172.66
39	Grant Pass Through	0.00					0.00	0.00	0.00	0.00
40	Series 07 Bond Project	0.00					0.00	0.00	0.00	0.00

A9

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 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: 12/15/2025 SUPPORTING DOCUMENT(S) ATTACHED? (Y / N)

NAME: Staci Parr

PHONE: (972) 825-5123 FAX: (972) 825-5124

DEPARTMENT OR ASSOCIATION: County Auditor

ADDRESS: 101 W Main St

PREFERRED DATE TO BE PLACED ON AGENDA: 12/23/2025

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

****CONSENT AGENDA - FINANCIAL****

Acceptance of County Auditor's Monthly Report for September 2025

pursuant to Texas Local Government Code §114.025

* _____
County Attorney Approval

Ellis County Auditor's Report
September 2025
Fiscal Year 2025

Benchmark for 2 Months = 100.00%

	<u>2025 Budget</u>	<u>YTD Rev/Exp as of 10/31/2025</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
General Fund Revenues					
NON-DEPARTMENTAL	103,723,146	81,339,564	78.42%	75,122,367	8.28%
AUDITOR	8,708	8,708	100.00%	(1,479)	-688.78%
INFORMATION TECHNOLOGY	-	-	N/A	-	N/A
AG EXTENSION	-	-	N/A	-	N/A
DEPARTMENT OF DEVELOPMENT	894,000	905,560	101.29%	943,417	-4.01%
VETERANS SERVICE OFFICER	38,126	21,059	55.24%	22,034	-4.42%
COVID 19 REVENUES	-	-	0.00%	-	N/A
AUXILLARY COURTHOUSE- CIVIC CENTER	-	-	N/A	-	N/A
VEHICLE REPLACEMENT FUND	-	-	0.00%	-	N/A
40TH JUDICIAL DISTRICT COURT	-	-	N/A	-	N/A
378TH JUDICIAL DISTRICT COURT	6,380	8,330	130.56%	4,600	81.09%
ELECTIONS	326,825	247,780	75.81%	373,573	-33.67%
PURCHASING	1,500	1,274	84.92%	1,471	-13.42%
DISTRICT CLERK	1,085,700	1,099,452	101.27%	1,275,770	-13.82%
COUNTY CLERK	1,969,095	1,862,103	94.57%	2,078,135	-10.40%
SHERIFF REVENUES	296,853	244,687	82.43%	314,321	-22.15%
COUNTY ATTORNEY	99,850	73,142	73.25%	110,329	-33.71%
TAX COLLECTOR	2,041,600	1,877,581	91.97%	1,755,761	6.94%
CIVIL ENGINEER	157,190	84,965	54.05%	159,323	-46.67%
COUNTY COURT AT LAW #1	230,600	252,587	109.53%	253,568	-0.39%
COUNTY TREASURER	50	175	350.00%	75	133.33%
EMERGENCY MANAGEMENT	500	-	0.00%	-	N/A
FIRE MARSHAL	-	-	N/A	-	N/A
JUSTICE OF THE PEACE PCT. 1	163,730	219,899	134.31%	174,903	25.73%
JUSTICE OF THE PEACE PCT. 2	186,205	224,059	120.33%	188,572	18.82%
JUSTICE OF THE PEACE PCT. 3	117,149	177,292	151.34%	122,574	44.64%
JUSTICE OF THE PEACE PCT. 4	118,235	135,688	114.76%	131,622	3.09%
CONSTABLE PCT. 1	74,075	89,205	120.43%	77,735	14.75%
CONSTABLE PCT. 2	64,000	65,506	102.35%	64,898	0.94%
CONSTABLE PCT. 3	113,500	134,596	118.59%	122,121	10.21%
CONSTABLE PCT. 4	81,400	96,609	118.68%	86,840	11.25%
UNCLAIMED PROPERTY	51,197	2,080	4.06%	59,722	-96.52%
LATCF REVENUE	-	-	N/A	-	N/A
BUDGETED FUND BALANCE	-	-	0.00%	-	N/A
	111,849,615	89,171,901	79.72%	83,442,254	6.87%
General Fund Expenditures					
PROCEEDS FROM ISSUANCE OF FINANCED PURCHASES	-	-	N/A	(1,505,573)	-100.00%
SHERIFF	19,098,531	17,157,944	89.84%	16,215,916	5.81%
JAIL	15,751,119	14,901,413	94.61%	14,179,371	5.09%
MAINTENANCE	1,111,681	1,114,317	100.24%	1,021,194	9.12%
COUNTY AUDITOR	1,391,280	1,248,778	89.76%	1,112,944	12.20%
INFORMATION TECHNOLOGY	1,826,494	1,526,251	83.56%	1,362,887	11.99%
TEXAS A&M AGRILIFE EXTENSIONS	354,892	302,878	85.34%	286,861	5.58%
DEPARTMENT OF DEVELOPMENT	1,472,556	1,396,075	94.81%	1,261,765	10.64%
VETERANS SERVICE OFFICER	243,097	198,049	81.47%	166,545	18.92%
COMMISSIONERS	856,384	640,803	74.83%	584,409	9.65%
INDIGENT HEALTH CARE	6,773,837	5,995,976	88.52%	4,585,214	30.77%
MENTAL HEALTH JUV EXP	1,001,558	738,262	73.71%	154,826	376.83%
COVID 19 EXPENDITURES	-	-	N/A	-	N/A
VACCINE HUB	-	-	N/A	-	N/A
AUXILLARY COURTHOUSE- CIVIC CENTER	-	57,741	N/A	15,202	279.82%
MAY SEVERE WEATHER	-	-	N/A	-	N/A
NON-DEPARTMENTAL	10,723,961	9,582,111	89.35%	9,248,969	3.60%
LEASE PAYMENTS	-	-	0.00%	-	N/A
CAPITAL LEASES	562,787	562,787	100.00%	879,566	-36.02%
STATE MANDATED INDIGENT LEGAL	3,161,300	4,006,472	126.73%	3,531,997	13.43%
40TH JUDICIAL DISTRICT COURT	428,723	427,088	99.62%	403,140	5.94%
378TH JUDICIAL DISTRICT COURT	705,408	669,783	94.95%	569,907	17.52%
443RD JUDICIAL DISTRICT COURT	497,105	470,047	94.56%	519,309	-9.49%
INDIGENT DEFENSE	192,463	170,002	88.33%	113,886	49.27%
ELECTIONS	1,608,864	1,435,692	89.24%	1,455,918	-1.39%
PURCHASING	663,856	624,109	94.01%	593,176	5.21%
General Fund Expenditures (Continued)					
DISTRICT CLERK	1,518,784	1,480,637	97.49%	1,398,071	5.91%
COUNTY CLERK	1,798,580	1,700,438	94.54%	1,618,443	5.07%
HIGHWAY PATROL	172,695	172,131	99.67%	158,131	8.85%
GAME WARDEN	-	-	0.00%	-	N/A
COUNTY ATTORNEY	7,839,439	7,108,717	90.68%	7,100,909	0.11%
TAX COLLECTOR	2,525,936	2,409,248	95.38%	2,058,811	17.02%
CIVIL ENGINEER	1,448,567	1,122,390	77.48%	1,173,944	-4.39%
COUNTY COURT AT LAW #1	582,939	536,289	92.00%	604,966	-11.35%

Ellis County Auditor's Report
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Benchmark for 2 Months = 100.00%

	2025 Budget	YTD Rev/Exp as of 10/31/2025	% of Budget Received/ Used	Prior Year YTD	Increase/ (Decrease) from Prior Year
COUNTY COURT AT LAW #2	563,568	503,230	89.29%	579,372	-13.14%
COUNTY COURT AT LAW #3	528,870	503,350	95.17%	553,857	-9.12%
COUNTY JUDGE	555,783	547,761	98.56%	476,419	14.97%
COUNTY TREASURER	462,123	431,062	93.28%	393,214	9.63%
JUVENILE SERVICES	-	-	0.00%	-	0.00%
JUVENILE DETENTION	-	-	100.00%	-	100.00%
HUMAN RESOURCES AND SERVICES	511,925	491,519	96.01%	444,994	10.46%
EMERGENCY MANAGEMENT	364,781	351,903	96.47%	245,508	43.34%
FIRE MARSHAL	918,479	853,455	92.92%	733,565	16.34%
JUSTICE OF THE PEACE PCT.1	489,977	475,035	96.95%	429,461	10.61%
JUSTICE OF THE PEACE PCT.2	653,203	646,161	98.92%	551,411	17.18%
JUSTICE OF THE PEACE PCT.3	447,747	425,219	94.97%	357,908	18.81%
JUSTICE OF THE PEACE PCT.4	528,849	467,639	88.43%	400,055	16.89%
CONSTABLE PCT.1	411,486	390,943	95.01%	332,712	17.50%
CONSTABLE PCT.2	433,362	407,427	94.02%	339,534	20.00%
CONSTABLE PCT.3	455,885	440,293	96.58%	330,049	33.40%
CONSTABLE PCT.4	413,216	398,882	96.53%	227,341	75.46%
INTERFUND TRANSFERS	5,251,541	5,369,541	102.25%	11,078,390	-51.53%
DEBT RETIREMENT	13,327,096	-	0.00%	-	N/A
UNCLAIMED PROPERTY	51,197	-	0.00%	-	N/A
GRANT N - MENTAL HEALTH SERVICES	-	-	0.00%	-	N/A
	110,681,924	90,459,848	81.73%	88,344,494	2.39%
<i>Revenues Over/(Under) Expenditures</i>	<i>1,167,691</i>	<i>(1,287,947)</i>		<i>(4,902,240)</i>	
<i>Road & Bridge Funds - Revenues</i>					
ROAD & BRIDGE PCT. 1	5,007,335	2,121,291	42.36%	2,027,723	4.61%
ROAD & BRIDGE PCT. 2	4,904,618	2,149,081	43.82%	1,960,747	9.61%
ROAD & BRIDGE PCT. 3	3,798,955	1,942,762	51.14%	2,180,139	-10.89%
ROAD & BRIDGE PCT. 4	5,240,185	2,465,781	47.06%	2,171,585	13.55%
	18,951,093	8,678,916	45.80%	8,340,194	4.06%
<i>Road & Bridge Funds - Expenditures</i>					
ROAD & BRIDGE PCT. 1	5,008,893	1,971,214	39.35%	1,766,375	11.60%
ROAD & BRIDGE PCT. 2	4,924,444	1,248,144	25.35%	1,362,058	-8.36%
ROAD & BRIDGE PCT. 3	3,804,920	2,515,305	66.11%	2,408,796	4.42%
ROAD & BRIDGE PCT. 4	5,242,527	2,449,320	46.72%	2,674,284	-8.41%
	18,980,784	8,183,982	43.12%	8,211,513	-0.34%
<i>Revenues Over/(Under) Expenditures</i>	<i>(29,691)</i>	<i>494,934</i>		<i>128,681</i>	
<i>Farm to Market Funds - Revenues</i>					
FARM TO MARKET 1	5,603,889	2,025,653	36.15%	1,929,194	5.00%
FARM TO MARKET 2	2,578,618	1,799,161	69.77%	1,673,943	7.48%
FARM TO MARKET 3	3,710,746	1,686,987	45.46%	1,666,482	1.23%
FARM TO MARKET 4	3,880,049	2,645,123	68.17%	1,947,631	35.81%
	15,773,302	8,156,925	51.71%	7,217,249	13.02%
<i>Farm to Market Funds - Expenditures</i>					
FARM TO MARKET 1	5,603,889	1,580,831	28.21%	1,382,247	14.37%
FARM TO MARKET 2	2,578,618	1,344,503	52.14%	1,519,960	-11.54%
FARM TO MARKET 3	3,721,280	1,407,162	37.81%	1,371,142	2.63%
FARM TO MARKET 4	3,880,049	2,349,347	60.55%	1,730,981	35.72%
	15,783,837	6,681,843	42.33%	6,004,331	11.28%
<i>Revenues Over/(Under) Expenditures</i>	<i>(10,534)</i>	<i>1,475,082</i>		<i>1,212,918</i>	
<i>Interest & Sinking Funds - Revenues</i>					
SERIES 16 INTEREST & SINKING	3,988,967	3,453,015	86.56%	3,407,407	1.34%
	3,988,967	3,453,015	86.56%	3,407,407	1.34%
<i>Interest & Sinking Funds - Expenditures</i>					
SERIES 16 INTEREST & SINKING	3,988,967	3,413,220	85.57%	3,411,263	0.06%
	3,988,967	3,413,220	85.57%	3,411,263	0.06%
<i>Revenues Over/(Under) Expenditures</i>	<i>-</i>	<i>39,795</i>		<i>(3,856)</i>	
<i>Special Revenue Funds - Revenues</i>					
LATERAL ROADS	554,478	67,355	12.15%	68,714	-1.98%
COUNTY & DISTRICT COURT TECH	56,152	6,576	11.71%	6,518	0.89%
JUSTICE COURT TECHNOLOGY	259,900	27,955	10.76%	26,282	6.37%
DC ARCHIVES RECORDS MANAGEMENT	199,192	8,724	4.38%	10,770	-19.00%
JURY	464,336	434,616	93.60%	435,907	-0.30%
LAW LIBRARY	320,693	247,954	77.32%	353,546	-29.87%
RECORDS MANAGEMENT	3,232,760	564,152	17.45%	547,179	3.10%

*Ellis County Auditor's Report
September 2025
Fiscal Year 2025*

Benchmark for 2 Months = 100.00%

	<u>2025 Budget</u>	<u>YTD Rev/Exp as of 10/31/2025</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
CC ARCHIVES RECORDS MANAGEMENT	2,427,926	528,449	21.77%	509,783	3.66%
FIRE MARSHAL SPECIAL FUND	292,162	85,197	29.16%	63,799	33.54%
DISTRICT COURTS RECORDS TECH	273,297	11,869	4.34%	16,556	-28.31%
DA CHECK PROCESSING	155,020	6,936	4.47%	8,075	-14.11%
DA DRUG FORFEITURE	334,739	60,493	18.07%	52,494	15.24%
GENERAL RECORDS MGMT/PRESERVAT	1,144,352	175,385	15.33%	177,032	-0.93%
COURTHOUSE SECURITY	704,370	145,471	20.65%	151,368	-3.90%
COURT REC. PRESERVATION	254,060	46,571	18.33%	44,537	4.57%
ELECTION ADMIN FEES	470,000	307,300	65.38%	158,601	93.76%
SHERIFF FEDERAL FORFEITURE	710,527	138,105	19.44%	149,968	-7.91%
COUNTY CLERK VITALS PRESERVATION	64,781	11,427	17.64%	11,243	1.64%
SHERIFF SEIZURE	191,736	6,973	3.64%	9,537	-26.88%
SHERIFF FORFEITURE	425,485	77,188	18.14%	63,523	21.51%
DA DRUG SEIZURE	1,379,354	560,843	40.66%	670,632	-16.37%
COURT FACILITY FEE FUND	280,026	94,295	0.00%	90,835	0.00%
OPIOID SETTLEMENT	212,728	101,587	0.00%	22,808	0.00%
CONSTABLE 2 FORFEITURE	1,540	38	2.48%	37	2.66%
CONSTABLE 1 FORFEITURE	181	-	0.00%	-	N/A
CONSTABLE 4 FORFEITURE	-	-	0.00%	-	N/A
TREASURER'S HELD PROPERTY	1,483	359	24.22%	19,362	-98.14%
PAYROLL	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	90,278	450	100.00%	4,942	-90.89%
JJAEP	719,505	564,261	78.42%	618,797	-8.81%
TRUANCY & PREVENTION	91,773	22,788	24.83%	16,997	34.07%
AMERICAN RESCUE PLAN ACT	16,935,047	5,109,168	30.17%	11,340,151	-54.95%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
DEBT RETIREMENT/REDUCTION	-	-	N/A	-	N/A
LOCAL DIVERSION ADMINISTRATIVE FEE - JP1	-	50	N/A	-	N/A
CONSTABLE PCT LEOSE FUND	7,254	-	0.00%	-	N/A
CONSTABLE PCT 2 LEOSE FUND	7,566	1,672	22.10%	1,652	1.19%
CONSTABLE PCT 3 LEOSE FUND	2,943	-	0.00%	-	N/A
CONSTABLE PCT 4 LEOSE FUND	6,630	755	11.39%	1,545	-51.13%
SHERIFF OFFICE LEOSE FUND	89,108	26,523	29.77%	27,141	-2.28%
DISTRICT ATTORNEY LEOSE FUND	4,965	2,196	44.23%	2,299	-4.46%
COURT REPORTER SERVICES FUND	210,846	-	0.00%	87,287	-100.00%
LANGUAGE ACCESS FUND	70,498	22,178	31.46%	26,818	-17.30%
COURT INT. GUARD/PUB PROBATION ADMIN	5,000	-	0.00%	-	N/A
CLERK OF THE COURT - DISTRICT CLERK	-	-	N/A	-	N/A
CLERK OF THE COURT - COUNTY CLERK	-	-	N/A	-	N/A
SUBDIVISION INSPECTION FEES	3,365	21,799	647.82%	2,775	685.55%
SEIZED FUNDS	83,289	1,394	1.67%	82,870	-98.32%
VEHICLE REPLACEMENT FUND	1,670,249	1,291,732	77.34%	1,647,568	-21.60%
SB22 - Sheriff	508,500	516,056	101.49%	309,479	66.75%
SB22 - DA	279,628	280,293	100.24%	248,099	12.98%
	35,187,722	11,577,135	32.89%	18,087,526	-35.99%
<i>Special Revenue Funds - Expenditures</i>					
LATERAL ROADS	554,478	-	0.00%	-	N/A
LATERAL ROADS	-	-	N/A	-	-
LATERAL ROADS	-	-	N/A	-	-
LATERAL ROADS	-	-	N/A	-	-
COUNTY & DISTRICT CT TECH	56,152	-	0.00%	-	N/A
JUSTICE COURT TECHNOLOGY	259,900	10,325	3.97%	-	N/A
DC ARCHIVES RECORDS MANAGEMENT	199,192	-	0.00%	-	N/A
JURY	563,336	405,431	71.97%	466,568	-13.10%
LAW LIBRARY	320,693	301,381	93.98%	296,306	1.71%
RECORDS MANAGEMENT	3,232,760	3,001	0.09%	105,911	-97.17%
CC ARCHIVES RECORDS MANAGEMENT	2,427,926	-	0.00%	359,824	-100.00%
FIRE MARSHAL SPECIAL FUND	292,162	61,223	20.96%	12,734	380.79%
DISTRICT COURTS RECORDS TECH	273,297	-	0.00%	-	N/A
DA CHECK PROCESSING	155,020	502	0.32%	137	265.57%
DA DRUG FORFEITURE	334,739	-	0.00%	485	-100.00%
GENERAL RECORDS MGMT/PRESERVAT	1,144,352	-	0.00%	-	N/A
COURTHOUSE SECURITY	704,370	76,839	10.91%	337	22688.13%
COURT REC. PRESERVATION	254,060	-	0.00%	-	N/A
ELECTION ADMIN FEES	470,000	-	0.00%	46,197	-100.00%
SHERIFF FEDERAL FORFEITURE	710,852	-	0.00%	-	N/A
COUNTY CLERK VITALS PRESERVATION	64,781	5,900	9.11%	6,007	-1.79%
SHERIFF SEIZURE	191,736	39,522	20.61%	-	N/A
SHERIFF FORFEITURE	425,485	-	0.00%	-	N/A
DA DRUG SEIZURE	1,379,354	11,547	0.84%	849,955	-98.64%
COURT FACILITY FEE FUND	280,026	-	0.00%	-	N/A
OPIOID SETTLEMENT	212,728	-	0.00%	-	N/A
CONSTABLE 2 FORFEITURE	1,540	-	0.00%	-	N/A
CONSTABLE 1 FORFEITURE	181	181	100.15%	-	N/A
CONSTABLE 4 FORFEITURE	-	-	N/A	-	N/A
TRUANCY & PREVENTION	91,773	-	0.00%	-	N/A
AMERICAN RESCUE PLAN ACT	16,935,047	6,497,280	38.37%	10,271,208	-36.74%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
TREASURER'S HELD PROPERTY	1,483	21,140	0.00%	-	N/A
JUVENILE PROBATION FEES	90,278	2,068	0.00%	1,684	22.78%
JJAEP	719,505	596,169	82.86%	681,836	-12.56%
SB22 - Sheriff	508,500	224,926	44.23%	309,479	-27.32%
SB22 - DA	279,628	239,100	85.51%	248,098	-3.63%

Ellis County Auditor's Report
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Benchmark for 2 Months = 100.00%

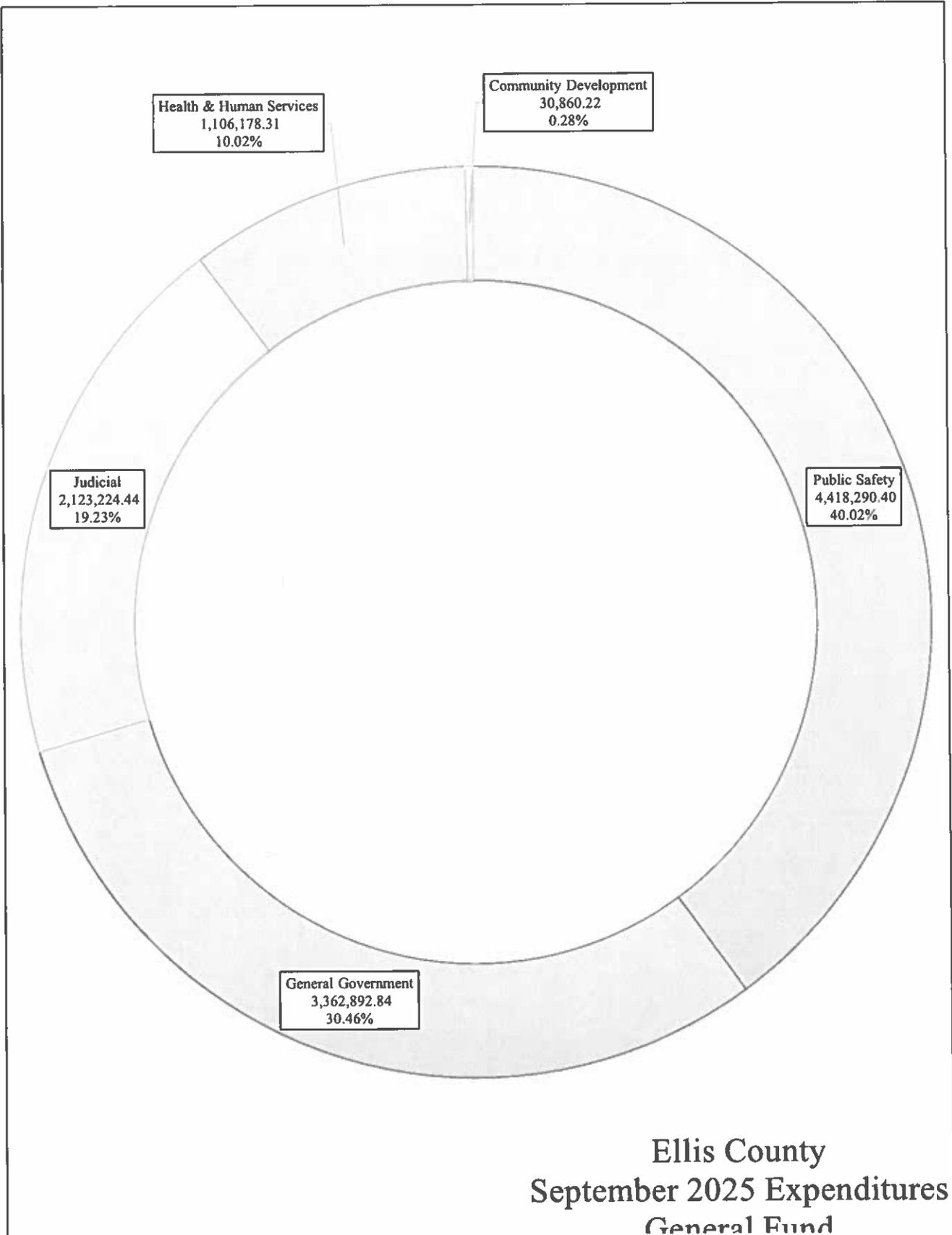
	<u>2025 Budget</u>	<u>YTD Rev/Exp as of 10/31/2025</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
CONSTABLE PCT LEOSE FUND	7,254	-	0.00%	-	N/A
CONSTABLE PCT 2 LEOSE FUND	7,566	-	0.00%	-	N/A
CONSTABLE PCT 3 LEOSE FUND	2,943	-	0.00%	-	N/A
CONSTABLE PCT 4 LEOSE FUND	6,630	-	0.00%	-	N/A
SHERIFF OFFICE LEOSE FUND	89,108	35,073	39.36%	6,028	481.88%
DISTRICT ATTORNEY LEOSE FUND	4,965	-	0.00%	404	-100.00%
LANGUAGE ACCESS FUND	70,498	630	0.89%	900	-30.00%
COURT REPORTER SERVICES FUND	210,846	-	0.00%	-	N/A
COURT INIT. GUARD/PUB PROBATION ADMIN	5,000	-	0.00%	-	N/A
CLERK OF THE COURT - DISTRICT CLERK	-	-	N/A	-	N/A
CLERK OF THE COURT - COUNTY CLERK	-	-	N/A	-	N/A
SUBDIVISION INSPECTION FEES	3,365	-	0.00%	-	N/A
INTERFUND TRANSFERS	-	-	N/A	-	N/A
SEIZED FUNDS	83,289	84,264	101.17%	-	N/A
VEHICLE REPLACEMENT FUND	1,679,379	1,926,536	114.72%	1,190,832	61.78%
	35,306,177	10,543,037	29.86%	14,854,929	-29.03%
<i>Revenues Over/(Under) Expenditures</i>	<i>(188,455)</i>	<i>1,034,098</i>		<i>3,232,597</i>	
Capital Projects Funds - Revenues					
ROAD IMPROVEMENT FUND	2,756,095	569,722	20.67%	542,900	4.94%
PERMANENT IMPROVEMENT	17,577,227	9,356,393	53.23%	13,722,128	-31.82%
ROW AVAILABLE	311,379	297,284	95.47%	284,326	4.56%
ROAD DISTRICT 1	992,419	44,237	4.46%	50,747	-12.83%
ROAD DISTRICT 5	17,627	786	4.46%	902	-12.87%
ROAD DISTRICT 16	229,707	10,266	4.47%	11,776	-12.83%
SERIES 19 BOND PROJECT	-	-	N/A	66,884	-100.00%
	21,884,454	10,278,688	46.97%	14,679,663	-29.98%
Capital Projects Funds - Expenditures					
ROAD IMPROVEMENT FUND	2,756,095	281,925	10.23%	286,711	-1.67%
PERMANENT IMPROVEMENT	18,577,227	15,431,954	83.07%	19,107,144	-19.23%
ROW AVAILABLE	330,379	161,379	48.85%	579,000	-72.13%
ROAD DISTRICT 1	992,419	-	0.00%	-	N/A
ROAD DISTRICT 5	17,627	3,594	20.39%	-	N/A
ROAD DISTRICT 16	229,707	-	0.00%	-	N/A
SERIES 19 BOND PROJECT	-	-	N/A	2,576,767	-100.00%
	22,903,454	15,878,852	69.33%	22,849,621	-29.58%
<i>Revenues Over/(Under) Expenditures</i>	<i>(1,019,000)</i>	<i>(5,600,164)</i>		<i>(7,869,958)</i>	

Other Funds - Revenues					
TRUST AND AGENCY FUND	-	-	0.00%	-	0.00%
LEVEE 2	391,995	21,959	5.60%	28,777	-23.69%
LEVEE 3	523,609	76,243	14.56%	91,756	-16.91%
LEVEE 4	8,855	337	3.81%	320	5.42%
	924,459	98,540	10.66%	120,853	-18.46%
Other Funds - Expenditures					
TRUST AND AGENCY FUND	-	-	0.00%	-	N/A
LEVEE 2	391,995	16,851	0.00%	110,170	-84.70%
LEVEE 3	523,609	95,500	0.00%	-	N/A
LEVEE 4	8,855	-	0.00%	-	N/A
	924,459	112,351	12.15%	110,170	1.98%
<i>Revenues Over/(Under) Expenditures</i>	<i>-</i>	<i>(13,811)</i>		<i>10,684</i>	

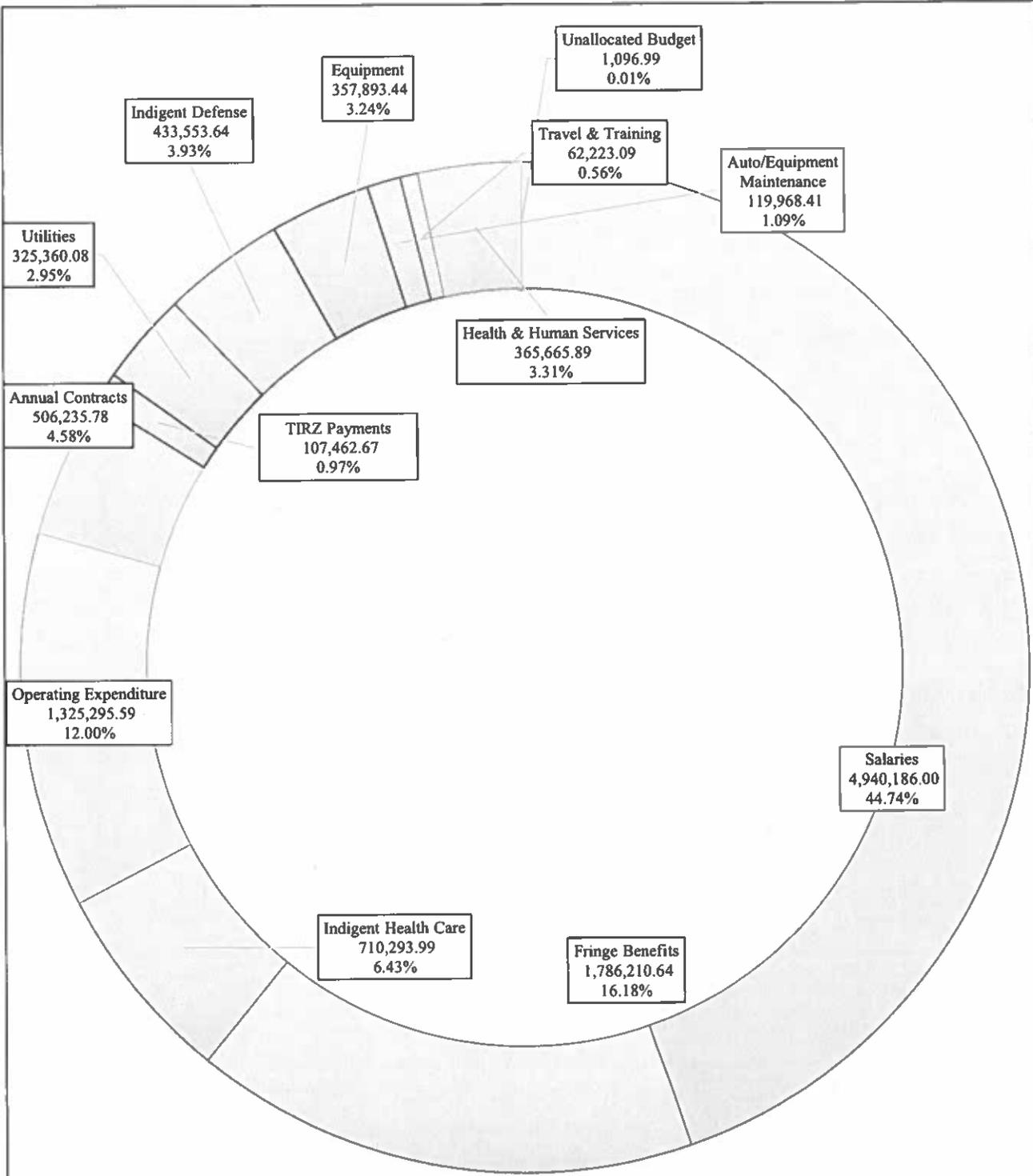
Summary					
REVENUE SUMMARY	208,569,613	131,415,119	63.01%	135,295,147	-2.87%
EXPENDITURE SUMMARY	208,569,602	135,273,133	64.86%	143,486,322	-5.72%
<i>Revenues Over/(Under) Expenditures</i>	<i>\$ 11.00</i>	<i>(3,858,014)</i>		<i>(8,191,174)</i>	

Statement of Revenues, Expenditures, and changes in Fund Balance September 2025

	General Fund	R&B #1	R&B #2	R&B #3	R&B #4	F/M #1	F/M #2	F/M #3	F/M #4
REVENUES									
Property Taxes	\$ 110,351.23	\$ 1,764.20	\$ 1,764.20	\$ 1,764.20	\$ 1,764.20	\$ 2,526.23	\$ 2,526.24	\$ 2,526.23	\$ 2,526.23
Mixed Beverage Taxes	-	-	-	-	-	-	-	-	-
License and permits	-	-	-	-	-	-	-	-	-
Fines & Fees	574,656.42	45,247.12	45,247.11	45,247.09	45,247.08	-	-	-	-
Charges for Services	12,912.78	-	-	-	-	-	-	-	-
Grant Revenue	10,894.78	-	-	-	-	-	51,000.00	-	680,359.00
Intergovernmental	53,160.85	-	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-
Investment income	167,864.86	11,201.83	13,734.14	2,310.72	8,084.84	13,960.92	5,234.09	4,868.11	5,183.12
Sale of Equipment	-	-	-	-	-	-	-	-	-
Beginning Fund Balance	24,628.11	-	175.00	43.00	-	-	-	-	-
Miscellaneous	954,469.03	58,213.15	60,920.45	49,365.01	55,096.12	16,487.15	58,760.33	7,394.34	688,068.35
Total Revenues									
EXPENDITURES									
General Government	3,362,892.84	-	-	-	-	-	-	-	-
Public Safety	4,418,290.40	-	-	-	-	-	-	-	-
Judicial	2,123,224.44	-	-	-	-	-	-	-	-
Community Development	30,860.22	189,006.23	156,978.55	322,522.81	304,986.41	269,617.89	320,066.71	421,789.17	723,487.86
Infrastructure and Environmental	-	-	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-
Health and Human Services	1,106,178.31	-	-	-	-	-	-	-	-
Corrections & Rehabilitation	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-
Interest & Fiscal Charges	-	-	-	-	-	-	-	-	-
Total Expenditures	11,041,446.21	189,006.23	156,978.55	322,522.81	304,986.41	269,617.89	320,066.71	421,789.17	723,487.86
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(10,086,977.18)	(130,793.08)	(96,058.10)	(273,157.80)	(249,890.29)	(253,130.74)	(261,306.38)	(414,394.83)	(35,419.51)
OTHER FINANCING SOURCES (USES)									
Issuance of Long Term Debt	-	-	-	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-	-	-	-
Insurance Recoveries	-	-	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	-	-
NET CHANGE IN FUND BALANCES	(10,086,977.18)	(130,793.08)	(96,058.10)	(273,157.80)	(249,890.29)	(253,130.74)	(261,306.38)	(414,394.83)	(35,419.51)
FUND BALANCE, BEGINNING	\$ 43,068,843.85	\$ 3,159,535.14	\$ 3,868,939.78	\$ 777,326.69	\$ 2,453,983.93	\$ 4,032,516.16	\$ 1,543,879.82	\$ 1,537,073.68	\$ 1,792,815.64
PRIOR PERIOD ADJUSTMENT	90,428.98	-	-	-	-	-	-	-	-
FUND BALANCE, ENDING	\$ 33,072,295.65	\$ 3,028,742.06	\$ 3,772,881.68	\$ 504,168.89	\$ 2,204,093.64	\$ 3,779,385.42	\$ 1,282,573.44	\$ 1,122,678.85	\$ 1,757,396.13

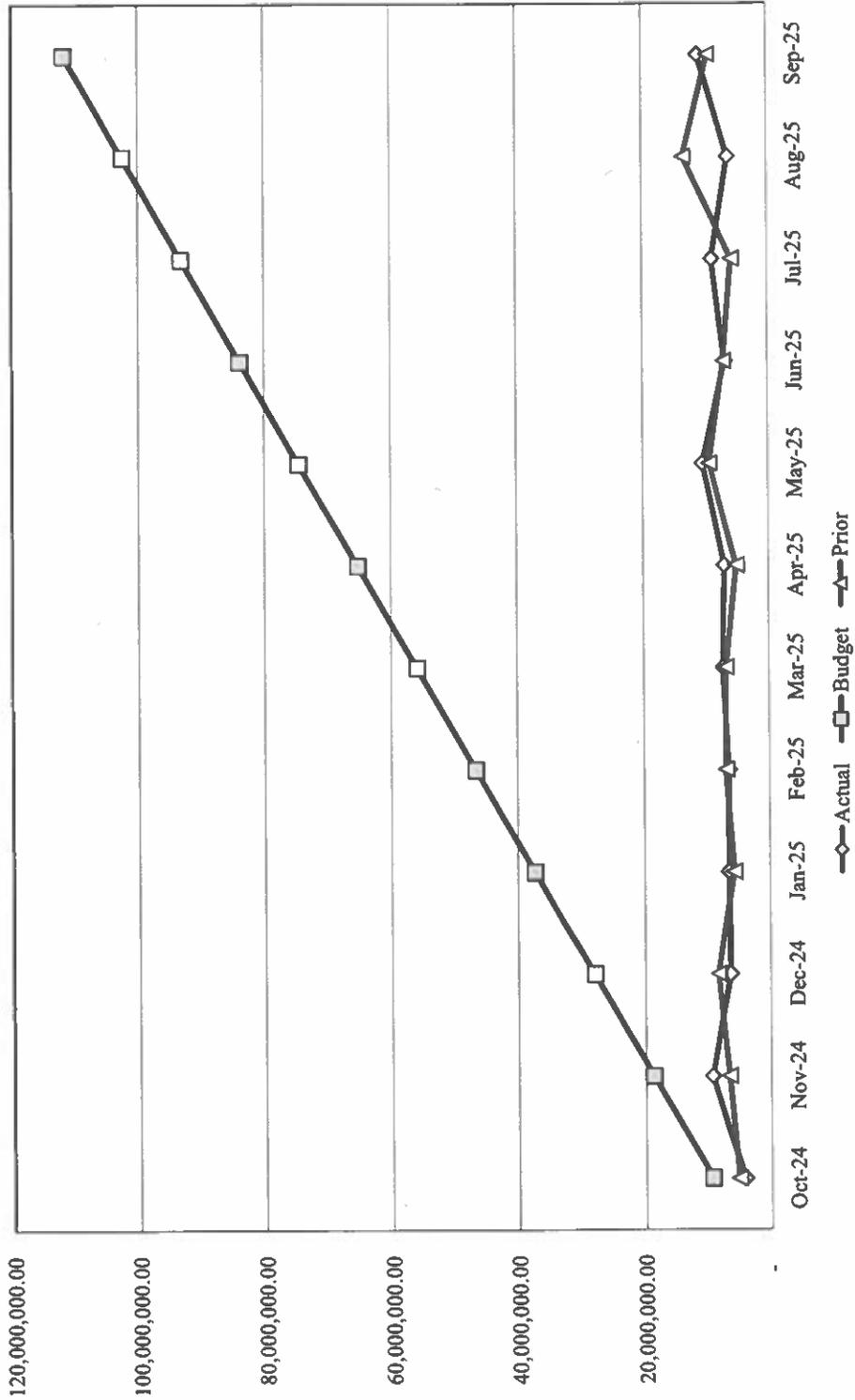


Ellis County
September 2025 Expenditures
General Fund



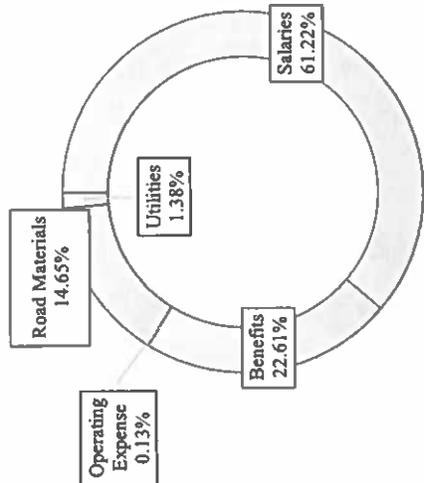
Ellis County
September 2025 Expenditures
General Fund

General Fund Expenditure Projection FY2025

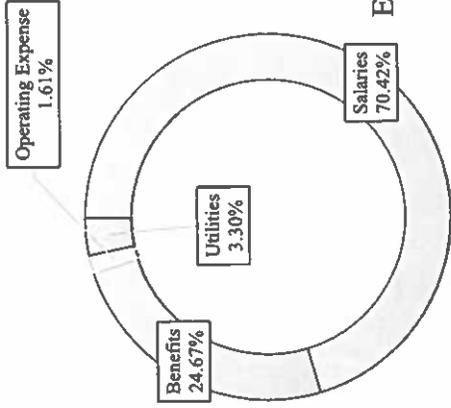


Road & Bridge Expenditure Summary - September 2025

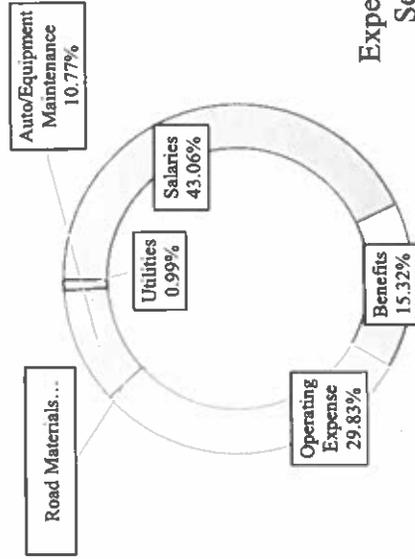
	R&B #1	R&B #2	R&B #3	R&B #4
Salaries	\$ 115,716.34	\$ 110,543.42	\$ 138,880.63	\$ 142,880.72
Benefits	42,725.58	38,726.81	49,400.71	53,416.91
Operating Expense	255.00	2,533.19	96,203.22	1,878.63
Road Materials	27,693.27		88.97	102,443.66
Auto/Equipment Maintenance			34,743.13	
Equipment/Leases				
Utilities	2,616.04	5,175.13	3,206.15	4,366.49
Debt Service - Interest				
Debt Service - Principal				
	\$ 189,006.23	\$ 156,978.55	\$ 322,522.81	\$ 304,986.41



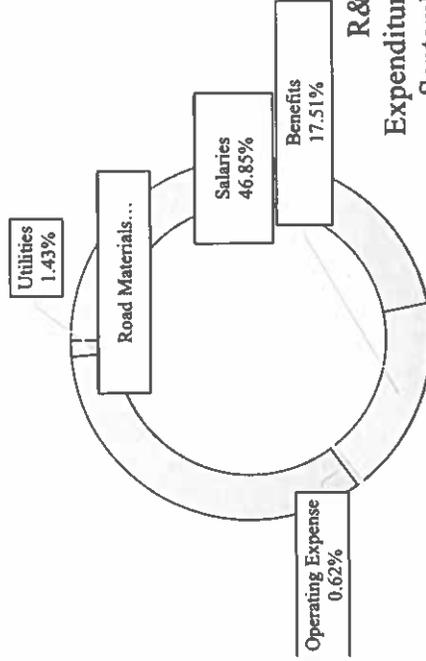
R&B 1
Expenditure Summary
September 2025
\$189,006.23



R&B 2
Expenditure Summary
September 2025
\$156,978.55

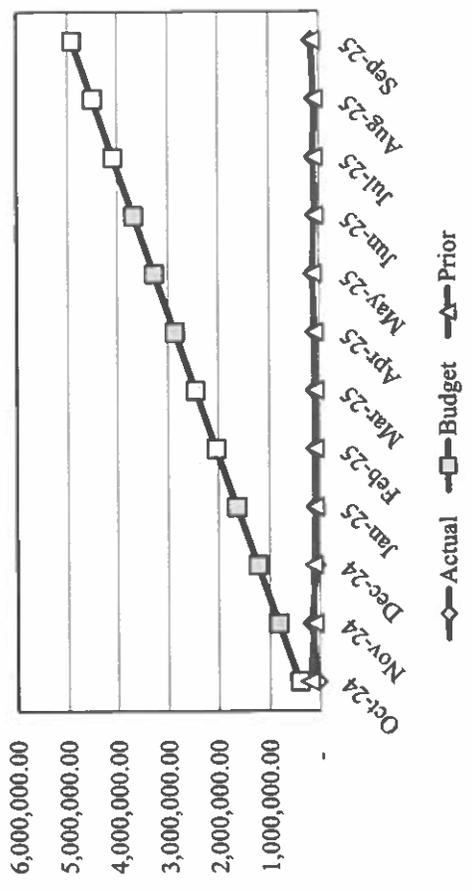


R&B 3
Expenditure Summary
September 2025
\$322,522.81

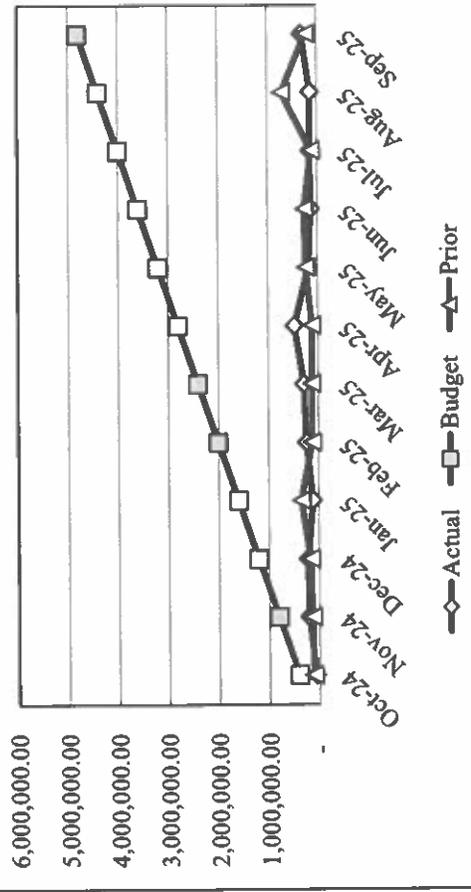


R&B 4
Expenditure Summary
September 2025
\$304,986.41

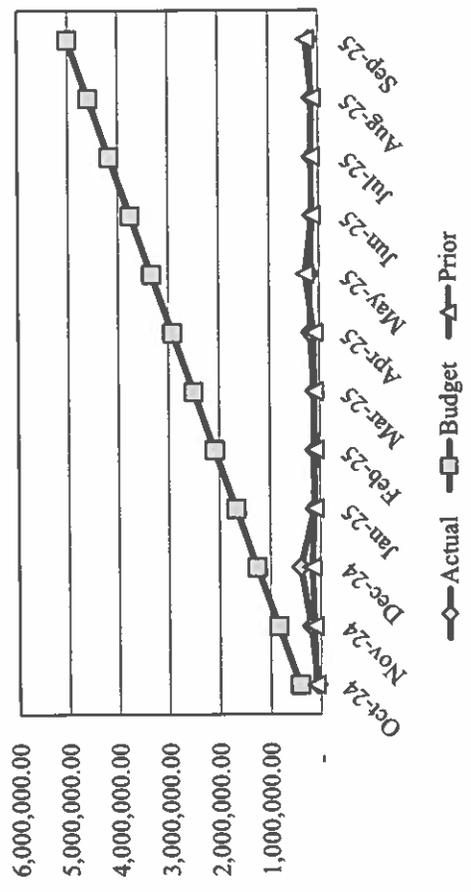
Road & Bridge Pct. # 2
Expenditure Projection FY2025



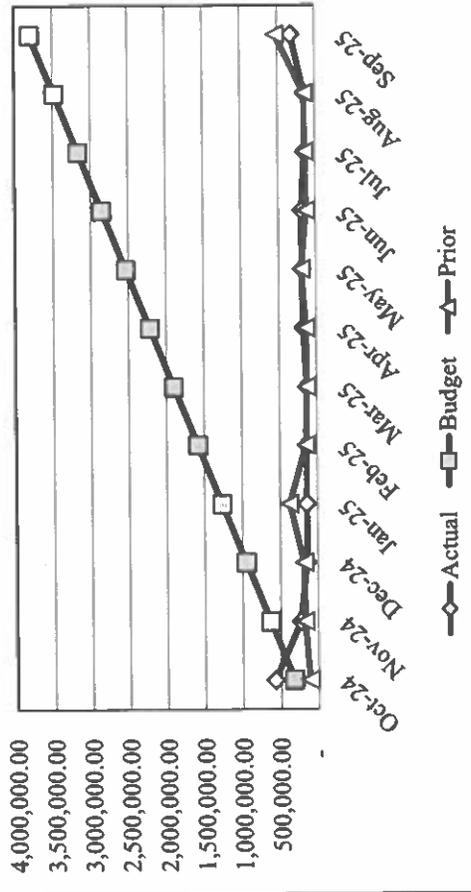
Road & Bridge Pct. #4
Expenditure Projection FY2025



Road & Bridge Pct. #1
Expenditure Projection FY2025

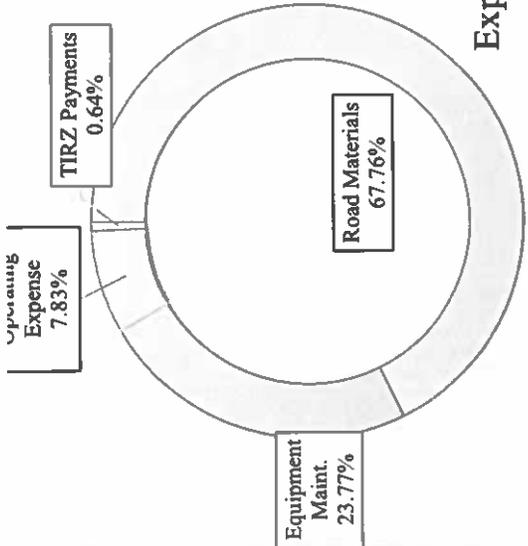


Road & Bridge Pct. #3
Expenditure Projection FY2025

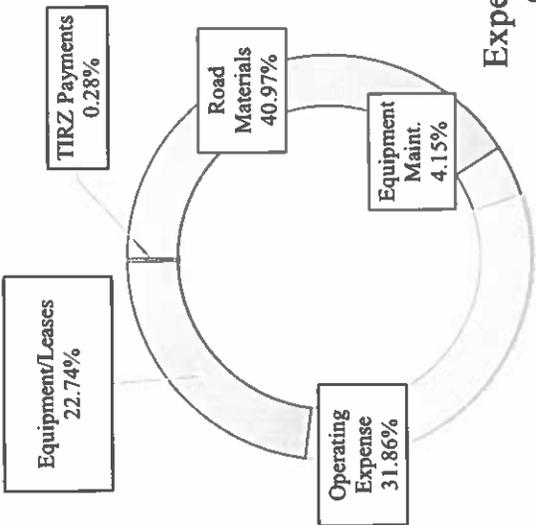


Farm to Market Expenditure Summary - September 2025

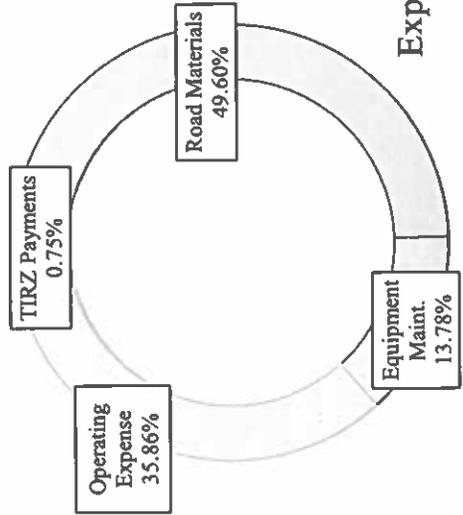
	F/M #1	F/M #2	F/M #3	F/M #4
Road Materials	\$ 133,731.02	\$ 216,881.77	\$ 288,721.12	\$ 296,389.35
Equipment Maint.	37,160.17	76,082.95	57,173.11	30,024.14
Operating Expense	96,693.16	25,068.45	19,507.72	230,520.84
Equipment/Leases			54,353.68	164,520.00
TIRZ Payments	2,033.54	2,033.54	2,033.54	2,033.53
	\$ 269,617.89	\$ 320,066.71	\$ 421,789.17	\$ 723,487.86



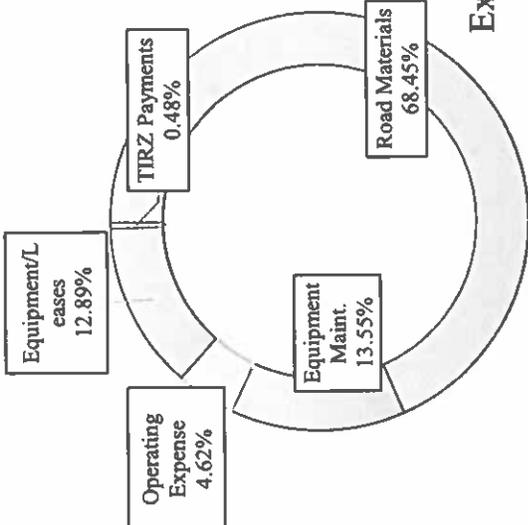
F/M 2
Expenditure Summary
October 2025
\$320,066.71



F/M 4
Expenditure Summary
October 2025
\$723,487.86

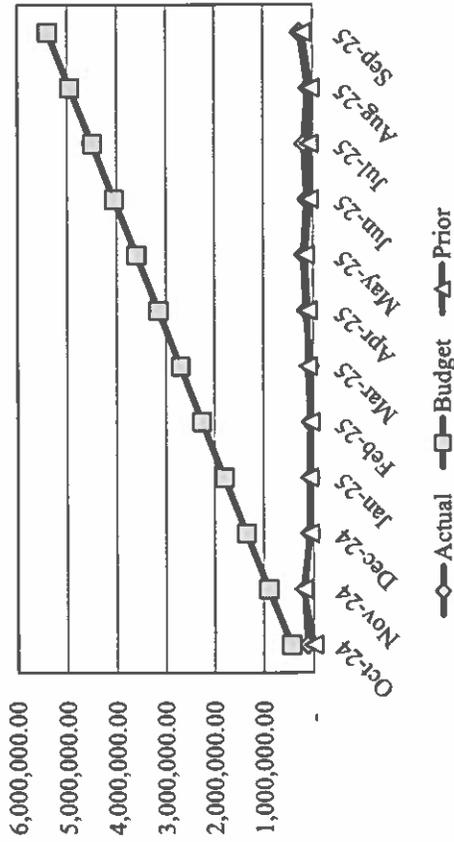


F/M 1
Expenditure Summary
October 2025
\$269,617.89

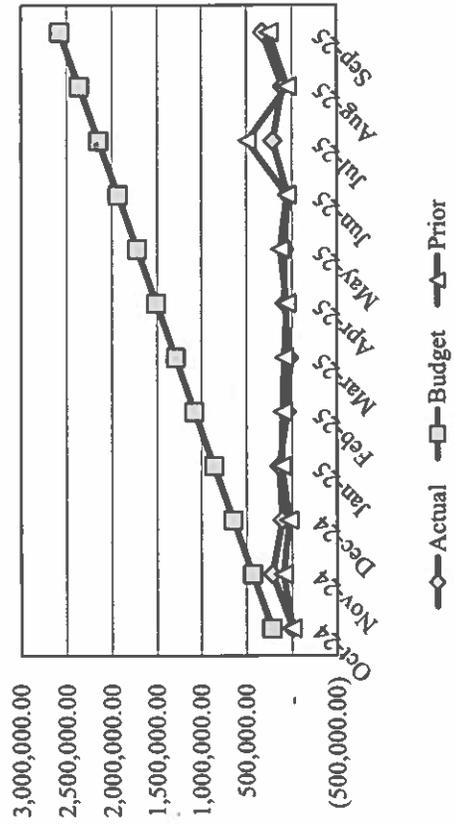


F/M 3
Expenditure Summary
October 2025
\$421,789.17

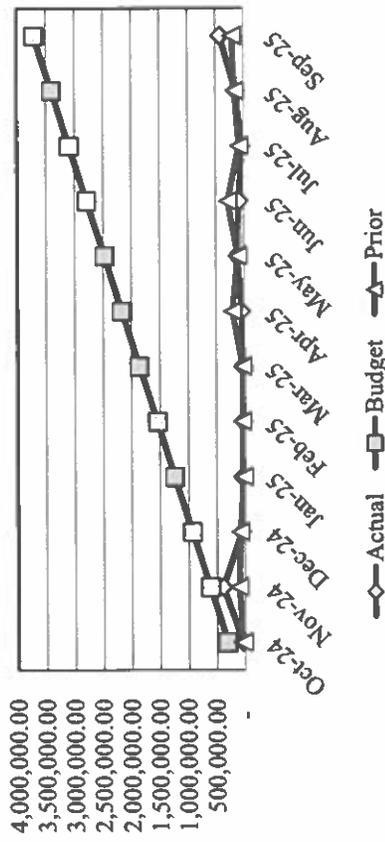
Farm to Market Pct. #1
Expenditure Projection FY2025



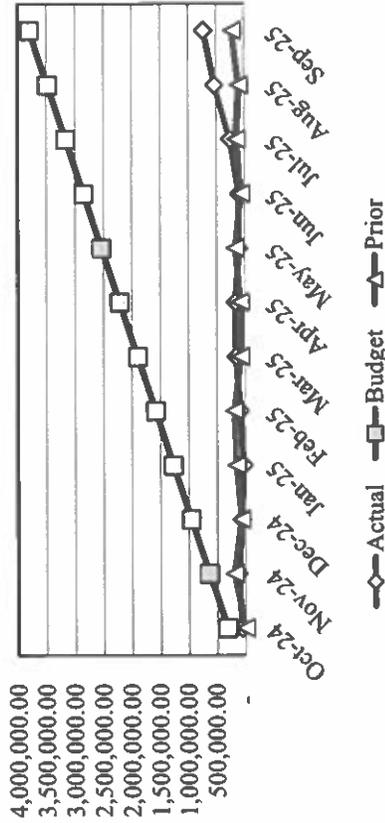
Farm to Market Pct. #2
Expenditure Projection FY2025



Farm to Market Pct. #3
Expenditure Projection FY2025



Farm to Market Pct. #4
Expenditure Projection FY2025



COMMISSIONERS COURT AGENDA REQUEST

A10

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 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.** 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: 12/15/2025 SUPPORTING DOCUMENT(S) ATTACHED? (Y / N)

NAME: Staci Parr

PHONE: (972) 825-5123 FAX: (972) 825-5124

DEPARTMENT OR ASSOCIATION: County Auditor

ADDRESS: 101 W Main St

PREFERRED DATE TO BE PLACED ON AGENDA: 12/23/2025

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

****CONSENT AGENDA - FINANCIAL****

Acceptance of County Auditor's Monthly Report for October 2025

pursuant to Texas Local Government Code §114.025

* _____
County Attorney Approval

Ellis County Auditor's Report
October 2025
Fiscal Year 2025

Benchmark for 2 Months = 8.33%

	<u>2026 Budget</u>	<u>YTD Rev/Exp</u> <u>as of</u> <u>11/30/2025</u>	<u>% of Budget</u> <u>Received/</u> <u>Used</u>	<u>Prior Year</u> <u>YTD</u>	<u>Increase/</u> <u>(Decrease)</u> <u>from Prior</u> <u>Year</u>
General Fund Revenues					
NON-DEPARTMENTAL	106,183,099	401,864	0.38%	257,596	56.01%
AUDITOR	12,565	-	0.00%	-	N/A
INFORMATION TECHNOLOGY	-	-	N/A	-	N/A
AG EXTENSION	-	-	N/A	-	N/A
DEPARTMENT OF DEVELOPMENT	838,200	74,099	8.84%	100,374	-26.18%
VETERANS SERVICE OFFICER	22,000	2,406	10.94%	2,108	14.14%
COVID 19 REVENUES	-	-	0.00%	-	N/A
AUXILLARY COURTHOUSE- CIVIC CENTER	-	-	N/A	-	N/A
VEHICLE REPLACEMENT FUND	-	-	0.00%	-	N/A
40TH JUDICIAL DISTRICT COURT	-	-	N/A	-	N/A
378TH JUDICIAL DISTRICT COURT	8,000	-	0.00%	60	-100.00%
ELECTIONS	341,810	26,681	7.81%	37,102	-28.09%
PURCHASING	1,500	-	0.00%	-	N/A
DISTRICT CLERK	973,150	48,756	5.01%	106,364	-54.16%
COUNTY CLERK	1,828,400	173,216	9.47%	174,048	-0.48%
SHERIFF REVENUES	235,350	17,531	7.45%	20,952	-16.33%
COUNTY ATTORNEY	72,640	296	0.41%	2,106	-85.95%
TAX COLLECTOR	1,988,220	18,579	0.93%	17,368	6.98%
CIVIL ENGINEER	95,800	615	0.64%	12,516	-95.09%
COUNTY COURT AT LAW #1	315,560	54	0.02%	62	-12.90%
COUNTY TREASURER	75	25	33.33%	25	0.00%
EMERGENCY MANAGEMENT	-	-	N/A	-	N/A
FIRE MARSHAL	-	-	N/A	-	N/A
JUSTICE OF THE PEACE PCT. 1	219,500	22,841	10.41%	9,300	145.61%
JUSTICE OF THE PEACE PCT. 2	223,210	23,766	10.65%	21,431	10.89%
JUSTICE OF THE PEACE PCT. 3	171,515	19,930	11.62%	10,736	85.64%
JUSTICE OF THE PEACE PCT. 4	132,345	13,804	10.43%	8,214	68.06%
CONSTABLE PCT. 1	87,200	8,925	10.24%	7,670	16.36%
CONSTABLE PCT. 2	63,500	6,245	9.83%	5,238	19.21%
CONSTABLE PCT. 3	131,300	14,460	11.01%	10,425	38.70%
CONSTABLE PCT. 4	88,950	9,655	10.85%	7,310	32.08%
UNCLAIMED PROPERTY	61,873	192	0.31%	126	51.46%
LATCF REVENUE	-	-	N/A	-	N/A
BUDGETED FUND BALANCE	-	-	0.00%	-	N/A
	114,095,762	883,940	0.77%	811,130	8.98%
General Fund Expenditures					
PROCEEDS FROM ISSUANCE OF FINANCED PURCHASES	-	-	N/A	-	N/A
SHERIFF	21,429,518	2,043,453	9.54%	653,606	212.64%
JAIL	16,339,532	1,061,607	6.50%	557,810	90.32%
MAINTENANCE	1,272,481	61,426	4.83%	43,465	41.32%
COUNTY AUDITOR	1,464,750	199,773	13.64%	48,325	313.39%
INFORMATION TECHNOLOGY	1,757,688	363,528	20.68%	78,407	363.64%
TEXAS A&M AGRILIFE EXTENSIONS	374,213	20,003	5.35%	13,266	50.79%
DEPARTMENT OF DEVELOPMENT	1,590,375	108,523	6.82%	51,507	110.70%
VETERANS SERVICE OFFICER	305,143	14,440	4.73%	7,004	106.15%
COMMISSIONERS	884,097	48,672	5.51%	22,828	113.21%
INDIGENT HEALTH CARE	6,336,657	483,240	7.63%	440,995	9.58%
MENTAL HEALTH JUV EXP	1,572,410	45,373	2.89%	4,717	861.91%
COVID 19 EXPENDITURES	-	-	N/A	-	N/A
VACCINE HUB	-	-	N/A	-	N/A
AUXILLARY COURTHOUSE- CIVIC CENTER	-	4,428	N/A	4,404	0.55%
MAY SEVERE WEATHER	-	-	N/A	-	N/A
NON-DEPARTMENTAL	13,522,195	1,243,418	9.20%	505,428	146.01%
LEASE PAYMENTS	-	-	0.00%	-	N/A
CAPITAL LEASES	562,787	562,787	100.00%	562,787	0.00%
STATE MANDATED INDIGENT LEGAL	3,816,000	124,459	3.26%	300,394	-58.57%
40TH JUDICIAL DISTRICT COURT	475,119	31,132	6.55%	15,294	103.56%
378TH JUDICIAL DISTRICT COURT	1,045,806	58,713	5.61%	24,514	139.51%
443RD JUDICIAL DISTRICT COURT	427,070	31,328	7.34%	16,389	91.15%
INDIGENT DEFENSE	256,218	19,208	7.50%	3,946	386.77%
ELECTIONS	1,708,184	250,828	14.68%	279,750	-10.34%
PURCHASING	785,071	40,289	5.13%	34,173	17.90%
General Fund Expenditures (Continued)					
DISTRICT CLERK	1,721,140	118,016	6.86%	63,790	85.01%
COUNTY CLERK	1,838,659	125,262	6.81%	77,050	62.57%
HIGHWAY PATROL	177,005	12,255	6.92%	5,949	106.02%
GAME WARDEN	-	-	0.00%	-	N/A
COUNTY ATTORNEY	9,258,047	616,672	6.66%	252,724	144.01%
TAX COLLECTOR	2,797,486	191,726	6.85%	88,078	117.68%
CIVIL ENGINEER	1,496,024	76,107	5.09%	26,064	192.00%
COUNTY COURT AT LAW #1	700,515	41,568	5.93%	18,647	122.92%

Ellis County Auditor's Report
October 2025
Fiscal Year 2025

Benchmark for 2 Months =

8.33%

	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 11/30/2025</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
COUNTY COURT AT LAW #2	612,746	40,391	6.59%	19,185	110.53%
COUNTY COURT AT LAW #3	596,106	38,890	6.52%	17,808	118.38%
COUNTY JUDGE	601,795	40,436	6.72%	18,677	116.50%
504TH DISTRICT COURT	338,744	-	0.00%	-	N/A
COUNTY TREASURER	478,719	33,710	7.04%	16,685	102.04%
JUVENILE SERVICES	-	-	0.00%	-	0.00%
JUVENILE DETENTION	-	-	100.00%	-	100.00%
HUMAN RESOURCES AND SERVICES	544,617	44,876	8.24%	17,149	161.68%
EMERGENCY MANAGEMENT	418,560	37,081	8.86%	12,488	196.93%
FIRE MARSHAL	1,010,881	66,268	6.56%	20,360	225.48%
JUSTICE OF THE PEACE PCT.1	509,034	34,383	6.75%	16,917	103.24%
JUSTICE OF THE PEACE PCT.2	669,575	47,158	7.04%	27,691	70.30%
JUSTICE OF THE PEACE PCT.3	513,597	35,757	6.96%	14,261	150.73%
JUSTICE OF THE PEACE PCT.4	514,020	29,066	5.65%	14,898	95.09%
CONSTABLE PCT.1	414,494	30,400	7.33%	14,481	109.94%
CONSTABLE PCT.2	448,870	32,563	7.25%	13,175	147.17%
CONSTABLE PCT.3	470,836	36,065	7.66%	13,357	170.02%
CONSTABLE PCT.4	441,339	29,858	6.77%	13,327	124.05%
INTERFUND TRANSFERS	11,535,766	136,801	1.19%	-	N/A
DEBT RETIREMENT	-	-	N/A	-	N/A
UNCLAIMED PROPERTY	61,873	-	0.00%	-	N/A
GRANT N - MENTAL HEALTH SERVICES	-	-	0.00%	-	N/A
	114,095,762	8,711,940	7.64%	4,451,771	95.70%
<i>Revenues Over/(Under) Expenditures</i>	-	<i>(7,828,000)</i>		<i>(3,640,640)</i>	
Road & Bridge Funds - Revenues					
ROAD & BRIDGE PCT. 1	5,192,661	91,994	1.77%	77,662	18.45%
ROAD & BRIDGE PCT. 2	5,987,885	94,652	1.58%	77,559	22.04%
ROAD & BRIDGE PCT. 3	2,571,887	83,165	3.23%	69,537	19.60%
ROAD & BRIDGE PCT. 4	4,454,842	89,396	2.01%	74,470	20.04%
	18,207,275	359,206	1.97%	299,227	20.04%
Road & Bridge Funds - Expenditures					
ROAD & BRIDGE PCT. 1	5,192,661	136,294	2.62%	53,460	154.95%
ROAD & BRIDGE PCT. 2	5,987,885	147,106	2.46%	41,238	256.72%
ROAD & BRIDGE PCT. 3	2,571,887	168,242	6.54%	572,011	-70.59%
ROAD & BRIDGE PCT. 4	4,454,842	156,778	3.52%	55,761	181.16%
	18,207,275	608,421	3.34%	722,470	-15.79%
<i>Revenues Over/(Under) Expenditures</i>	-	<i>(249,214)</i>		<i>(423,243)</i>	
Farm to Market Funds - Revenues					
FARM TO MARKET 1	5,489,137	16,652	0.30%	16,131	3.23%
FARM TO MARKET 2	3,233,990	7,773	0.24%	5,226	48.73%
FARM TO MARKET 3	3,111,940	40,895	1.31%	5,140	695.65%
FARM TO MARKET 4	3,215,491	8,016	0.25%	8,650	-7.32%
	15,050,558	73,337	0.49%	35,147	108.66%
Farm to Market Funds - Expenditures					
FARM TO MARKET 1	5,489,137	81,255	1.48%	121,711	-33.24%
FARM TO MARKET 2	3,233,990	22,699	0.70%	(8,299)	-373.53%
FARM TO MARKET 3	3,111,940	15,590	0.50%	33,431	-53.37%
FARM TO MARKET 4	3,215,491	17,942	0.56%	64,824	-72.32%
	15,050,558	137,486	0.91%	211,667	-35.05%
<i>Revenues Over/(Under) Expenditures</i>	-	<i>(64,149)</i>		<i>(176,520)</i>	
Interest & Sinking Funds - Revenues					
SERIES 16 INTEREST & SINKING	3,622,171	10,014	0.28%	5,515	81.56%
	3,622,171	10,014	0.28%	5,515	81.56%
Interest & Sinking Funds - Expenditures					
SERIES 16 INTEREST & SINKING	3,622,171	943	0.03%	707	33.22%
	3,622,171	943	0.03%	707	33.22%
<i>Revenues Over/(Under) Expenditures</i>	-	<i>9,071</i>		<i>4,808</i>	
Special Revenue Funds - Revenues					
LATERAL ROADS	594,903	46,227	7.77%	46,506	-0.60%
COUNTY & DISTRICT COURT TECH	63,195	435	0.69%	458	-4.94%
JUSTICE COURT TECHNOLOGY	292,953	2,569	0.88%	2,170	18.41%
DC ARCHIVES RECORDS MANAGEMENT	208,437	698	0.33%	851	-18.03%
JURY	423,000	4,602	1.09%	3,410	34.96%
LAW LIBRARY	328,449	14,037	4.27%	10,961	28.06%

Ellis County Auditor's Report
October 2025
Fiscal Year 2025

Benchmark for 2 Months =

8.33%

	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 11/30/2025</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
RECORDS MANAGEMENT	3,835,861	52,641	1.37%	46,869	12.31%
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	49,930	1.62%	42,986	16.15%
FIRE MARSHAL SPECIAL FUND	335,925	13,255	3.95%	4,010	230.55%
DISTRICT COURTS RECORDS TECH	282,526	943	0.33%	1,189	-20.72%
DA CHECK PROCESSING	161,922	565	0.35%	641	-11.81%
DA DRUG FORFEITURE	427,846	1,298	0.30%	1,310	-0.89%
GENERAL RECORDS MGMT/PRESERVAT	1,328,745	14,267	1.07%	10,825	31.80%
COURTHOUSE SECURITY	780,726	12,258	1.57%	9,960	23.07%
COURT REC. PRESERVATION	310,854	3,431	1.10%	4,033	-14.93%
ELECTION ADMIN FEES	887,900	3,056	0.34%	4,186	-27.01%
SHERIFF FEDERAL FORFEITURE	870,165	3,051	0.35%	3,007	1.46%
COUNTY CLERK VITALS PRESERVATION	65,167	922	1.42%	906	1.82%
SHERIFF SEIZURE	159,347	532	0.33%	764	-30.39%
SHERIFF FORFEITURE	508,182	1,833	0.36%	2,277	-19.50%
DA DRUG SEIZURE	996,086	10,646	1.07%	21,824	-51.22%
COURT FACILITY FEE FUND	390,021	7,880	0.00%	6,312	0.00%
OPIOID SETTLEMENT	319,694	810	0.00%	524	0.00%
CONSTABLE 2 FORFEITURE	1,582	5	0.30%	3	50.00%
CONSTABLE 1 FORFEITURE	181	-	0.00%	-	N/A
CONSTABLE 4 FORFEITURE	-	-	0.00%	-	N/A
TREASURER'S HELD PROPERTY	-	-	N/A	26	-100.00%
PAYROLL	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	-	100.00%	-	N/A
JJAEP	752,331	157,845	20.98%	95	166350.52%
TRUANCY & PREVENTION	124,945	2,266	1.81%	1,635	38.65%
AMERICAN RESCUE PLAN ACT	9,782,786	33,910	0.35%	65,399	-48.15%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
DEBT RETIREMENT/REDUCTION	-	-	N/A	-	N/A
LOCAL DIVERSION ADMINISTRATIVE FEE - JP1	50	-	0.00%	-	N/A
CONSTABLE PCT LEASE FUND	7,254	-	0.00%	-	N/A
CONSTABLE PCT 2 LEASE FUND	6,314	-	0.00%	-	N/A
CONSTABLE PCT 3 LEASE FUND	1,204	-	0.00%	-	N/A
CONSTABLE PCT 4 LEASE FUND	3,929	-	0.00%	-	N/A
SHERIFF OFFICE LEASE FUND	80,459	-	0.00%	-	N/A
DISTRICT ATTORNEY LEASE FUND	6,310	-	0.00%	-	N/A
COURT REPORTER SERVICES FUND	87,287	-	0.00%	-	N/A
LANGUAGE ACCESS FUND	83,640	2,577	3.08%	1,023	151.91%
COURT INIT. GUARD/PUB PROBATION ADMIN	-	-	N/A	-	N/A
CLERK OF THE COURT - DISTRICT CLERK	-	-	N/A	-	N/A
CLERK OF THE COURT - COUNTY CLERK	-	-	N/A	-	N/A
SUBDIVISION INSPECTION FEES	25,258	-	0.00%	-	N/A
SEIZED FUNDS	-	-	N/A	175	-100.00%
VEHICLE REPLACEMENT FUND	2,497,220	-	0.00%	-	N/A
SB22 - Sheriff	500,000	1,525	0.31%	835	82.68%
SB22 - DA	275,000	275,454	100.16%	275,506	-0.02%
HAVA GRANT	52,000	-	0.00%	-	N/A
	31,018,073	719,467	2.32%	570,678	26.07%
<i>Special Revenue Funds - Expenditures</i>					
LATERAL ROADS	594,903	-	0.00%	-	N/A
LATERAL ROADS	-	-	N/A	-	-
LATERAL ROADS	-	-	N/A	-	-
LATERAL ROADS	-	-	N/A	-	-
COUNTY & DISTRICT CT TECH	63,195	-	0.00%	-	N/A
JUSTICE COURT TECHNOLOGY	292,953	145	0.05%	-	N/A
DC ARCHIVES RECORDS MANAGEMENT	208,437	-	0.00%	-	N/A
JURY	423,000	40,811	9.65%	35,992	13.39%
LAW LIBRARY	328,449	38,266	11.65%	29,164	31.21%
RECORDS MANAGEMENT	3,835,861	8,808	0.23%	-	N/A
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	-	0.00%	-	N/A
FIRE MARSHAL SPECIAL FUND	335,925	1,167	0.35%	900	29.67%
DISTRICT COURTS RECORDS TECH	282,526	-	0.00%	-	N/A
DA CHECK PROCESSING	161,922	-	0.00%	-	N/A
DA DRUG FORFEITURE	427,846	-	0.00%	-	N/A
GENERAL RECORDS MGMT/PRESERVAT	1,328,745	-	0.00%	-	N/A
COURTHOUSE SECURITY	780,726	-	0.00%	-	N/A
COURT REC. PRESERVATION	310,854	-	0.00%	-	N/A
ELECTION ADMIN FEES	887,900	75,000	8.45%	-	N/A
SHERIFF FEDERAL FORFEITURE	870,165	-	0.00%	-	N/A
COUNTY CLERK VITALS PRESERVATION	65,167	-	0.00%	-	N/A
SHERIFF SEIZURE	159,347	-	0.00%	-	N/A
SHERIFF FORFEITURE	508,182	-	0.00%	-	N/A
DA DRUG SEIZURE	996,086	13,660	1.37%	6,685	104.34%
COURT FACILITY FEE FUND	390,021	-	0.00%	-	N/A
OPIOID SETTLEMENT	319,694	-	0.00%	-	N/A
CONSTABLE 2 FORFEITURE	1,582	-	0.00%	-	N/A
CONSTABLE 1 FORFEITURE	181	-	0.00%	-	N/A
CONSTABLE 4 FORFEITURE	-	-	N/A	-	N/A
TRUANCY & PREVENTION	124,945	-	0.00%	-	N/A
AMERICAN RESCUE PLAN ACT	9,782,786	-	0.00%	389,375	-100.00%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
TREASURER'S HELD PROPERTY	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	-	0.00%	-	N/A
JJAEP	752,331	60,279	8.01%	17,374	246.95%

Ellis County Auditor's Report
October 2025
Fiscal Year 2025

Benchmark for 2 Months =

8.33%

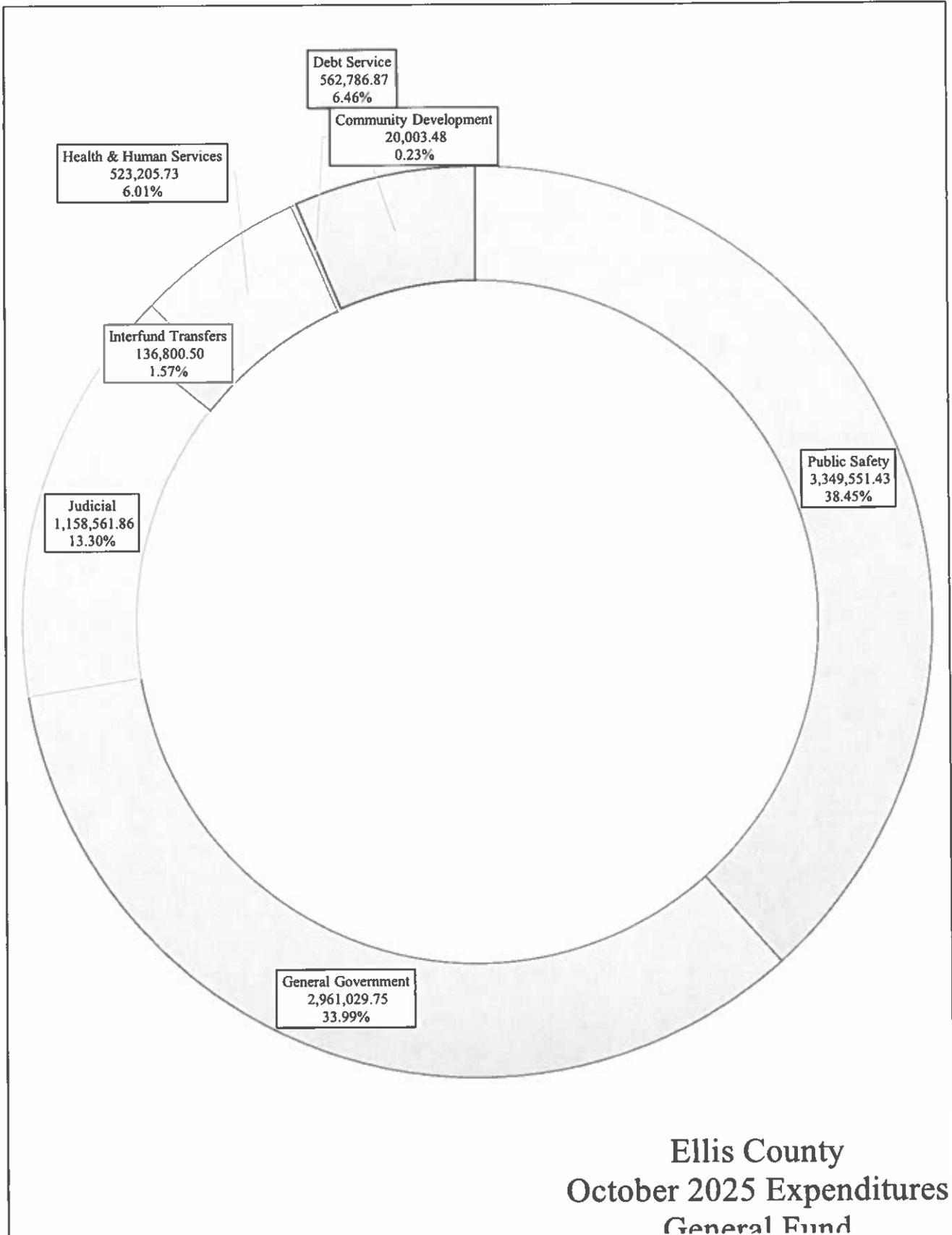
	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 11/30/2025</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
SB22 - Sheriff	500,000	-	0.00%	-	N/A
SB22 - DA	275,000	13,162	4.79%	8,326	58.09%
LOCAL DIVERSION ADMINISTRATIVE FEE - JP1	50	-	0.00%	-	N/A
CONSTABLE PCT LEOSE FUND	7,254	-	0.00%	-	N/A
CONSTABLE PCT 2 LEOSE FUND	6,314	-	0.00%	-	N/A
CONSTABLE PCT 3 LEOSE FUND	1,204	-	0.00%	-	N/A
CONSTABLE PCT 4 LEOSE FUND	3,929	-	0.00%	-	N/A
SHERIFF OFFICE LEOSE FUND	80,459	-	0.00%	-	N/A
DISTRICT ATTORNEY LEOSE FUND	6,310	-	0.00%	-	N/A
LANGUAGE ACCESS FUND	83,640	-	0.00%	-	N/A
COURT REPORTER SERVICES FUND	87,287	-	0.00%	-	N/A
COURT INIT. GUARD/PUB PROBATION ADMIN	-	-	N/A	-	N/A
CLERK OF THE COURT - DISTRICT CLERK	-	-	N/A	-	N/A
CLERK OF THE COURT - COUNTY CLERK	-	-	N/A	-	N/A
HAVA GRANT EXP	52,000	-	0.00%	-	N/A
SUBDIVISION INSPECTION FEES	25,258	-	0.00%	-	N/A
INTERFUND TRANSFERS	-	-	N/A	-	N/A
SEIZED FUNDS	-	-	N/A	-	N/A
VEHICLE REPLACEMENT FUND	2,497,220	66,227	2.65%	-	N/A
	31,018,073	317,525	1.02%	487,816	-34.91%
Revenues Over/(Under) Expenditures		401,842		82,862	
Capital Projects Funds - Revenues					
ROAD IMPROVEMENT FUND	2,154,021	9,205	0.43%	9,693	-5.04%
PERMANENT IMPROVEMENT	17,244,176	20,397	0.12%	18,354	11.13%
ROW AVAILABLE	-	-	N/A	1	-100.00%
ROAD DISTRICT 1	1,040,751	3,608	0.35%	4,093	-11.85%
ROAD DISTRICT 5	18,498	51	0.28%	73	-29.75%
ROAD DISTRICT 16	241,508	837	0.35%	950	-11.85%
SERIES 19 BOND PROJECT	-	-	N/A	-	N/A
	20,698,954	34,098	0.16%	33,164	2.82%
Revenues Over/(Under) Expenditures		(645,831)		33,164	
Capital Projects Funds - Expenditures					
ROAD IMPROVEMENT FUND	2,154,021	-	0.00%	-	N/A
PERMANENT IMPROVEMENT	17,244,176	679,929	3.94%	-	N/A
ROW AVAILABLE	-	-	N/A	-	N/A
ROAD DISTRICT 1	1,040,751	-	0.00%	-	N/A
ROAD DISTRICT 5	18,498	-	0.00%	-	N/A
ROAD DISTRICT 16	241,508	-	0.00%	-	N/A
SERIES 19 BOND PROJECT	-	-	N/A	-	N/A
	20,698,954	679,929	3.28%	-	N/A
Revenues Over/(Under) Expenditures		(645,831)		33,164	

Other Funds - Revenues					
TRUST AND AGENCY FUND	-	-	0.00%	-	0.00%
LEVEE 2	284,757	925	0.32%	1,153	-19.81%
LEVEE 3	542,936	1,613	0.30%	1,812	-10.99%
LEVEE 4	9,260	28	0.30%	18	52.15%
	836,953	2,565	0.31%	2,983	-14.02%
Other Funds - Expenditures					
TRUST AND AGENCY FUND	-	-	0.00%	-	N/A
LEVEE 2	284,757	-	0.00%	4,670	-100.00%
LEVEE 3	542,936	-	0.00%	-	N/A
LEVEE 4	9,260	-	0.00%	-	N/A
	836,953	-	0.00%	4,670	-100.00%
Revenues Over/(Under) Expenditures		2,565		(1,687)	

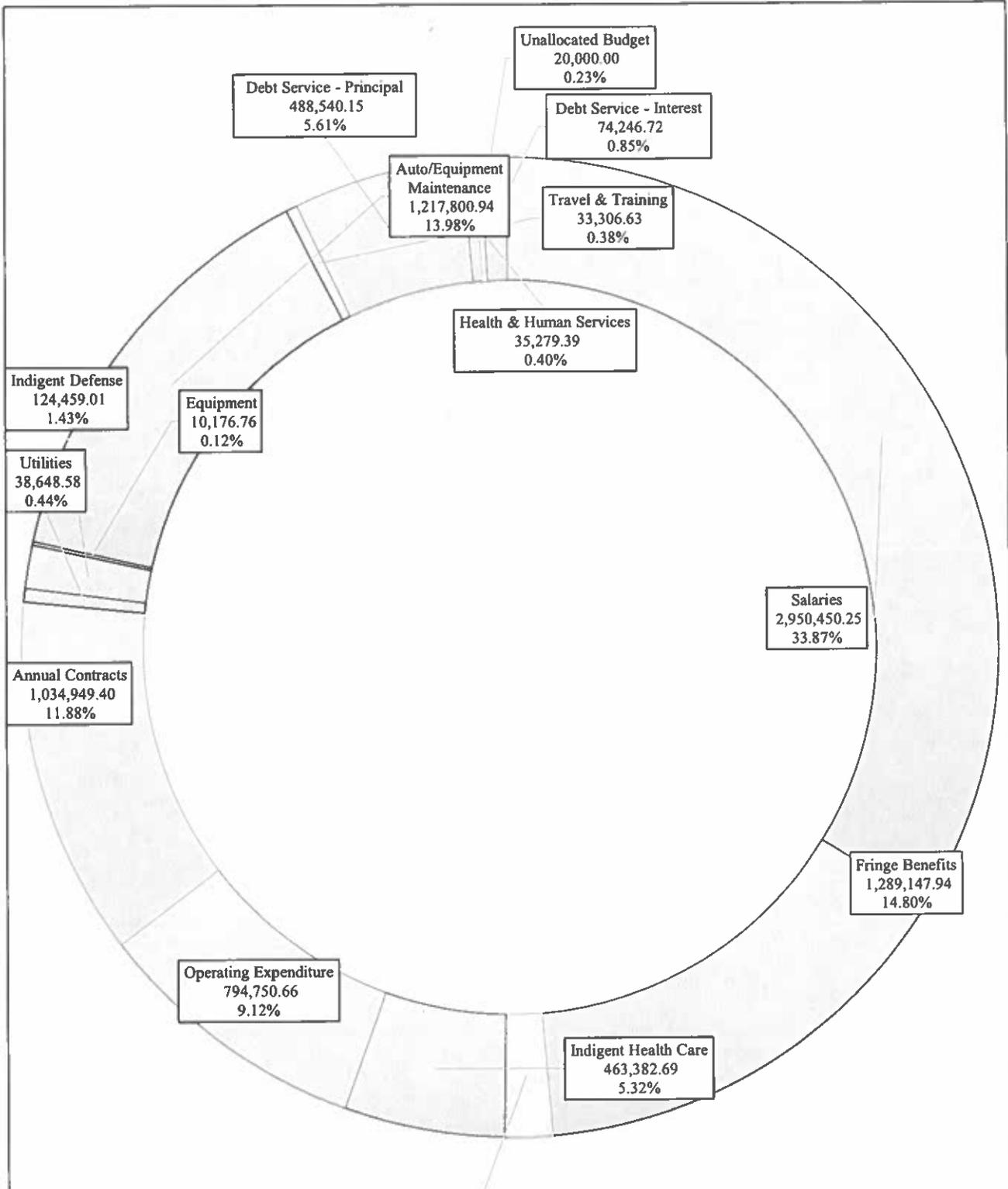
Summary					
REVENUE SUMMARY	203,529,746	2,082,626	1.02%	1,757,844	18.48%
EXPENDITURE SUMMARY	203,529,746	10,456,243	5.14%	5,879,101	77.85%
Revenues Over/(Under) Expenditures	\$	(8,373,616)		(4,121,257)	

Statement of Revenues, Expenditures, and changes in Fund Balance October 2025

	General Fund	R&B #1	R&B #2	R&B #3	R&B #4	F/M #1	F/M #2	F/M #3	F/M #4
REVENUES	\$ 118,326.26	\$ 2,028.54	\$ 2,028.54	\$ 2,028.54	\$ 2,028.54	\$ 3,052.25	\$ 3,052.25	\$ 3,052.25	\$ 3,052.25
Property Taxes	-	-	-	-	-	-	-	-	-
Mixed Beverage Taxes	-	-	-	-	-	-	-	-	-
License and permits	-	-	-	-	-	-	-	-	-
Fines & Fees	467,803.93	78,982.13	78,982.11	78,982.08	78,982.08	-	-	-	-
Charges for Services	51,485.63	-	-	-	-	-	-	-	-
Grant Revenue	11,061.86	-	-	-	-	-	-	-	-
Intergovernmental	42,526.99	-	-	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-
Investment Income	151,005.12	10,982.88	13,641.10	2,024.41	7,994.23	13,599.57	4,720.87	4,179.33	4,964.10
Sale of Equipment	-	-	-	-	-	-	-	-	-
Beginning Fund Balance	41,538.39	-	-	129.60	391.60	-	-	-	-
Miscellaneous	883,748.18	91,993.55	94,651.75	83,164.63	89,396.45	16,651.82	7,773.12	33,663.68	40,895.26
Total Revenues									
EXPENDITURES									
General Government	2,961,029.75	-	-	-	-	-	-	-	-
Public Safety	3,349,551.43	-	-	-	-	-	-	-	-
Judicial	1,158,561.86	-	-	-	-	-	-	-	-
Community Development	20,003.48	-	-	-	-	-	-	-	-
Infrastructure and Environmental	136,800.50	136,294.01	147,105.96	168,242.46	156,778.38	81,255.23	22,699.28	15,589.56	17,941.89
Interfund Transfers	523,205.73	-	-	-	-	-	-	-	-
Health and Human Services	-	-	-	-	-	-	-	-	-
Corrections & Rehabilitation	-	-	-	-	-	-	-	-	-
Debt Service	562,786.87	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-
Interest & Fiscal Charges	-	-	-	-	-	-	-	-	-
Total Expenditures	8,711,939.62	136,294.01	147,105.96	168,242.46	156,778.38	81,255.23	22,699.28	15,589.56	17,941.89
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(7,828,191.44)	(44,300.46)	(52,454.21)	(85,077.83)	(67,381.93)	(64,603.41)	(14,926.16)	25,305.70	(9,925.54)
OTHER FINANCING SOURCES (USES)									
Issuance of Long Term Debt	-	-	-	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-	-	-	-
Insurance Recoveries	-	-	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	-	-
NET CHANGE IN FUND BALANCES	(7,828,191.44)	(44,300.46)	(52,454.21)	(85,077.83)	(67,381.93)	(64,603.41)	(14,926.16)	25,305.70	(9,925.54)
FUND BALANCE, BEGINNING	\$ 33,072,295.65	\$ 3,028,742.06	\$ 3,772,881.68	\$ 504,168.89	\$ 2,204,093.64	\$ 3,779,385.42	\$ 1,282,573.44	\$ 1,122,678.85	\$ 1,757,396.13
PRIOR PERIOD ADJUSTMENT									
FUND BALANCE, ENDING	\$ 25,244,104.21	\$ 2,984,441.60	\$ 3,720,427.47	\$ 419,091.06	\$ 2,136,711.71	\$ 3,714,782.01	\$ 1,267,647.28	\$ 1,147,984.55	\$ 1,747,470.59

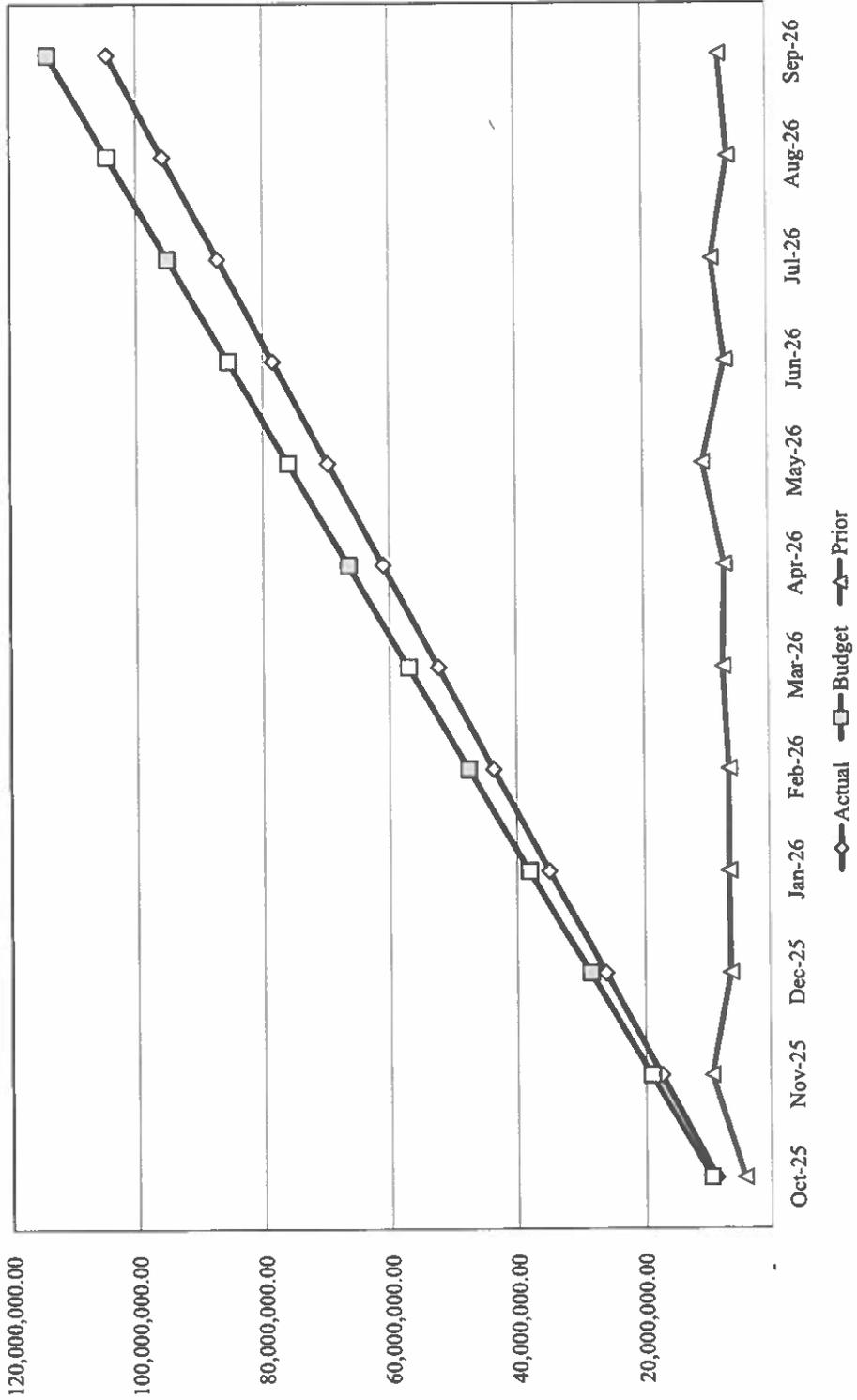


Ellis County
 October 2025 Expenditures
 General Fund



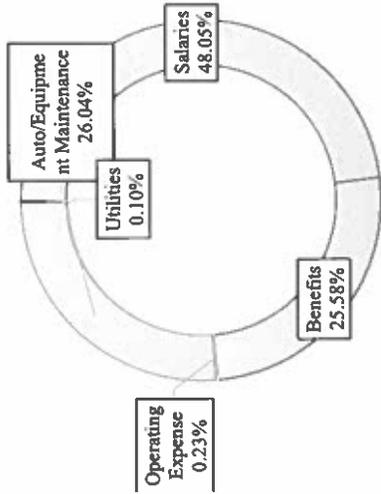
Ellis County
October 2025 Expenditures
General Fund

General Fund Expenditure Projection FY2026

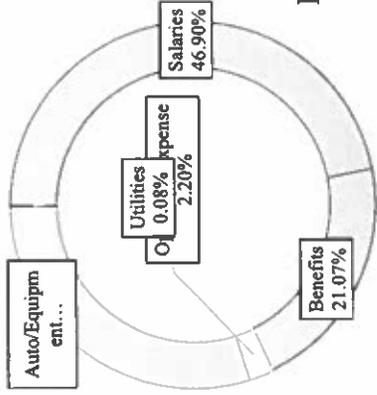


Road & Bridge Expenditure Summary - October 2025

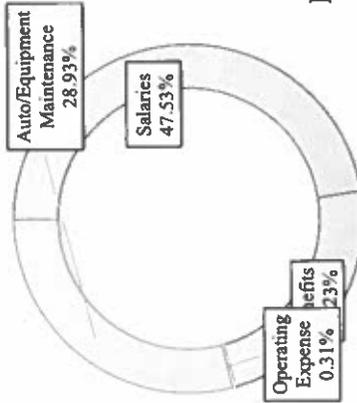
	R&B #1	R&B #2	R&B #3	R&B #4
Salaries	\$ 65,483.61	\$ 68,996.54	\$ 79,961.15	\$ 80,335.28
Benefits	34,863.40	31,000.97	39,086.70	43,398.52
Operating Expense	315.00	3,231.06	527.49	635.23
Road Materials				
Auto/Equipment Maintenance	35,497.00	43,765.00	48,667.12	32,283.00
Equipment/Leases				
Utilities	135.00	112.39		126.35
Debt Service - Interest				
Debt Service - Principal				
	\$ 136,294.01	\$ 147,105.96	\$ 168,242.46	\$ 156,778.38



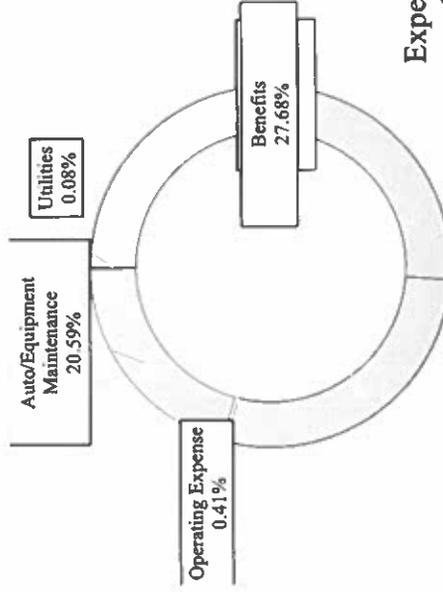
R&B 1
Expenditure Summary
October 2025
\$136,294.01



R&B 2
Expenditure Summary
October 2025
\$147,105.96

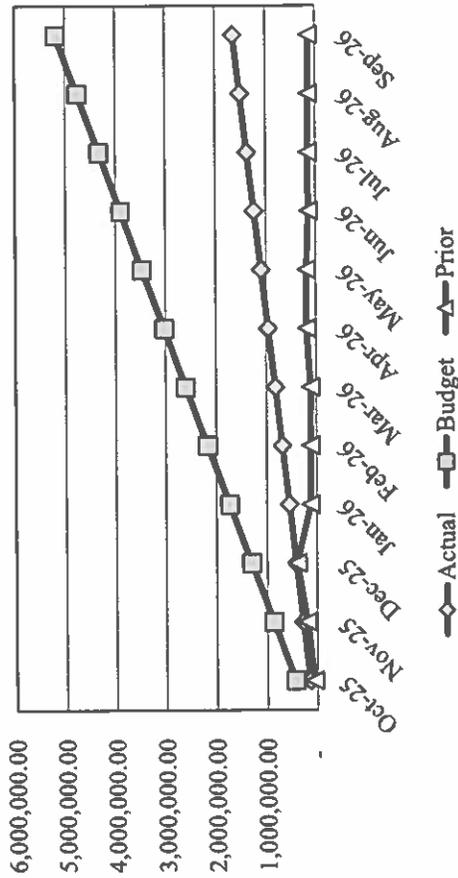


R&B 3
Expenditure Summary
October 2025
\$168,242.46

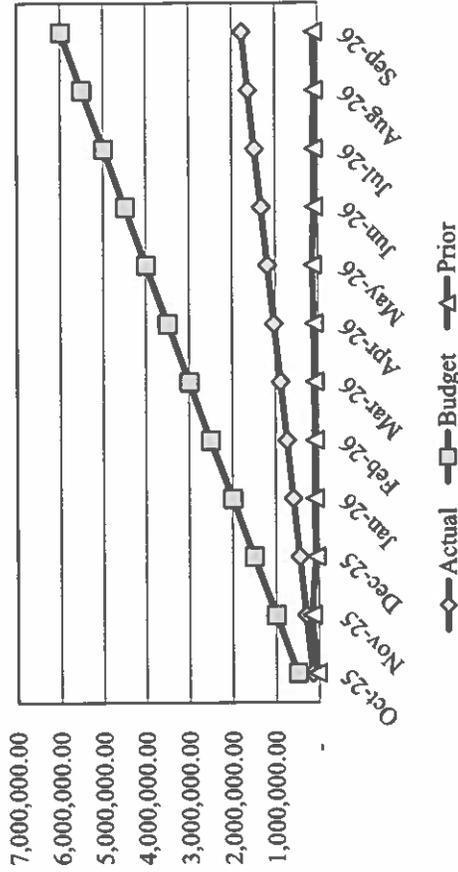


R&B 4
Expenditure Summary
October 2025
\$156,778.38

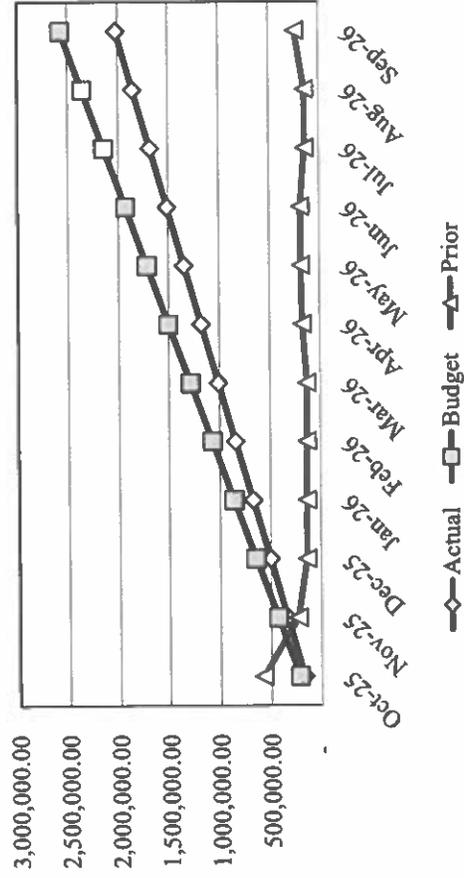
Road & Bridge Pct. #1
Expenditure Projection FY2026



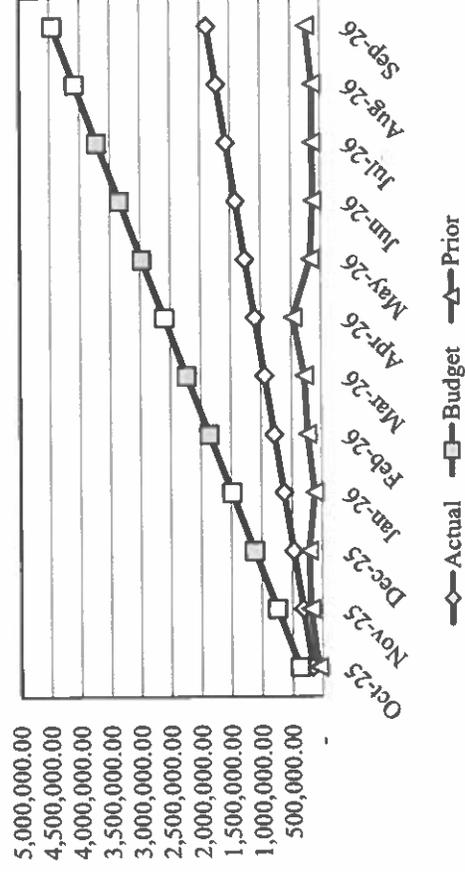
Road & Bridge Pct. #2
Expenditure Projection FY2026



Road & Bridge Pct. #3
Expenditure Projection FY2026

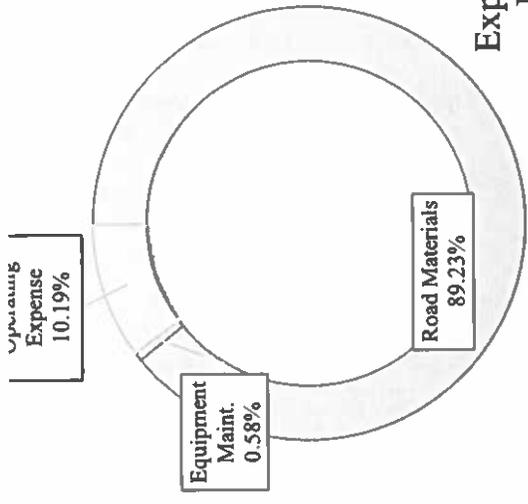


Road & Bridge Pct. #4
Expenditure Projection FY2026

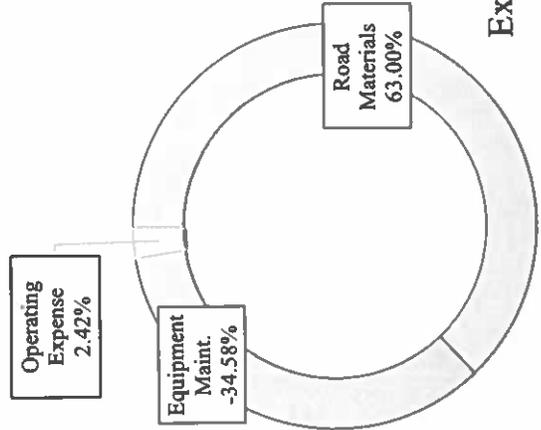


Farm to Market Expenditure Summary - October 2025

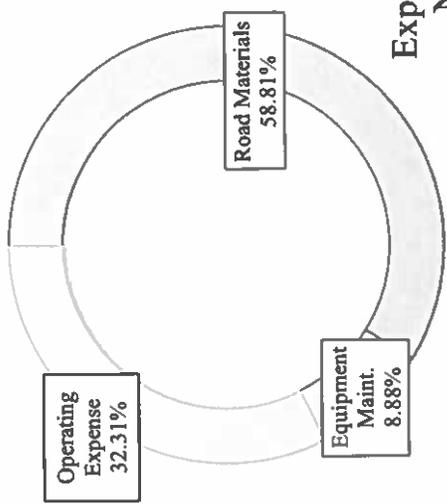
	F/M #1	F/M #2	F/M #3	F/M #4
Road Materials	\$ 47,784.44	\$ 20,253.53	\$ 14,882.32	\$ 36,658.81
Equipment Maint.	7,214.31	131.98	608.82	(20,125.44)
Operating Expense	26,256.48	2,313.77	98.42	1,408.52
Equipment/Leases				
TIRZ Payments				
	\$ 81,255.23	\$ 22,699.28	\$ 15,589.56	\$ 17,941.89



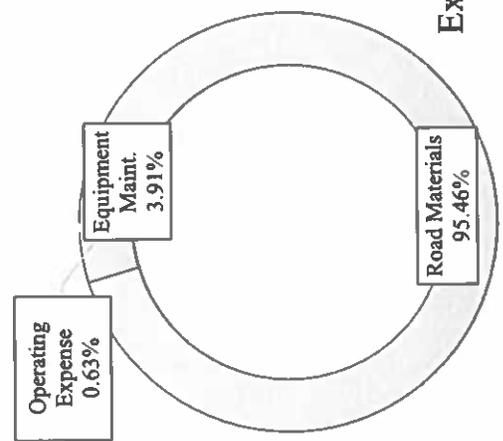
F/M 2
Expenditure Summary
November 2025
\$22,699.28



F/M 4
Expenditure Summary
November 2025
\$17,941.89

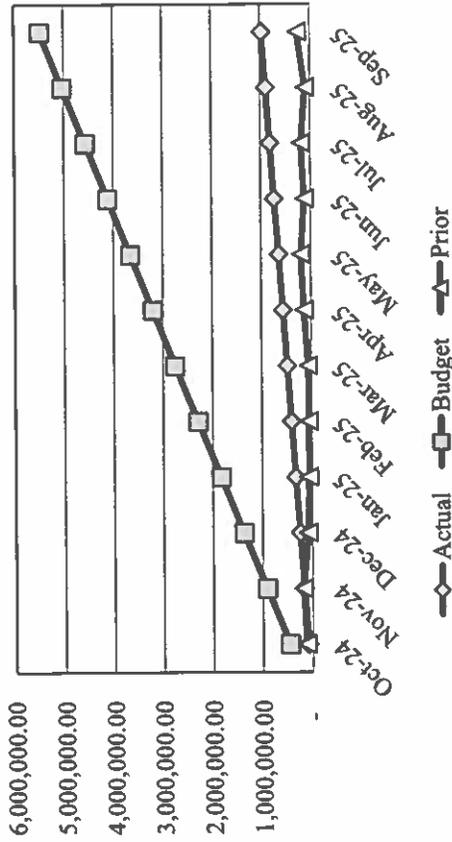


F/M 1
Expenditure Summary
November 2025
\$81,255.23

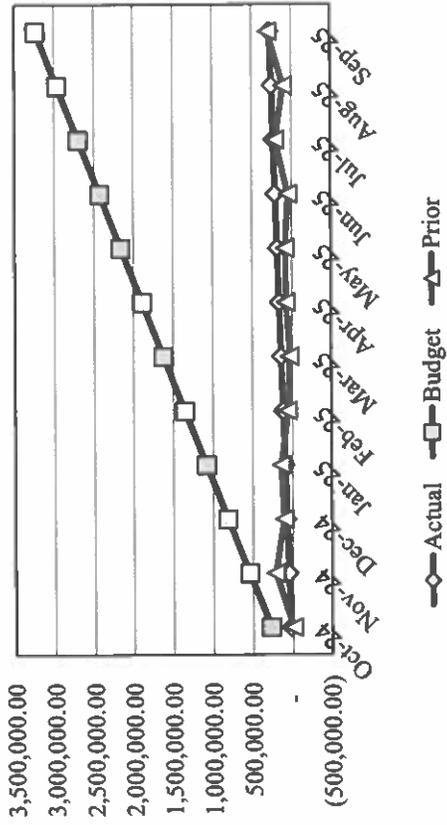


F/M 3
Expenditure Summary
November 2025
\$15,589.56

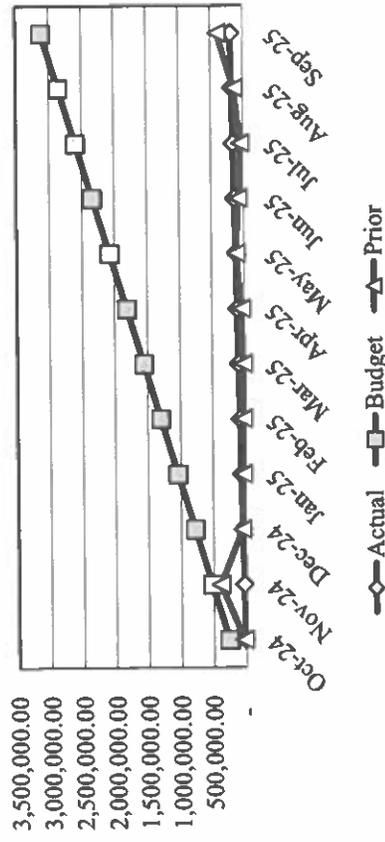
Farm to Market Pct. #1
Expenditure Projection FY2026



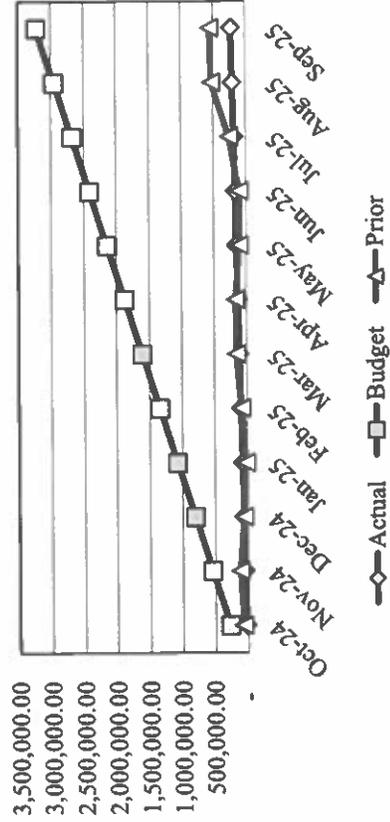
Farm to Market Pct. #2
Expenditure Projection FY2026



Farm to Market Pct. #3
Expenditure Projection FY2026



Farm to Market Pct. #4
Expenditure Projection FY2026



COMMISSIONERS COURT AGENDA REQUEST

All

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 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.** This will give ample time for preparation of the agenda.

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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: 12/15/2025 SUPPORTING DOCUMENT(S) ATTACHED? (Y) (N)

NAME: Staci Parr

PHONE: (972) 825-5123 FAX: (972) 825-5124

DEPARTMENT OR ASSOCIATION: County Auditor

ADDRESS: 101 W Main St, Waxahachie, TX 75165

PREFERRED DATE TO BE PLACED ON AGENDA: 12/23/2025

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

****CONSENT AGENDA - FINANCIAL****

Present a tabulated report of the county's receipts and disbursements of funds from

November 20, 2025 - December 10, 2025 pursuant to Local Government Code §114.024

* _____
County Attorney Approval

Trial Balance for Ellis County

From 11/20/2025 - 12/10/2025

Fund	Name	Opening Balance	Debit	Credit	Closing Balance
1	GENERAL FUND	24,197,121.68	9,602,681.04	11,513,024.04	22,286,778.68
2	ROAD IMPROVEMENT FUND	2,514,417.40	1,007,806.20	1,000,000.00	2,522,223.60
3	ROAD/BRIDGE PCT. 1	3,003,747.24	111,802.50	81,629.62	3,033,920.12
4	ROAD/BRIDGE PCT. 2	3,744,365.05	115,218.89	76,569.89	3,783,014.05
5	ROAD/BRIDGE PCT. 3	413,070.18	106,607.14	135,840.41	383,836.91
6	ROAD/BRIDGE PCT. 4	2,150,607.07	113,964.83	104,823.75	2,159,748.15
7	ADULT PROBATION	899,190.62	367,179.23	214,635.07	1,051,734.78
8	JUVENILE PROBATION	(62,515.36)	586,513.24	279,251.15	244,746.73
9	F/M PCT. 1	3,672,317.90	205,126.10	193,012.30	3,684,431.70
10	F/M PCT. 2	1,237,785.89	188,255.48	212,003.90	1,214,063.47
11	F/M PCT. 3	1,110,081.11	136,273.76	151,077.90	1,095,276.97
12	F/M PCT. 4	1,670,133.04	91,225.74	84,897.87	1,676,460.91
13	LATERAL ROAD PCT. 1	574,070.08	1,780.15	-	575,850.23
14	COUNTY & DISTRICT CT TECH	58,424.33	522.73	-	58,947.06
15	JUSTICE COURT TECHNOLOGY FUND	268,426.07	1,875.24	-	270,301.31
16	DC ARCHIVES RECORDS MANAGEMENT	200,599.02	649.33	-	201,248.35
17	JURY	16,392.80	84,812.40	24,642.50	76,562.70
18	PERMANENT IMPROVEMENT	(2,116,821.44)	672,288.36	1,882,530.81	(3,327,063.89)
19	LAW LIBRARY	2,066.82	10,056.66	18,809.59	(6,686.11)
20	TRUST AND AGENCY FUND	-	-	-	-
21	RECORDS MANAGEMENT	3,356,290.70	35,172.44	17,897.69	3,373,565.45
22	CC ARCHIVES RECORDS MANAGEMENT	2,641,111.18	32,662.19	-	2,673,773.37
23	ROW AVAILABLE	21.05	-	-	21.05
24	FIRE MARSHAL SPECIAL FUND	265,278.89	4,676.49	15,040.40	254,914.98
26	DISTRICT COURT RECORDS TECH	271,465.70	877.41	-	272,343.11
27	ROAD DISTRICT #1	999,839.25	3,359.79	-	1,003,199.04
28	ROAD DISTRICT #5	14,162.49	47.59	-	14,210.08
29	ROAD DISTRICT #16	232,017.85	779.66	-	232,797.51
30	CHECK PROCESSING FEE AC	156,073.81	527.60	-	156,601.41
31	DRUG FORFEITURE FUND	394,616.68	1,208.74	-	395,825.42
32	GEN RECORD MANAGE/PRESE	1,193,055.18	10,649.94	-	1,203,705.12
33	COURTHOUSE SECURITY FUN	660,105.71	8,378.40	-	668,484.11
34	COURT REC. PRESERVATION 51.708	270,105.00	2,586.04	-	272,691.04
36	ELECTIONS ADMIN FEES	182,008.19	90,826.89	196,090.00	76,745.08
38	SERIES 07 INTEREST & SINKING	608,932.05	213,469.74	52,466.00	769,935.79
40	SERIES 07 BOND PROJECT	-	1.00	2.00	3.00
42	SHERIFF FEDERAL DRUG FORFEITURE	892,329.17	2,914.60	-	895,243.77
43	COUNTY CLERK VITALS PRESERVATION	55,460.20	554.84	74.00	55,941.04
45	ELLIS CO COMM CORRECTIONS	152,788.28	77,197.95	20,378.23	209,608.00
46	SHERIFF SEIZURE FUND	152,718.10	499.58	-	153,217.68
47	SHERIFF DRUG FORFEITURE	507,948.86	1,706.87	-	509,655.73
48	DISTRICT ATTY DRUG SEIZ	961,614.34	66,291.37	126,198.45	901,707.26
50	CIVIL SUPERVISION FEES	224,443.69	9,361.09	22,840.58	210,964.20
53	COURT FACILITY FEES	311,595.62	4,648.61	-	316,244.23
55	OPIOID SETTLEMENT	224,342.74	753.88	-	225,096.62
56	CONSTABLE PCT #2 FORFEITURE	1,553.88	3.96	-	1,557.84
57	CONSTABLE PCT #1 FORFEITURE	-	1,523.08	-	107,082.72
61	TRUANCY & PREVENTION	105,559.64	233,433.23	420,156.87	9,180,016.95
63	AMERICAN RESCUE PLAN	9,366,740.59	24,315.24	35,391.39	218,520.51
66	JUVENILE JUSTICE ALTERNATIVE EDUC.	229,596.66	3,177.75	168,812.43	2,261,106.71
68	VEHICLE REPLACEMENT FUND	2,426,741.39	1,174.23	-	266,528.65
71	TREASURERS HELD PROPERTY	-	1.00	2.00	3.00
72	ELLIS COUNTY LEVEE #2	265,354.42	1,374.82	-	421,645.72
73	ELLIS COUNTY LEVEE #3	420,278.87	22.83	-	8,976.20
74	ELLIS COUNTY LEVEE #4	8,953.37	-	270.49	81,231.16
75	JUVENILE PROBATION FEES	81,501.65	-	-	24,574.00
76	SUBDIVISION INSPECTION FEES	24,574.00	1,211.37	82,842.58	138,612.49
79	CHAPTER 47 SEIZURE FUND	-	1.00	2.00	3.00
80	SB22 - SHERIFF	220,243.70	843.00	10,581.84	322,859.36
81	SB22 - COUNTY ATTORNEY	332,598.20	158.06	-	62,151.89
91	UNCLAIMED PROPERTY	50.00	-	-	50.00
125	CONSTABLE PCT 1 LEOSE FUNDS	-	1.00	2.00	3.00
126	CONSTABLE PCT 2 LEOSE FUNDS	4,613.60	-	-	1,203.82
127	CONSTABLE PCT 3 LEOSE FUNDS	1,203.82	-	-	3,173.97
128	CONSTABLE PCT 4 LEOSE FUNDS	3,173.97	-	-	12,922.93
129	SHERIFF LEOSE FUNDS	12,922.93	-	-	4,109.56
130	DISTRICT ATTY LEOSE FUNDS	4,109.56	1,489.13	400.00	67,560.43
131	LANGUAGE ACCESS FUND	66,471.30	-	-	87,287.00
132	COURT REPORTER SERVICES	87,287.00	-	-	3,197,864.67
		71,858,054.78	14,242,521.43	17,142,197.75	69,103,044.72

COMMISSIONERS COURT AGENDA REQUEST

112

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: 12.12.2025 SUPPORTING DOCUMENT(S) ATTACHED? No

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 PLACED ON AGENDA: _____

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

Please accept the applications of ESD#9 Palmer, from Mark Hamilton term beginning January 1, 2026, ending on December 31, 2027 in place of Norman Prewitt.

COMMISSIONERS COURT AGENDA REQUEST

A13
pt1

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: 8.5.2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

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 PLACED ON AGENDA: December 22, 2025

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

Please accept the reappointments for ESD#1 Khalaf Mohammed. ESD#2 Timothy Raven, William Holmes Jr., Dorinda Sims. ESD#3 Clay Sparks, John Allen. ESD#4 Shaun Malone, Alan Hanes. ESD#5 Steve Salmon, Mark Hope. ESD#6 Jason Smithey, Richard Beer. ESD#7 Richard Woods, Eric Keathly, Dustin Dixon. ESD#8 Elizabeth McEwen, Teaner Johnson. ESD#9 Daren Wynn for a two-year term beginning on January 1, 2026, through December 31, 2027.

COMMISSIONERS COURT AGENDA REQUEST

A13
pt2

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: 12.10.2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

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 PLACED ON AGENDA: December 22, 2025

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

Please accept the reappointments for ESD#10 David Hollywood Jr, Shantel Coleman, Sheryl Honza ESD#11 Cody Trojacek, Troy Jones, Abby Bradbury ESD#12 Eric Haake, Rodney Guthrie, Darla Knight for two-year term beginning on January 1, 2026, through December 31, 2027.

COMMISSIONERS COURT AGENDA REQUEST

A14

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: 12.10.2025 SUPPORTING DOCUMENT(S) ATTACHED? Yes

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 PLACED ON AGENDA: December 22, 2025

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

Please accept the reappointments for ESD#10 Brenton Vrla, Chester Williams ESD#11 Richard Chamberlain, James Mach ESD#12 Lorna Kaloi, James Hearon for a One-year term beginning on January 1, 2026, through December 31, 2026.

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: 12/14/25

PREFERRED DATE TO BE PLACED ON AGENDA: 12/22/25

NAME: John Wray PHONE: 972.825.5011

ADDRESS: 101 West Main St

DEPARTMENT OR ASSOCIATION: County Judge

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

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

Consent:

Appointment of Veronica Rayfield, Felicia Newman- Moffett and Keisha Molina to the Ellis County Child Welfare Board for a three-year term that will begin on January 1st, 2026 and end on January 1st, 2029.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

***All agreements, contracts, and other instruments that legally bind the County must be reviewed and approved as to form and content by the County Attorney before they are submitted to the County Judge for placement on the Commissioners Court agenda.**

A.16

COMMISSIONERS COURT MEETING AGENDA REQUEST

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This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: 12/14/25

PREFERRED DATE TO BE PLACED ON AGENDA: 12/22/25

NAME: John Wray PHONE: 972.825.5011

ADDRESS: 101 West Main St

DEPARTMENT OR ASSOCIATION: County Judge

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

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

Consent:

Acceptance of the resignation of Kyle Mitchell from the Ellis County Child Welfare Board, effective immediately.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

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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.

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Please fill out this form completely:

DATE: 12/9/25 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Brad Norman

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Ellis County Sheriff

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 12/22/25

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

**** CONSENT AGENDA - FINANCIAL ****
Accept Estray Revenue in the amount of \$700.00 as Unanticipated Revenue.

**** Special Budget Request ****
INCREASE 001-0010-508700 Estray by \$700.00

Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor.



ELLIS COUNTY LINE ITEM ADJUSTMENT

FISCAL YEAR 2025-2026

I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2025/2026 Budget as follows:

TRANSFER FROM:

Table with 3 columns: ACCOUNT NO., ACCOUNT TITLE, AMOUNT. Row 1: 001-0330-409930, Estray Rev, \$ 700.00. Row 2: TOTAL \$ 700.00

TRANSFER TO:

Table with 3 columns: ACCOUNT NO., ACCOUNT TITLE, AMOUNT. Row 1: 001-0010-508700, Estray, \$ 700.00. Row 2: TOTAL \$ 700.00

Signature of Department Head

December 4, 2025

Date Signed

010 / SO

Department

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

APPROVED THIS _____ DAY OF _____, 2025

- County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

Approved by County Auditor's Office: Patricia Bremer



Ellis County Treasurer
Cheryl Chambers
101 W. Main Street, Suite 203
Waxahachie TX 75165
Phone: (972) 825-5127

Official Receipt

Receipt Number:
R2025-03015

Receipt Date
12/03/2025

Received From: ELLIS COUNTY SHERIFF - ESTRAY FUNDS

Comments: 12/02/205 ECSO ESTRAY FUNDS: 25-AC01842 COW

Description	Account #	Amount
ECSO		\$1,246.04
ESTRAY	001-0330-409930	1246.04

Check 114595	\$1,246.04	Total Amount	\$1,246.04
		Total paid	\$1,246.04
		Change	\$0.00

Issued By: LHartley *LH* Batch: B12032025-00252



ELLIS COUNTY SHERIFF'S OFFICE
Brad Norman, Sheriff

300 S. Jackson
Waxahachie, Texas 75165
972-825-4901 / FAX 972-825-4941

RECEIVED

DEC 03 2025

ELLIS COUNTY TREASURER

December 02, 2025

001-0330-409930

Estray
12.03.2025

1,246.04

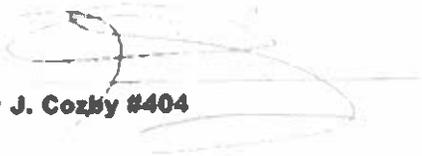
Re: 25-AC01842 (Estray Angus Cow)

Attached is check #114595 in the amount of \$1,246.04 for 1 estray Angus cow. This estray was not claimed by an owner within 18 days.

The estray sold at public sale at Hubbard Livestock Market on November 24, 2025. Hubbard extracts their fees (in this case \$112.46) before issuing a check to our office leaving a total of \$1,246.04 on this animal.

Please cause a check to be made out to Preston Preece for cowboy services in the amount of \$700 per attached invoice and deposit the remaining \$546.04.

Thank you,


Deputy J. Cozby #404

 Outlook

Line Item Adjustment

From Debra Brown <debra.brown@elliscounty.texas.gov>

Date Thu 12/4/2025 2:55 PM

To Staci Parr <staci.parr@elliscountytexas.gov>; Patricia Bremer <patricha.bremer@elliscountytexas.gov>

 1 attachment (2 MB)

Line Item Adjustment - SO Estray Rev to Estray.pdf;

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is a line item adjustment. Moving Estray Revenue to Estray.

Debra Brown

Admin Assistant

Ellis County Sheriff's Office

972-825-4972

DOD

ELLIS COUNTY COMMISSIONERS COURT		December 22, 2025	
REPORTING DEPARTMENT: Department of Development (DoD)			
AGENDA TYPE	Bison Meadows Maintenance Bond Release, Infrastructure Acceptance		
<input type="checkbox"/> Consent Agenda	Pct. No. 3 AGENDA ITEM NO. 1.1		
<input checked="" type="checkbox"/> Regular Agenda			
<input type="checkbox"/> Public Hearing			

AGENDA CAPTION:

Discussion, consideration, and action to release maintenance bonds and accept the infrastructure for Bison Meadows. The property contains ± 111.936 acres of land located at the intersection of FM 813 and FM 387, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.

CASE TYPE:

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

PROPOSAL & BACKGROUND INFORMATION:

- The applicant requests that the County release the maintenance bonds for this subdivision and accept the associated infrastructure.
- The Commissioners' Court approved the final plat on July 11, 2023 for 91 lots (Instrument No. 2321705).
- The County inspected the infrastructure in this subdivision. Staff determined that it is built to County standards and meets all the County's requirements.

APPLICANT(s):

Bison Meadows 137 LLC

FINAL ANALYSIS:

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

ATTACHMENTS:

- 1) Draft Order w/copy of the Maintenance Bonds & the Final Plat

- **Approve** this request to **release Maintenance Bond No. 10115694** in the amount of \$140,903.00 issued by Texas Bonding Co. for drainage, and
- **Approve** this request to **release Maintenance Bond No. MNT9425907** in the amount of \$1,337,394.90 issued by Fidelity and Deposit Co. of Maryland for paving.
- **Accept** the infrastructure within the Bison Meadows subdivision into the County's public road system.

STAFF RECOMMENDATION:

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

Roads located within the Bison Meadows include:

- Waggoner Ranch Rd. (± 1,764 ft.)
- Waggoner Ranch Ct. (± 510 ft.)
- True Grit Rd. (± 1,079 ft.)
- Yellowstone Ranch Ct. (± 433 ft.)
- La Escalero Ranch Rd. (± 1,014 ft.)
- Pitchfork Ranch Rd. (± 1,163 ft.)
- Swenson Ranch Rd. (± 914 ft.)
- Matador Ranch Ct. (± 791 ft.)
- Matador Ranch Rd. (± 1,724 ft.)

Right-of-way (ROW) to be dedicated to the County by the final plat & later deeded to Tx-DOT upon request:

- FM 813 future realignment
- FM 813 existing right-of-way (±15 ft. x 4,172 ft.)

COMMISSIONERS COURT OF ELLIS COUNTY
ORDER NO. _____

On this day, the 22nd of December 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, RELEASING THE MAINTENANCE BONDS FOR THE BISON MEADOWS SUBDIVISION AND ACCEPTING ITS INFRASTRUCTURE. THE ± 111.936-ACRE SITE IS LOCATED AT THE INTERSECTION OF FM 813 AND FM 387, IN THE EXTRATERRITORIAL (ETJ) OF THE CITY OF WAXAHACHIE, ROAD & BRIDGE PRECINCT NO. 1, WITH PROPERTY MORE FULLY DESCRIBED IN EXHIBIT "A, " PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, AS PRESENTED.

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, "Volume I –Development Standards," Section VII (C) (7) (i) states, "At the end of the two (2) year period, the owner/developer may request to the County Commissioners' Court for acceptance and maintenance of such infrastructure. The release of any bond shall only be by Order of the Commissioners' Court";

WHEREAS, "Volume I –Development Standards," Section VII (C) (7) (ii) states, "To request a release, the owner shall present a written request to release said bond, including a notarized certificate of completion stating that all bills relating to work covered by the construction bond have been paid.";

WHEREAS, "Volume I –Development Standards," Section VII (C) (7) (iii) states, "The request shall contain a statement by the developer of compliance with these regulations."

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

SECTION 1. RELEASE OF MAINTENANCE BOND

The Commissioners' Court finds all infrastructure constructed within the Bison Meadows subdivision has been built in accordance with the County's current adopted Development Regulations and maintained, thereby satisfying the criteria outlined in Section VII (C) (5) (6) of the adopted Development Regulations. The Commissioners' Court hereby **releases the following maintenance bonds:**

- **Maintenance Bond No. 10115694** in the amount of \$140,903.00 issued by Texas Bonding Co. for drainage, and
- **Maintenance Bond No. MNT9425907** in the amount of \$1,337,394.90 issued by Fidelity and Deposit Co. of Maryland for paving.

SECTION 2. ACCEPTANCE OF INFRASTRUCTURE

The Commissioners’ Court accepts the roads and related infrastructure constructed in the Bison Meadows subdivision into the County’s Road System. Therefore, roads located within this subdivision, as described below and within the final plat of Bison Meadows, as approved by the Commissioners’ Court on July 11, 2023 (Instrument No. 2321705).

Roads located in the Bison Meadows Subdivision include:

- Waggoner Ranch Rd. (± 1,764 ft.)
- Waggoner Ranch Ct. (± 510 ft.)
- True Grit Rd. (± 1,079 ft.)
- Yellowstone Ranch Ct. (± 433 ft.)
- La Escalero Ranch Rd. (± 1,014 ft.)
- Pitchfork Ranch Rd. (± 1,163 ft.)
- Swenson Ranch Rd. (± 914 ft.)
- Matador Ranch Ct. (± 791 ft.)
- Matador Ranch Rd. (± 1,724 ft.)

Right-of-way (ROW) to be dedicated to the County by the final plat & later deeded to Tx-DOT upon request:

- FM 813 future realignment
- FM 813 existing right-of-way (±15 ft. x 4,172 ft.)

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, 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 5. EFFECTIVE DATE.

This Order 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 22ND DAY OF DECEMBER 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. 1001156964

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, FIRE LINE SERVICES, INC. as Principal(s), and the Texas Bonding Company, an assumed name of America Contractors Indemnity Company, a corporation existing under the laws of the State of Texas and duly authorized and licensed to do business in the State of Texas as a Surety, are held and firmly bound unto Ellis County Judge Todd Little, or their Successor(s) in office, in the penal sum of ONE HUNDRED FORTY THOUSAND NINE HUNDRED THREE DOLLARS & 00/100 (USD) (\$140,903.00) for the payment of which well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

Signed, sealed and dated this 13th day of April, 2023.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas, the above-named Principal(s) did on this April 4th, 2023 enter into a contract with Ellis County Judge Todd Little, or their successors in office, for the construction of STORM DRAIN in the subdivision, BISON MEADOW, to the satisfaction of the Ellis County Department of Development.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said FIRE LINE SERVICES, INC. shall maintain and make good all defects appearing in the work performed by FIRE LINE SERVICES, INC. due to faulty workmanship or materials which may develop during the period of twenty (24) months from April 4th, 2023 the date of completion and final acceptance of said work, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that no claim, suit or action by reason of any default of the Principal shall be brought hereunder after the expiration of twelve (12) months from the end of the maintenance period as herein set forth.

[Signature]
PRINCIPAL(S)
Dwayne Wink
PRINTED NAME
Vice President
TITLE

Texas Bonding Company, an assumed name of America Contractors Indemnity Company

SURETY
[Signature]
Tracie Barber
PRINTED NAME
Attorney in Fact
TITLE
[Seal]

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Glenn Thurman, Inc. as Principal(s), and the Fidelity and Deposit Company of Maryland, a corporation existing under the laws of the State of Illinois and duly authorized and licensed to do business in the State of Texas as a Surety, are held and firmly bound unto Ellis County Judge Todd Little, or their successor(s), in office, the penal sum of One Million, Three Hundred Thirty Seven Thousand, Three Hundred Ninety Four and 90/100 ----- Dollars (USD) (\$ 1,337,394.90), for the payment of which well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

Signed, sealed and dated this 11th day of April, 2023.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas, the above named Principal(s) did on the _____ day of September, 2021 (date of approval of Performance Bond by Commissioners' Court) enter into a contract with Ellis County Judge Todd Little or their successor(s) for the construction of underground utilities, streets, roads, alleys, drainage structures, drainage ditches and channels in the subdivision known as, Paving Improvements for Bison Meadows, Waxahachie, TX, Ellis County, TX to the satisfaction of the Ellis County Department of Development.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Glenn Thurman, Inc. shall maintain and make good all defects appearing in the work performed by Glenn Thurman, Inc. due to faulty workmanship or materials which may develop during the period of twenty (24) months from _____, the date of completion and final acceptance of said work, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that no claim, suit, or action by reason of any default of the Principal shall be brought hereunder after the expiration of twelve (12) months from the end of the maintenance period as herein set forth.


SIGNATURE

Glenn Thurman, Inc.
PRINCIPAL(S)


SIGNATURE

Fidelity and Deposit Company of Maryland
SURETY

CHAD SAN JUAN
PRINTED NAME

VICE-PRESIDENT
TITLE

Robbi Morales
PRINTED NAME

Attorney-in-fact
TITLE

SEAL

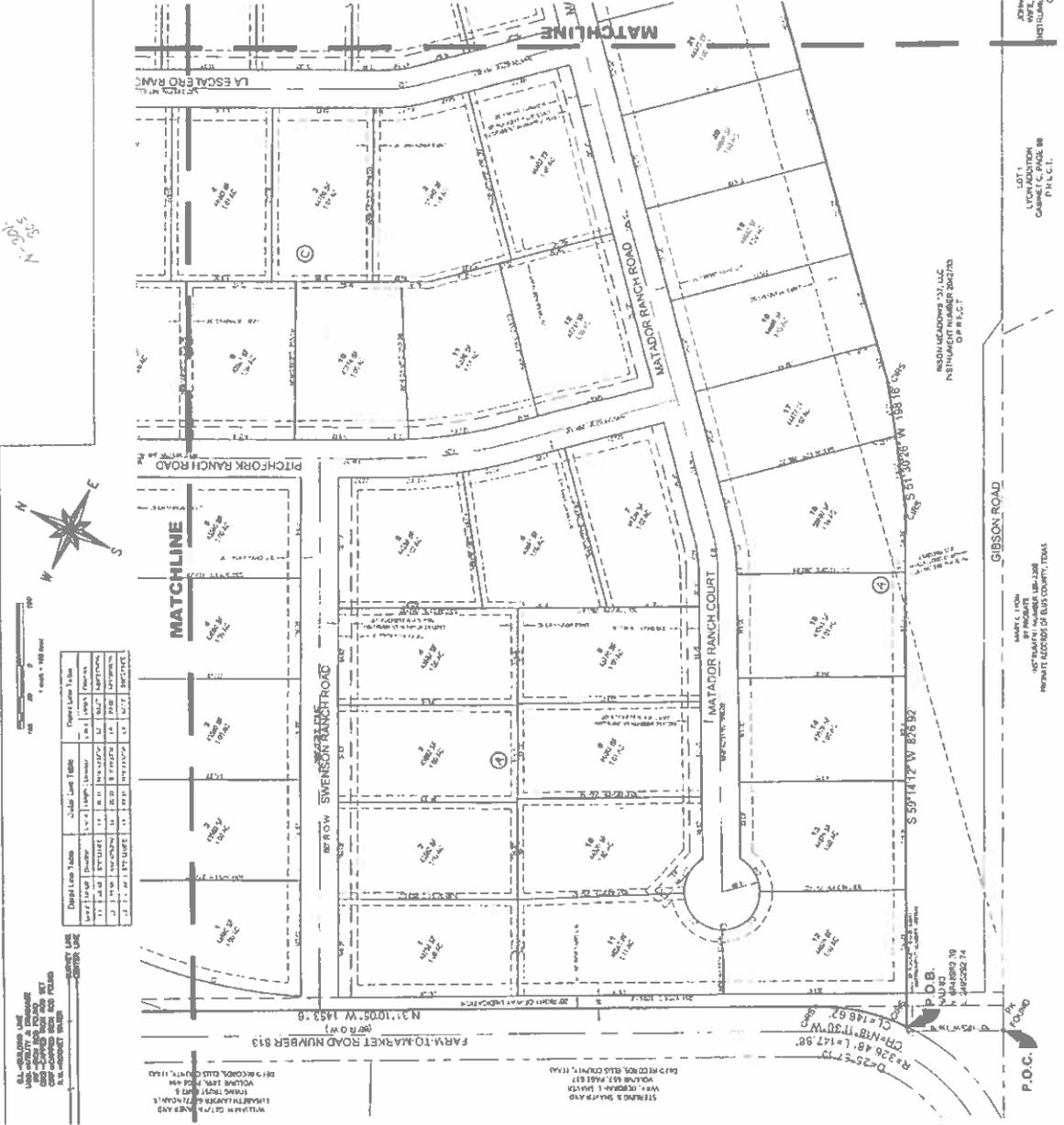
111158 ACRES SITUATED IN THE CITY OF WAXAHACHIE - ETU ELLIS COUNTY, TEXAS

ORIGINAL FILED



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BISON MEADOWS
 BEHOLDING 136 BLOCK A, LOTS 1-24
 BLOCK B, LOTS 1-12, BLOCK C,
 BLOCK D, LOTS 1-12, BLOCK E,
 2 OPEN SPACES (LOTS 13-24) IN
 BLOCK A & LOT "A", BLOCK B1
 111,158 ACRES
 SITUATED IN THE
 CITY OF WAXAHACHIE - ETU
 ELLIS COUNTY, TEXAS
 IN ABSTRACT NO. 801
 JULY 2007
 CASE NO. "SIB-71-3027"



Block	Lot	Area (Acres)	Owner
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LOT 1
 LITCH ADDITION
 CABINET C, PAGE 88
 P.H.C.T.

BISON MEADOWS 37, LLC
 INSTRUMENT NUMBER 284278
 O.P.H.C.T.

MARKET 11704
 INSTRUMENT NUMBER 284278
 P.H.C.T.

ALL MEASUREMENTS MADE FROM THE ORIGINAL SURVEY RECORDS.
 UNLESS OTHERWISE NOTED, ALL MEASUREMENTS ARE IN FEET AND INCHES.
 ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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Lot #	Area (Acres)	Area (Sq. Ft.)	Dimensions (Feet)	Notes
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100	0.12	8,300	100' x 100'	

BISON MEADOWS
 BEING LOTS 1-8, BLOCK A, LOT 1, 2A,
 BLOCK B, LOTS 1-12, BLOCK C
 OF THE BLOCKS OF
 2,000 ACRES, BLOCKS 801-803, A,
 BLOCK A & LOT 1A, BLOCK F)

111.936 ACRES
 SITUATED IN THE
 N. NEWSOME SURVEY
 ABS. IN THE
 CITY OF WAXAHACHIE, ETJ
 TARRANT COUNTY, TEXAS

AUGUST 2023
 CASE NO. 2009-1-0007
 CCM ENGINEERING INC.
 1700 WEST WOODRIDGE
 WAXAHACHIE, TEXAS 75096
 TEL: 940.871.1111
 FAX: 940.871.1112
 WWW.CCMENGINEERING.COM

Lot #	Area (Acres)	Area (Sq. Ft.)	Dimensions (Feet)	Notes
1	0.12	8,300	100' x 100'	
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48	0.12	8,300	100' x 100'	
49	0.12	8,300	100' x 100'	
50	0.12	8,300	100' x 100'	
51	0.12	8,300	100' x 100'	
52	0.12	8,300	100' x 100'	
53	0.12	8,300	100' x 100'	
54	0.12	8,300	100' x 100'	
55	0.12	8,300	100' x 100'	
56	0.12	8,300	100' x 100'	
57	0.12	8,300	100' x 100'	
58	0.12	8,300	100' x 100'	
59	0.12	8,300	100' x 100'	
60	0.12	8,300	100' x 100'	
61	0.12	8,300	100' x 100'	
62	0.12	8,300	100' x 100'	
63	0.12	8,300	100' x 100'	
64	0.12	8,300	100' x 100'	
65	0.12	8,300	100' x 100'	
66	0.12	8,300	100' x 100'	
67	0.12	8,300	100' x 100'	
68	0.12	8,300	100' x 100'	
69	0.12	8,300	100' x 100'	
70	0.12	8,300	100' x 100'	
71	0.12	8,300	100' x 100'	
72	0.12	8,300	100' x 100'	
73	0.12	8,300	100' x 100'	
74	0.12	8,300	100' x 100'	
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76	0.12	8,300	100' x 100'	
77	0.12	8,300	100' x 100'	
78	0.12	8,300	100' x 100'	
79	0.12	8,300	100' x 100'	
80	0.12	8,300	100' x 100'	
81	0.12	8,300	100' x 100'	
82	0.12	8,300	100' x 100'	
83	0.12	8,300	100' x 100'	
84	0.12	8,300	100' x 100'	
85	0.12	8,300	100' x 100'	
86	0.12	8,300	100' x 100'	
87	0.12	8,300	100' x 100'	
88	0.12	8,300	100' x 100'	
89	0.12	8,300	100' x 100'	
90	0.12	8,300	100' x 100'	
91	0.12	8,300	100' x 100'	
92	0.12	8,300	100' x 100'	
93	0.12	8,300	100' x 100'	
94	0.12	8,300	100' x 100'	
95	0.12	8,300	100' x 100'	
96	0.12	8,300	100' x 100'	
97	0.12	8,300	100' x 100'	
98	0.12	8,300	100' x 100'	
99	0.12	8,300	100' x 100'	
100	0.12	8,300	100' x 100'	

ELLIS COUNTY COMMISSIONERS COURT		December 22, 2025	
REPORTING DEPARTMENT: Department of Development (DoD)			
AGENDA TYPE	Legendary Hills on Hamrock Preliminary Plat Resubmittal Pct. No. 3 AGENDA ITEM NO. 1.2		
<input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action of approval of the resubmission of the preliminary plat of Legendary Hills on Hamrock. The ± 296-acre site is located northwest of the intersection of Hamrock Lane and Dale Acree Road, Italy, Road and Bridge Precinct No. 3.

CASE TYPE:

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

PARCEL ID OR ADDRESS:

Parcel ID No. 185531, 188979, 191614, 191621, 196574

APPLICANT(s):

Property Owners: Nancy M. Bornhorst, John S. McKinnon, Phyllis M. Moore, c/o JT Executive Properties, Joshua Trees, representative

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 originally submitted a preliminary plat on September 15, 2025, proposing a 224-lot subdivision on ± 296 acres.
- The original submission included an overall layout that was not in conformance with the adopted regulations, triggering the requirement that Court approve the variance requests before proceeding with the preliminary plat as originally submitted. The applicant submitted eight (8) variance request(s) to the following regulations: (1) minimum lot size, (2) OSSF regulations, (3) minimum road frontage for lots, (4) road frontage along a cul-de-sac, (5) front building line setback, (6) performance bond requirements, (7) driveways along a thoroughfare road, (8) and pavement requirements for new infrastructure.
- The Commissioners' Court tabled the discussion on the variance requests at their meeting on October 14, 2025, (Minute Order No. 444.25), requesting that the applicant resubmit the preliminary plat after discussion with staff.
 - Subsequently, The Commissioners' Court disapproved the original preliminary plat on October 14, 2025 (Minute Order No. 445.25.).
- Should the Commissioners' Court approve this preliminary plat, the applicant's next step would be to submit civil plans (paving, drainage, etc.) for this proposed subdivision to the County Engineer's Office for review and approval prior to the start of construction.
- Per the adopted regulations, preliminary plats expire eighteen (18) months after approval if no civil plans or a final plat are submitted. Staff may approve a one-time extension of six (6) months upon written request by the applicant.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Hamrock Rd.	Major Collector (80 feet)	40 feet	Yes

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
So. Ellis County WSC	TBD	9/9/2025

NOTICE REQUIREMENTS (if applicable):

NEWSPAPER	WEBSITE	SURROUNDING
N/A	N/A	N/A

ANALYSIS:

Staff reviewed the revised preliminary plat and **conditionally approved** the resubmittal on December 10, 2025, provided the 22 conditions are met below:

Surveyor comments:

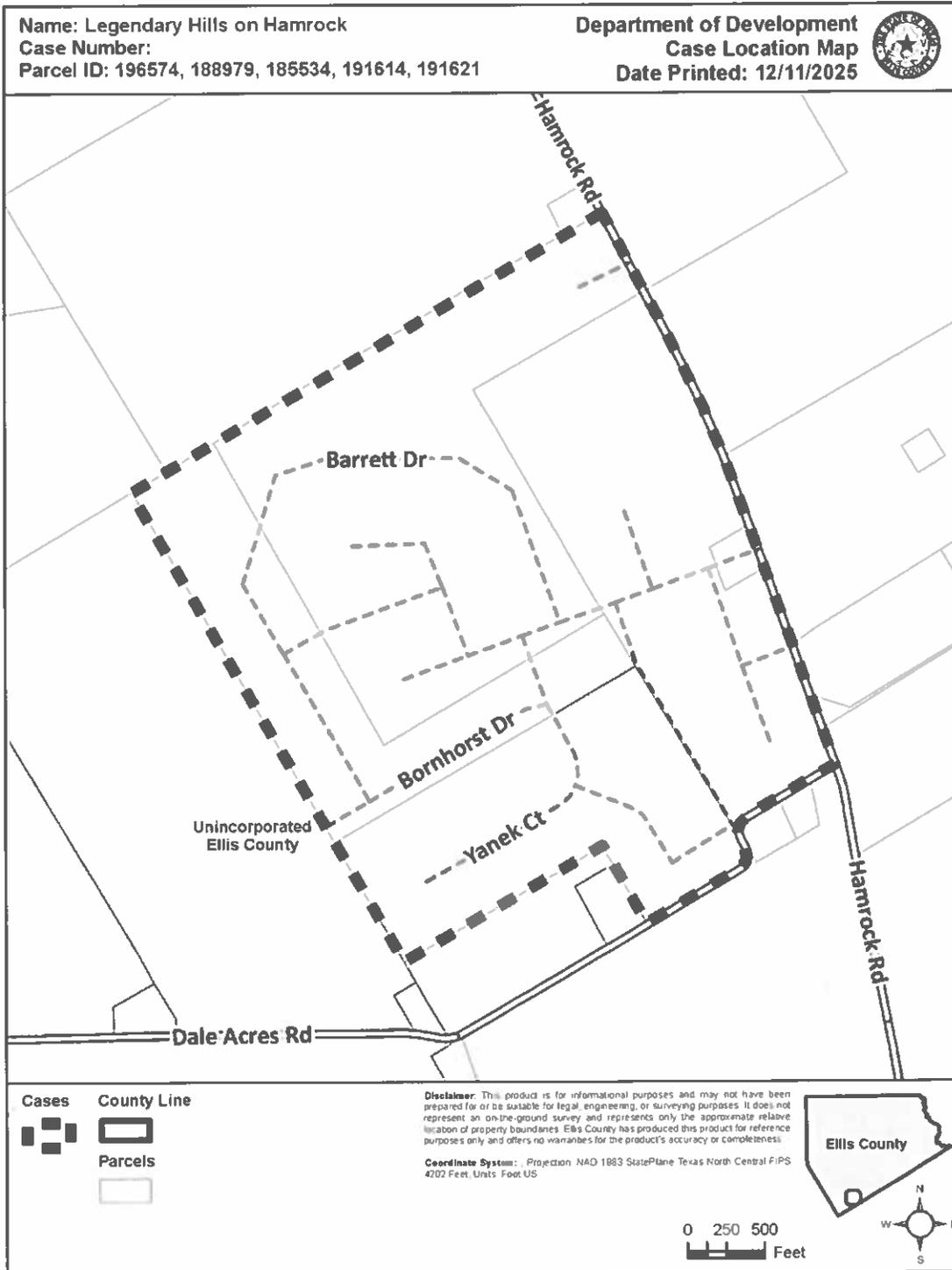
1. Substitute page numbers for reference for the match line, rather than letters. This will minimize any potential confusion with block ranges.
2. Update Dale Acres to Dale Acres Road within the metes and bounds description on page 2.
3. Reposition the plat drawing to where each lot appears in its entirety on a singular page.
4. Update the owner's acknowledgement statement, certificate, and written property description to correct the spelling of Nancy Bornhorst's name.
5. Update the notary statement to correct the spelling of Nancy Bornhorst's name.
6. The previous submission indicated phase lines on the plat drawing for the development. Is the subdivision no longer being developed in phases?
7. Proposed street names need to be reviewed and approved before the final printing of the preliminary plat, and before submittal of the civil plans. Contact GIS at addressing@elliscountytexas.gov for assistance.
8. Label the width and length of the side drainage easement for Lot 19, Block E.
9. Label the width of the rear easement for Lots 45 & 46, Block E.
10. Remove the rear & side twenty-five (25) foot building line along Hamrock Road and Dales Acres Road for Lots 1 - 6 & 23, Block C.
11. The arrows identifying the 20-foot drainage & utility easement located on Lot 19, Block C are inconsistent with adjacent lots. Confirm or revise the location of the easement.
12. Remove the rear twenty-five (25) foot building line along Hamrock Road for Lots 1 - 4, Block D.
13. Block E, Lots 23 - 29, 40, 41 & 50 - 54 are missing rear lot dimensions. Update the plat drawing accordingly.
14. Update the floodplain statement to include both FEMA Firm Panel Map Numbers.

15. The deed provided does not contain metes and bounds descriptions for Tracts VI, VII & VIII (per the written description). Update the written description or provide a metes and bounds description for the tracts.
16. Review and confirm the abstracts identified within the title block. The I. Hudson Survey, Abstract No. 200, is not described within the recorded deed or written plat description.
17. The written description regarding the Perales tracts does not match the plat drawing. Please review and confirm.

Applicant comments:

1. Please provide a copy of the following recorded deed: Vol. 561, Pg. 531.
2. Original signatures for the property owners will need to be recorded on the original TIA Waiver form. This may be submitted at the time of final plat application submission.
3. Prepare a traffic study for this subdivision.
4. A sewage disposal plan must be reviewed and approved before submitting a final plat application.
5. Work with staff on the potential redesign / realignment of streets and lots around the proposed area, known as the Phyllis Street, Makinnon Way & Dale Acres intersection and area.

Ratification from the Commissioner's Court is needed to finalize the approval process.



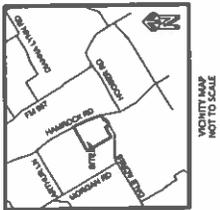
Agenda Item No. 1.2 – 12/22/2025 – Legendary Hills on Hamrock Preliminary Plat Resubmission
Report Authored by: Sara Garcia – Assistant Director
Report Submitted & Approved by: Alberto Mares, AICP, DR, CPM – Dir. of Planning & Development

OWNER:
 NANCY M. BORNHORST
 JOHN E. MACKINNON
 PHILLIS M. WOODR
 CO. JT TRUSTS OF THE
 ITALY, TEXAS 78851
 872.823.2280

SURVEYOR:
 TEXAS REALTY CONSULTING
 1100 W. WINDYBROOK DRIVE
 P. O. BOX 252
 WAXAHACHIE, TEXAS 75166
 TEL: 817.938.1000
 TXSLS PRM NO. 01184389

PRELIMINARY PLAT
**LEGENDARY HILLS
 ON HAMROCK**

298.026 ACRES
 DIVIDED IN THE
 I. HUDSON SURVEY, ABSTRACT NO. 200,
 A. PRATT SURVEY, ABSTRACT NO. 825,
 AND THE
 W. TEAGUE SURVEY, ABSTRACT NO. 1093
 ELLIS COUNTY, TEXAS
 198 RESIDENTIAL LOTS
 SEPTEMBER 2025



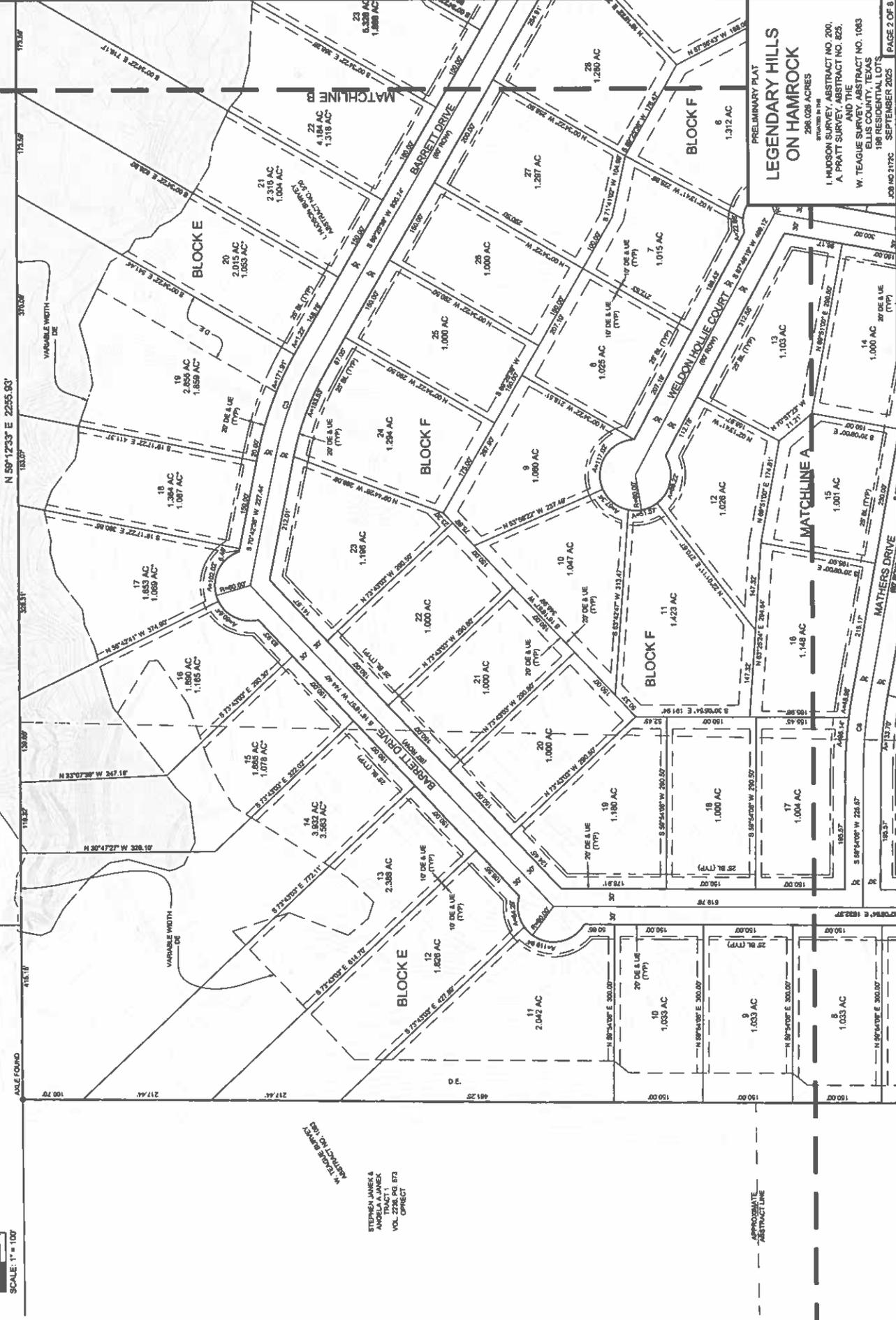


JAMES MORGAN &
KARINA MORGAN
PLAT NO. 2004
VOL. 803 PG. 189
CORRECT

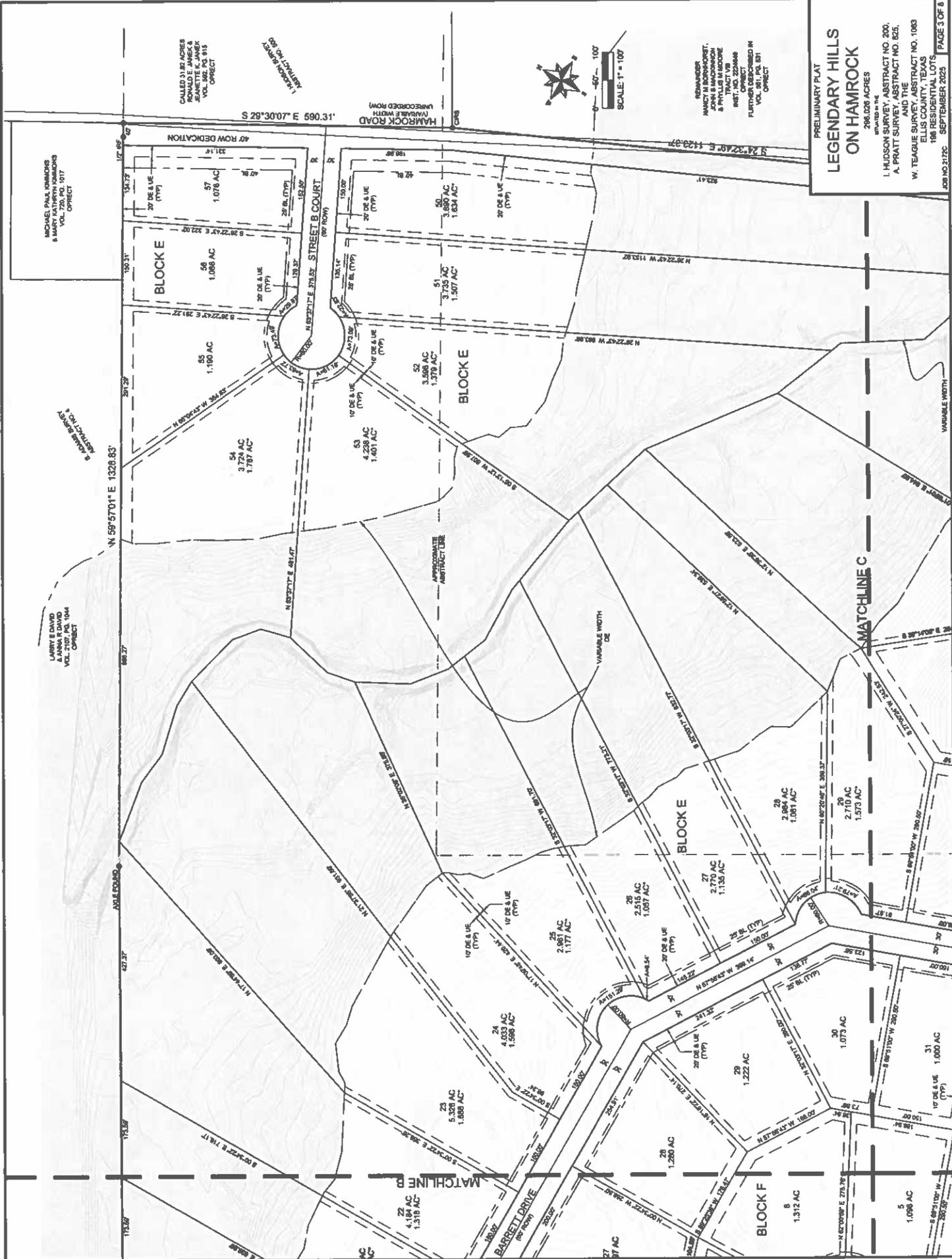
STEVENS JAMES &
ANGELA JAMES
TRACT 1
VOL. 228 PG. 873
CORRECT

LARRY E DAVID
& ANNA R DAVID
VOL. 207 PG. 104
CORRECT

Y. CHAI CHAI
VOL. 207 PG. 104
CORRECT



**LEGENDARY HILLS
ON HAMROCK**
PRELIMINARY PLAT
298.028 ACRES
SUBDIVISION BY
I. HUDSON SURVEY, ABSTRACT NO. 200,
A. PRATT SURVEY, ABSTRACT NO. 825,
AND THE
W. TEAGUE SURVEY, ABSTRACT NO. 1003
ELLIS COUNTY, TEXAS
198 RESIDENTIAL LOTS
J09 AG 2172C SEPTEMBER 2023 PAGE 2 OF 8



APPLICANTS:
 MARY M. HAMROCK,
 JOHN S. HAMROCK,
 & PHYLLIS M. HAMROCK
 DIST. NO. 228488
 OFFICIAL RECORD NO. 1081
 PLAT NO. 1081
 OFFICIAL RECORD NO. 1081

PRELIMINARY PLAT
**LEGENDARY HILLS
 ON HAMROCK**
 266.026 ACRES
 SUBDIVISION OF THE
 I. HUDSON SURVEY, ABSTRACT NO. 200,
 A. PRATT SURVEY, ABSTRACT NO. 665,
 AND THE
 W. TEAGUE SURVEY, ABSTRACT NO. 1083
 ELLIS COUNTY, TEXAS
 198 RESIDENTIAL LOTS
 JOB NO. 2172C SEPTEMBER 2025 PAGE 3 OF 8

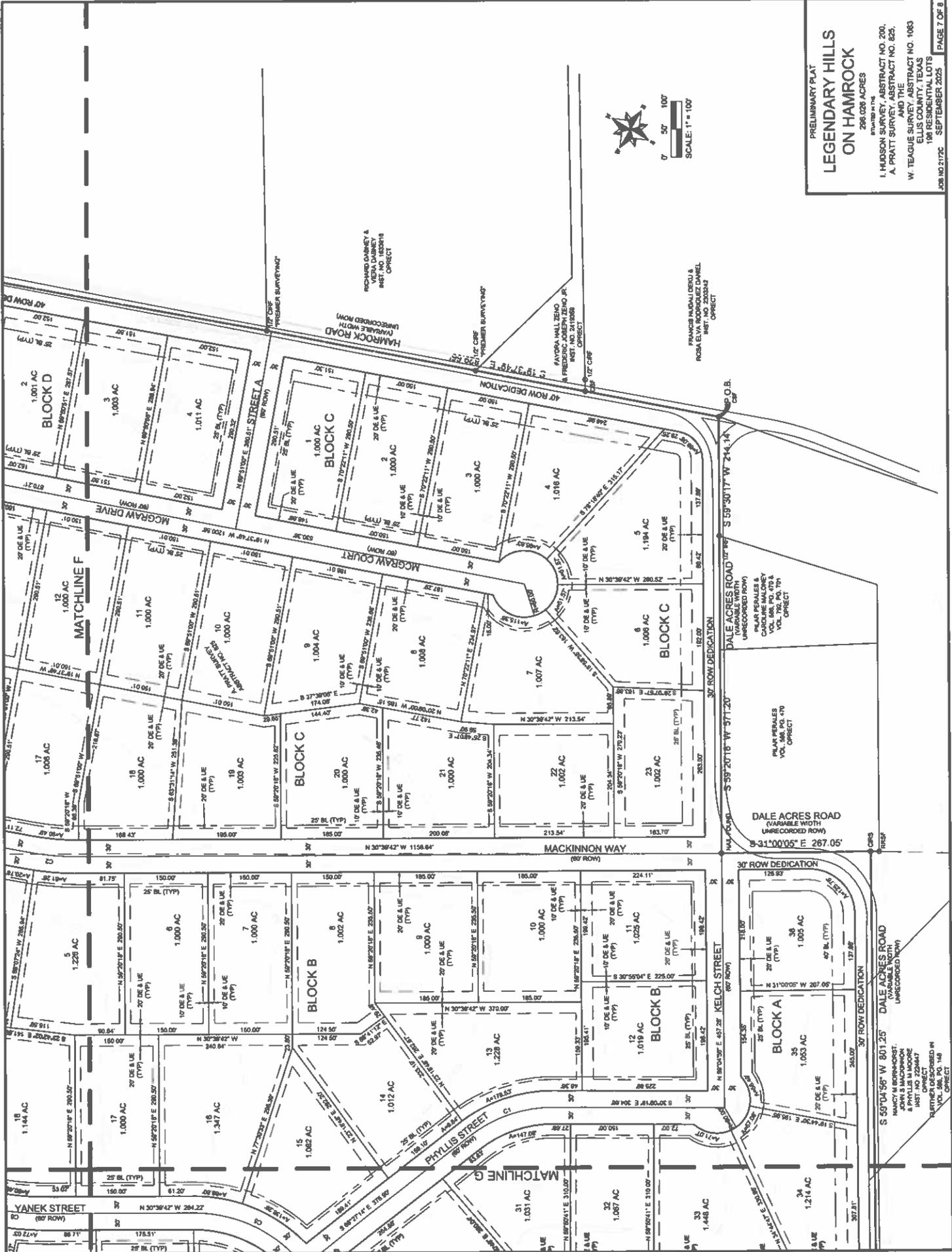
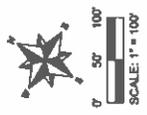
PRELIMINARY PLAT
**LEGENDARY HILLS
 ON HAMROCK**
 208,028 ACRES
 I. HUDSON SURVEY, ABSTRACT NO. 200
 A. PRATT SURVEY, ABSTRACT NO. 425,
 AND THE
 W. TEAGUE SURVEY, ABSTRACT NO. 1003
 ELLIS COUNTY, TEXAS
 JOB NO. 2172C SEPTEMBER 2005 PAGE 5 OF 8



CALLED BY 888 ACRES
 STEPHEN MICHAEL JENSEN &
 A PARTNER
 TRST NO. 244781
 OPRECT



PRELIMINARY PLAT
**LEGENDARY HILLS
 ON HAMROCK**
 296.026 ACRES
 1. HUDSON SURVEY, ABSTRACT NO. 200,
 A. PRATT SURVEY, ABSTRACT NO. 625,
 W. TEAGUE SURVEY, ABSTRACT NO. 1083
 ELLIS COUNTY, TEXAS
 198 RESIDENTIAL LOTS
 JOB NO. 2172C SEPTEMBER 2025 PAGE 7 OF 8



RICHARD DARNLEY &
 VERA DARNLEY
 H&S JOCKEYS
 CONVEY

AYOORA HALL ZENO
 N. FREDERIC JOSEPH TENO JR.
 INST. NO. 241888B
 CONVEY

FRANCIS MADAL DEBU &
 ROSA ELVA RODRIGUEZ DANIEL
 CONVEY

UNRECORDED WITH
 VARIABLE WIDTH
 UNRECORDED ROW
 CAROLINE MALONEY
 VOL. 98A, P. 470 &
 VOL. 752, P. 70
 CONVEY

UNRECORDED WITH
 VARIABLE WIDTH
 UNRECORDED ROW
 PLAN REALES
 VOL. 98A, P. 470
 CONVEY

UNRECORDED WITH
 VARIABLE WIDTH
 UNRECORDED ROW
 MANCY M BROWNSHIRT
 PLAN REALES
 & PHYLIS M MOORE
 INST. NO. 2284AT
 CONVEY
 ELECTRIC RECORDED IN
 VOL. 98A, P. 148
 CONVEY



DEPARTMENT OF DEVELOPMENT

Ellis County

302 N. Monroe Street, Ste. 208

Waxahachie, TX 75165

✉: dod@co.ellis.tx.us

📞: 972-825-5200

🌐: ellispermits.com

December 12, 2025

Joshua Trees
c/o JT Executive Properties, LLC
3537 S. SH 287
Waxahachie, TX 75165

Re: Plat Application Resubmission Action for Legendary Hills on Hamrock Preliminary Plat (Parcel ID No. 185534, 188979, 191614, 191621, 196574)

The Department of Development (DoD) received the resubmission for the Legendary Hills Preliminary Plat on December 2, 2025, for 198 proposed lots on ± 296.026 acres. After staff review, the Director of Planning & Development deems this preliminary plat application as **approved***, subject to meeting the following conditions and/or requirements:

Surveyor comments:

1. Substitute page numbers for reference for the match line, rather than letters. This will minimize any potential confusion with block ranges.
2. Update Dale Acres to Dale Acres Road within the metes and bounds description on page 2.
3. Reposition the plat drawing to where each lot appears in its entirety on a singular page.
4. Update the owner's acknowledgement statement, certificate and written property description to correct the spelling of Nancy Bornhorst's name.
5. Update the notary statement to correct the spelling of Nancy Bornhorst's name.
6. The previous submission indicated phase lines on the plat drawing for the development. Is this subdivision no longer being developed in phases?
7. Proposed street names need to be reviewed and approved before the final printing of the preliminary plat, and before submittal of the civil plans. Please get in touch with GIS at addressing@elliscountytexas.gov for assistance.
8. Label the width of the side drainage easement for Lot 19, Block E.
9. Label the width of the rear easement for Lots 45 & 46, Block E.
10. Reduce the rear and side building setback lines for Lots 1 - 6 & 23, Block C, along Hamrock Road and Dales Acres Road to match the sample plat.
11. The arrows identifying the 20-foot drainage easement & utility easement located on Lot 19, Block C are inconsistent with adjacent lots. Please confirm or revise the location of the easement for consistency.
12. Reduce the rear building setback line for Lots 1 - 4, Block D, along Hamrock Road.
13. Lots 23 - 29, 40, 41 & 50 - 54, Block E are missing rear lot dimensions. Update the plat drawing accordingly.
14. Update the floodplain statement to include both FEMA Firm Panel Map Numbers.
15. The deed provided does not contain metes and bound descriptions for Tracts VI, VII & VIII (per the written description). Update the written description or provide a metes and bounds description for the tracts.
16. Review and confirm the abstracts identified within the title block. The I. Hudson Survey, Abstract No. 200 is not described within the recorded deed or written plat description.



DEPARTMENT OF DEVELOPMENT

Ellis County

302 N. Monroe Street, Ste. 208

Waxahachie, TX 75165

✉: dod@co.ellis.tx.us

☎: 972-825-5200

🌐: ellispermits.com

17. The written description regarding the Perales tracts does not match the plat drawing. Please review and confirm.

Applicant comments:

1. Please provide a copy of the following recorded deed: Vol. 561, Pg. 531.
2. Original signatures for the property owners will need to be recorded on the original TIA Waiver form. This may be submitted at the time of final plat application submission.
3. Prepare a traffic study for this subdivision.
4. A sewage disposal plan must be reviewed and approved before submitting a final plat application.
5. Work with staff on the potential redesign / realignment of streets and lots around the proposed area known as Phyllis Street, Makinnon Way & Dale Acres Road intersection and area.

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"x 24" sheets with original stamps, seals, and signatures.

As stated in the county's development regulations (Volume I, Section III) and the TLGC §232.001, the ensuing step is final ratification from the Ellis County Commissioners' Court. Based on this information, this preliminary plat application resubmission request is tentatively scheduled for court action on **December 22, 2025**.

Please let me know if you have any other questions or if I can be of further assistance.

Kind regards,

Sara Garcia

Assistant Director

Ellis County Department of Development

Phone: 972-825-5200

Email: sara.garcia@co.ellis.tx.us

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

Angelica Barber, Planner, Crimilda Aguilar-McAdams, Permit & Planning Technician

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

ELLIS COUNTY COMMISSIONERS COURT		December 22, 2025	
REPORTING DEPARTMENT: <i>Department of Development (DoD)</i>			
AGENDA TYPE	Variance Request for PID No. 274632, 183403 (proposed The Trails at Hidden Creek subdivision) Pct. No 4 AGENDA ITEM NO. 1.3		
<input type="checkbox"/> Consent Agenda			
<input checked="" type="checkbox"/> Regular Agenda			
<input type="checkbox"/> Public Hearing			

CAPTION:

Discussion, consideration, and action upon variance requests for Parcel ID No. 274632, 183403 – (proposed the Trails at Hidden Creek development) from Volume III, Section IV (D) of the Standard Construction Details to waive the required cement stabilized flexbase. The ± 65.892-acre site is located ± 830 feet southwest of the intersection of Buchanan Drive and South Ring Road, Waxahachie, Road and Bridge Precinct No. 4.

CASE TYPE:

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

APPLICANT:

Owners Erik Barnard, Kyle Beller,
Jonathan & Lindsay Jo Markert
Hunter Glass, Representative

ATTACHMENTS:

- 1) Location Map
- 2) Applicant Letter of Request
- 3) Soils Report
- 4) Opposition Letters

STAFF RECOMMENDATION:

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

PROPOSAL & BACKGROUND INFORMATION:

- The applicant seeks a variance to waive the required 6-inch cement stabilized flexbase found in Volume III, Section IV (D) of the Standard Construction Details, which the Commissioners Court adopted and became effective on September 1, 2023.
- Their request seeks to instead adhere to the County’s pre-September 2023 standards consisting of six (6) inches of lime stabilization and six (6) inches of concrete.
- The applicant has indicated that they would be willing to consider gating the subdivision if the Court approves this request.
- An additional variance was listed on the initial public notice mailing regarding the paved section width. The notice indicated that the applicant wishes to reduce the paved section by 1 ft. This property was initially platted in October 2018, thereby vesting the applicant to the subdivision regulations in effect at that time.
- Since the time of the initial plat submission a subsequent replat was approved on July 8, 2025, (Instrument No. 2536255) for a portion of this tract. The applicant submitted an ordinance from the City of Waxahachie confirming withdraw from its extraterritorial jurisdiction on April 21, 2025, Ordinance No. 3615.
 - Due to the withdrawal from the extraterritorial jurisdiction of from the City of Waxahachie, the applicant is no longer subject to their subdivision regulations by vestment. No action is required by Court regarding this request.
- A preliminary plat consisting of 51 residential lots was approved by Commissioners’ Court on March 18, 2025 (Minute Order No. 264.25).
- As part of the variance request, the applicant submitted a letter of request (Attachment No. 2), indicating reasoning to support the requested variance.

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
11/26/2025	Eighteen (18) letters, Two (2) letters of opposition received

PERTINENT REGULATION(s):

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

Relief Sought From:	County Development Standard:	Applicant's Request:	Difference:
Required cement-stabilized flexbase	<i>"Compacted cement stabilized flexbase shall be required below the concrete surface...";</i> 6-inch requirement - Vol. III, Sec. IV (D)	Not requiring cement-stabilized flexbase, based on existing soil conditions & geotechnical report.	Not providing the 6-inch compacted cement stabilized flexbase as required by the County.

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.

ANALYSIS:

To provide some background and history, this new regulation became effective on September 1, 2023, after numerous conversations with staff and other engineering and geotech professionals at multiple workshops during the past several years, as the Commissioners Court expressed a strong desire to upgrade the road construction standards throughout the County after repeated road failures on county-maintained roads and directed staff to research alternatives to help minimize these road failures.

Agenda Item No. 1.3 – The Trails at Hidden Creek Variance Request

Report Submitted by: Sara Garcia, Asst. Director

Reviewed Approved by: Alberto Mares, AICP, DR, CPM – Dir. of Planning & Development

The outcome of those meetings and research resulted in a 6-inch cement stabilized flexbase being required as part of the county's updated development regulations, accomplishing the goal of enhancing road construction throughout the county. Texas Local Government Code §232.002(4) allows the County to set road standards, stating *"the commissioners court may adopt, based on the amount and kind of travel over each street or road in a subdivision, reasonable specifications relating to the construction of each street or road."* The County will be held to this standard when building new roads.

Notably, up to this point, staff has received three (3) similar requests to deviate from the current road section or adhere to the preceding standard. The Commissioners Court denied both requests. Both private developments and subdivisions that will have county-maintained streets have had no issues adhering to the new road standard.

To uphold the goals and policies established by the Commissioners Court to improve road construction standards countywide through the adoption of those regulations and weighed against the criteria established in Section VIII (A) & (B), staff cannot support this variance request.

In addition, a submitted soils report by the applicant does not indicate the depth of limestone as stated by the applicant within his letter of request. As borings show clay for at least 15 feet, the report appears to be more geared towards foundations and not roads.

Therefore, staff recommends action in the following manner:

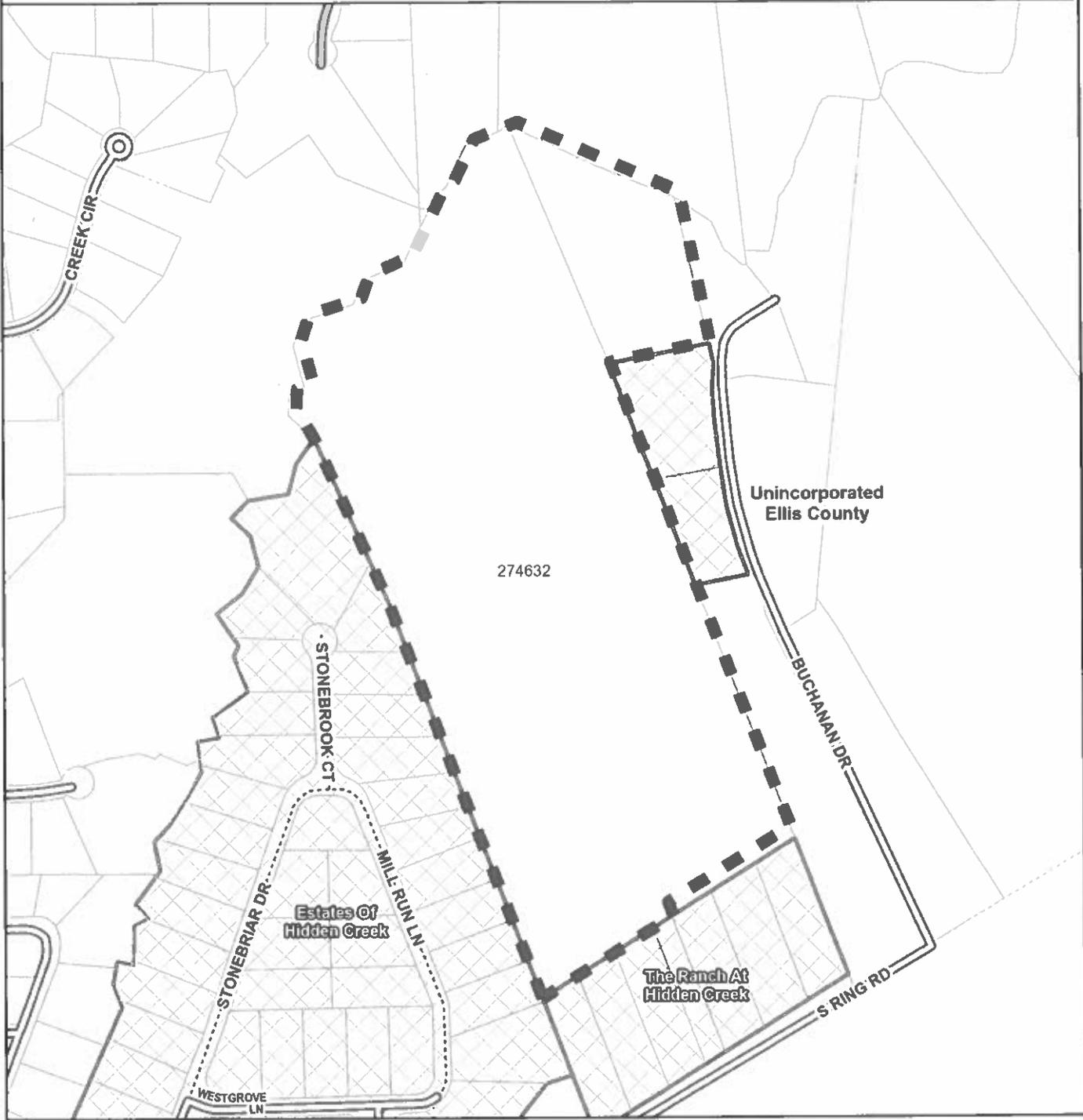
- **Denial** of the variance request to Volume III, Section IV (D) to waive the required cement-stabilized flexbase.

If this variance is denied, the applicant must submit civil plans that meet the County's current road standard before any construction activity is allowed on this site.

Agenda Item No. 1.3 – The Trails at Hidden Creek Variance Request
Report Submitted by: Sara Garcia, Asst. Director
Reviewed Approved by: Alberto Mares, AICP, DR, CPM – Dir. of Planning & Development

Name: The Trails at Hidden Creek
 Case Number:
 Parcel ID: 274632, 183403

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



Cases



Defined Areas



County Line



Parcels



Road Centerlines



Minor Arterial

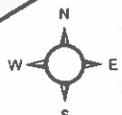
Driveway



Under Construction

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



Agenda Item No. 1.3 – The Trails at Hidden Creek Variance Request
Report Submitted by: Sara Garcia, Asst. Director
Reviewed Approved by: Alberto Mares, AICP, DR, CPM – Dir. of Planning & Development

Variance Request

Vernon Jack Developments, LLC is requesting a variance to the road requirements for The Trails at Hidden Creek development. We should not have to install the extra 12 inches of subgrade because more than 60% of the property has exposed limestone and the other 40% has limestone less than a foot deep. There would be no point in digging up limestone to put down a lesser quality material for road strength.

Another option we would like to explore would be gating the neighborhood. If the neighborhood is gated, hopefully the county will allow a variance to stay with the old road standard and not have to install the unnecessary subgrade.

-Hunter Glass

Agenda Item No. 1.3 – The Trails at Hidden Creek Variance Request
Report Submitted by: Sara Garcia, Asst. Director
Reviewed Approved by: Alberto Mares, AICP, DR, CPM – Dir. of Planning & Development



Structural, Geotechnical, Forensic, Civil and MEP

PROJECT NO. 10225024

**GEOTECHNICAL INVESTIGATION
FOR
PROPOSED SUBDIVISION AT
SOUTH RING ROAD, WAXAHACHIE,
ELLIS COUNTY, TEXAS**

REPORTED TO

**VERNON JACK DEVELOPMENT, LLC
DALLAS, TEXAS**

PREPARED BY

EYNCON, LLC

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Vernon Developments, LLC
3724 Marquette St,
Dallas, Texas 75225

Attention: Hunter Glass

**GEOTECHNICAL INVESTIGATION
FOR
PROPOSED SUBDIVISION AT
SOUTH RING ROAD, WAXAHACHIE,
ELLIS COUNTY, TEXAS**

Eyncon, LLC (EYNCON) has completed a geotechnical exploration for the above referenced project. This study was conducted per your authorization on February 06, 2025

This report describes the field exploration and laboratory testing followed by our engineering analysis. The results were used to develop recommendations to aid in design and construction of the building foundation.

We appreciate this opportunity to assist you on this project. If we can be of further assistance, please contact our office.

Yours very truly,

Kruthika Kokku.
Geotechnical Engineer



Russell R. Thomas., P.E
Senior Engineer

Copy Submitted: (1) Hunter Glass - Vernon Developments, LLC

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1.0 EXECUTIVE SUMMARY

It is proposed to construct a subdivision at South Ring Road, Waxahachie, Ellis County, Texas. Eyncon, LLC (EYNCON) has completed the geotechnical exploration for this project. Our investigation and recommendations are summarized below:

- Fifteen (15) boreholes to a depth of 15 feet below existing grade were drilled for this project. Based on the information obtained from the field exploration and laboratory testing, the subsoils at the subject site can be summarized as follows:

Depth, feet.	Soil Description
0-15	SANDY LEAN CLAY(CL), hard, dark brown, light brown, with roots, moist.
0-15	LEAN CLAY(CL), hard, light brown, with roots, moist.

- Groundwater was not encountered during our field exploration.
- The effective Plasticity Index (PI) of subsoils is 24. A potential vertical rise (PVR) of 2.0 inches is estimated with the existing site conditions. The PVR will be greater than 2.0 inches, if deep seated swelling occurs.
- **Considering the soil conditions at the site, a slab-on-grade foundation system is suitable for the proposed residence, as the soils exhibit low expansion potential. Drilled shafts with a structurally suspended grade beam and floor slab may also be used if additional conservatism is desired, but are not required under the present conditions.**
- In order to reduce the PVR, recommendations on subgrade modification are provided in Section 4.3 of this report.

This executive summary should be read in conjunction with the details given in the following report sections.

2.0 INTRODUCTION

2.1 Project Description

It is proposed to construct a subdivision at South Ring Road, Waxahachie, Ellis County, Texas. The total footprint of the proposed residence will be approximately 66.5 acres. Information regarding structural loads was not available at the time of this report; therefore, we have assumed standard residential loading conditions. Post-tensioned slab type foundation may be used to support the structure. Our investigation and recommendations are summarized below.

2.2 Scope of Work

The scope of this study are as follows:

- Obtain subsurface conditions at the site by drilling fifteen (15) soil boreholes to a depth of 15 feet below the existing ground surface.
- Engineering characterization of the subsurface materials and groundwater encountered.
- Design criteria for post-tensioned slab foundation systems.
- Recommendations for site preparation, subgrade modification, and earthwork.

The scope of this study excludes any environmental assessment of soil, surface water or groundwater. **Slope stability analysis (for natural or constructed), stability analysis of bulkhead, global and local stability analysis of retaining wall is not within the scope of this study.**

3.0 SITE GEOLOGY, FIELD EXPLORATION AND SUBSURFACE CONDITIONS

3.1 Site Geology

Information regarding depth and magnitude as well as anticipated features of the soil in this area is provided by the major soil formations. This information provides data for this area. Information provided is general information and should not be used to replace site specific engineering analysis.

The site is located in an area underlain by the Austin Chalk, a geologic formation primarily composed of white to gray, fossiliferous, fine-grained limestone with varying amounts of marl and clay. Deposited in a shallow marine environment, this formation is generally well-cemented, providing good bearing capacity for foundations. However, weathering can lead to the development of fractures, solution cavities, and differential erosion, which may impact stability and increase the risk of settlement. The formation has moderate permeability, allowing groundwater movement primarily through fractures and bedding planes. Understanding the characteristics of the Austin Chalk is essential for geotechnical evaluations, foundation design, and groundwater resource management.

3.2 Site Description

At the time of the field exploration, the project site was cleared of vegetation.. The streets around the project site are concrete paved. The project site is bounded by vacant land all sides. Project site pictures were taken during field exploration. These pictures are presented on PLATE 1.

3.3 Soil Boreholes

The soil conditions were explored by conducting fifteen (15) soil boreholes. Boreholes BH1 through BH15 were each drilled to a depth of 15 feet using a truck mounted drill rig. The number and location of the boreholes were specified by the client. The approximate borehole locations are shown on PLATE 2.

Soil samples were obtained continuously at each borehole location from the ground surface to a depth of 10 feet below existing grade and at five feet intervals thereafter to the completion depth of the boreholes. Shelby tubes were used for fine grained materials according to ASTM D 1587.

Soil samples obtained were visually classified and logged in the field during retrieval. Information on field observation, classification of the soils encountered and strata limits are presented on the borehole logs shown on PLATES 3 through 17. Lines delineating subsurface strata on the borehole logs are approximate and the actual transition between strata may be gradual. A key to the classification and symbols is presented on PLATE 18.

3.4 Groundwater Measurements

Boreholes were drilled without the aid of drilling water or fluid, to estimate the depth to perched or free-water conditions more accurately. Groundwater was not encountered during our field exploration.

Fluctuations in groundwater generally occur as a function of seasonal moisture variation, temperature, groundwater withdrawal, atmospheric conditions and future construction activities that may alter the surface and sub drainage characteristics of this site.

The pressure and/or level of groundwater that might occur cannot be predicted accurately based upon short-term site investigation work. Most of the materials encountered in the boreholes are considered relatively impermeable and are anticipated to have a slow response to water movement.

The accurate evaluation of the hydrostatic water table requires long term observation of monitoring wells and/or piezometers. The installation of piezometers/monitoring wells was beyond the scope of our study. We recommend that EYNCON be immediately notified if a noticeable change in groundwater occurs from that mentioned in this report. We would be pleased to evaluate the effect of any groundwater changes on the design and construction sections of this report.

3.5 Laboratory Tests

Laboratory tests were conducted on selected representative samples of the major strata obtained from boreholes to further classify the soils and to evaluate the engineering properties of soil. ASTM D-2487 was used for classification of soils for engineering purposes. The laboratory tests were performed in general accordance with relevant ASTM standards as follows:

Laboratory Test	ASTM Standard
Visual Soil Classifications	ASTM D 2488
Atterberg Limits	ASTM D 4318
Natural Moisture Content	ASTM D 4643
% Passing No. 200 Sieve	ASTM D 1140

Based on the test results, soils samples were classified according to ASTM D 2487. In addition, undrained shear strengths of the cohesive soils were verified by hand penetrometer tests. The test results are presented on the borehole logs at representative sample depth.

All soil samples in the laboratory are stored for a period of 7 days following the submission of this report. The samples will be discarded after this period, unless EYNCON is notified to retain samples.

3.6 Site Stratigraphy and Properties

Based on the field exploration and laboratory testing for this investigation, the subsurface stratigraphy encountered at the borehole locations is relatively variable and consist of two (2) major strata lean clay (CL) soils and sandy lean clay (CL) soils. Details of subsurface conditions at each borehole location are presented on the respective borehole logs. In general, the subsoils can be summarized as follows:

Depth, feet.	Soil Description	Plasticity Index
0-15	SANDY LEAN CLAY(CL), hard, dark brown, light brown, with roots, moist.	16-25
0-15	LEAN CLAY(CL), hard, light brown, with roots, moist.	20-29

Soil Stratigraphy may vary between borehole locations. **EYNCON should be immediately notified, if a noticeable change in soil stratigraphy from that summarized above or presented in the borehole logs are encountered during construction.** We will evaluate the effect of any soil type and depth changes on the design and construction recommendations presented in this report. We may revise the recommendations based on the significance of the changed conditions.

4.0 FOUNDATIONS ON EXPANSIVE SOILS

4.1 Low Expansive Soils

Soil boreholes and laboratory tests indicate the presence of low-expansive soils at the subject site. The soils have a Plasticity Index (PI) of 24, which classifies them as having a *low* potential for shrink-swell activity. Low-expansive soils exhibit relatively minor volume changes when moisture is removed or added, compared to moderate or highly expansive soils. As such, foundations constructed on these soils are generally less susceptible to movement from shrink-swell cycles. However, some degree of vertical movement can still occur, influenced by soil properties, overburden pressures, and fluctuations in soil moisture at the time of construction.

4.2 Potential Vertical Rise (PVR)

Shrink and swell of foundation soils causes the foundation to move vertically. The potential vertical movement due to shrink/swell potential of the foundation soil is determined by the Texas Department of Transportation (TxDOT) Method 124-E in conjunction with engineering judgment and experience. The estimated movements were calculated assuming the moisture content of the in-situ soils, within the normal zone of seasonal moisture content change, varies between a 'dry' condition and a 'wet' condition

as defined by TEX 124-E. The zone which has the potential for moisture variation due to seasonal changes is called as the active zone.

There is potential for deep seated swelling at the subject site. Considerably more movement will occur in areas where positive drainage of surface water is not maintained or if soils are subject to an external water source, such as leakage from a utility line or subsurface migration from off-site locations.

Based on our analyses, the estimated Potential Vertical Rise (PVR) of the subsurface soils at the subject will be about 2.0 inches. The PVR is estimated based on an active zone of 15 feet. The potential movement will be higher than 2.0 inches, if deep seated swelling occurs. Surcharge load of 1 psi from the slab is assumed for PVR calculations.

The PVR is estimated based on the current site grades and subsurface conditions. If cut and/or fill operations in excess of 6 inches are performed, the estimated PVR value will change significantly.

4.3 Subgrade Modification

Moderate movement could impact lightly loaded foundations. It is advisable to mitigate the risk by removing several feet of expansive soils and replacing them with select fill, or by using chemical injection to stabilize the subgrade.

4.3.1 Alternative 1 – Removal and Replacement

We recommend to remove onsite expansive soils and replace with select fill to reduce the PVR. The amount of reduction in the PVR for various replacement thickness are tabulated below:

<i>Thickness of Select Fill, feet</i>	<i>PVR, in</i>
0	2.0
2	1.0

The select fill should extend at least 5 feet beyond the building footprint in plan dimensions and all areas sensitive to soil movement. After the excavation of onsite soils is completed, scarify the exposed bottom of the excavation to a minimum depth of 8-inch and moisture condition to at least 3 percent above the soil's optimum moisture content (OMC), and compact to at least 95 percent of the maximum dry density (MDD) as determined by ASTM D 698 (Standard Proctor). The specifications for select structural fill and procedure for compaction is provided in Section 6.1 of this report.

The degree of compaction and moisture content in the fill soils shall be verified by field density testing of every compacted lift at the time of construction. We recommend a minimum of four field density tests per lift or one every 2,500 square feet of floor slab areas, whichever is greater. The fill moisture content and compaction must be maintained until floor slabs are completed.

Care should be taken to avoid the collection of water in the excavated area. Positive drainage should be provided in order to avoid any ponding water within the construction footprint. Due to high permeability of cohesionless soils (sands), cohesionless soils should not be used as select fill material. Lack of positive drainage, improper fill material, and insufficient compaction can cause bathtub effect in removal and replacement area.

4.4 Foundation Maintenance

Long term performance of any structure depends not only on the proper design and construction, but also on the proper foundation maintenance program. A properly designed and constructed foundation may still experience distress from vegetation, trees, poor drainage or incorrectly controlled water sources, such as surface water, plumbing/sewer leaks, and excessive irrigation, water ponding near the foundation. Our general recommendations on foundation maintenance are presented in following sections of this report.

4.4.1 Site Drainage

It is recommended that positive site drainage is maintained throughout the life of the structure. The landscape and any sidewalk areas should be sloped away from the building (minimum of 10-feet) to direct surface water to suitable catch basins for disposal. A minimum of 6" for a distance of 10 feet away from the edge of foundation is recommended. If slope cannot be achieved when the exterior grade is above the floor grade or slopes toward the building, perimeter drains are required. The drains should be installed at a minimum of 12 inches below the bottom of the slab.

Excessive drying or excessive moisture should be avoided around the perimeter beams. The homeowners should be educated about the necessity of maintaining moist subgrade conditions throughout the year. For dryer months, a drip system can be added specifically for the foundation in order to maintain moisture around the foundation within 5-feet of foundation perimeter. The system should be on a timer and water uniformly around the foundation perimeter. If a drip system is cost prohibitive, soaker hoses can be used 12 inches-18 inches from the foundation. In the event that sprinkler systems are used, we recommend that the sprinkler system be placed all around the house to provide a uniform moisture condition throughout the year.

No ponding of surface water should be allowed near the structure and no area should allow entry of water under the slab.

Gutters are recommended to minimize water distributed near the foundation. Downspouts should either be extended a minimum of 5-feet from the foundation or connected to an underground drainage system away from the foundations. Due to mowing and aesthetics, running a drain pipe below grade to an exit grate or popup emitter is the best solution. This should be applied to all downspouts. If additional flower bed drains are added as part of a complete drainage plan, the downspouts could also connect to such drains.

Drains should be checked periodically to ensure that they remain functional and, if necessary, maintenance should be performed to improve drainage.

4.4.2 Vegetation Control

We recommend trees not be planted or existing trees left in place closer than the full height of the mature trees from the grade beams. Root barriers must be placed near the exterior grade beams to minimize tree root movements under the floor slab. Tree stumps should not be left under the slabs during site preparation. This may result in future settlement and termite infestation.

5.0 FOUNDATION DESIGN RECOMMENDATIONS

5.1 Foundations Type

Generally, lightly loaded foundations are designed and constructed on the basis of economics, risks, soil type, foundation shape and structural loading. The foundation systems are subdivided into two groups: deep support systems and shallow support systems. Each of these systems has an associated level of risk of damage that can occur to the building superstructure and architectural components due to differential foundation movements. The foundations typically used in the north central Texas, and their associated risks are generally described in Appendix A.

Building owners and/or developers need to be involved in the selection process of the foundation system. Most of the time, the foundation types are selected by the owner/builder, etc. Each of these systems also has an associated relative cost of construction. When comparing the various foundation systems, the level of risk is typically found to be inversely proportional to the level of cost. Many times, due to economic considerations, higher risks are accepted in foundation design. For example, shallow support systems typically have a relatively higher level of risk than deep support systems, but are often selected due to economics and affordability.

All of these foundations must be stiffened in the areas where expansive soils are present and trees have been removed prior to construction. It should be noted that these foundations are not designed to resist soil and foundation movements as a result of sewer/plumbing leaks, excessive irrigation, poor drainage and water ponding near the foundation system.

The above recommendations, with respect to the best foundation types and risks, are general. The best type of foundation may vary as a function of structural loading and soil types. The proposed residential structural loads may be supported on post-tensioned slab type foundation. Our recommendations for these foundation types are presented in the following report sections.

5.2 Post Tensioned Slab Foundation

The structural loads may be supported on a post-tensioned or concrete reinforced slab foundation. **We recommend that the subgrade be modified in accordance with Section 4.3 of this report in order to reduce the PVR. In addition, drainage, landscaping and vegetation shall be maintained as recommended in Section 4.4 of this report.** If proper drainage, landscape or vegetation control is not maintained, foundation movement will occur due to presence of expansive soils.

Our recommendations for slab design parameters are based on the conditions encountered in the boreholes. Our recommendations for the design of post-tensioned slab or reinforced concrete slab-on-grade slabs are in general accordance with the PTI DC10.1-08, 3rd Edition with 2008 supplement. Our recommendations for post-tensioned slab or reinforced concrete slab-on-grade slabs are as follows:

Design Condition	Bearing Capacity
Effective Plasticity Index (PI) = 24 Thornthwaite Moisture Index = -1 Depth of Active Zone = 15-feet Climatic Rating = 23 Soil Support Index = 0.94 Design Suction Envelope = post-construction Required Subgrade Soil Shear Strength = 1000 psf Subgrade Preparation according to Chapter 6.0 of this report.	Allowable Net Bearing Capacity: Dead Loads Only = 1000 psf (FS = 3.0). Total Loads = 1200 psf (FS = 2.0). Minimum Grade Beam Depth Below the Final Grade = 18-inches. Minimum Grade Beam Width = 10-inch.
Slab Subgrade Friction Coefficient: Slab-on-Vapor Sheeting over Sand = 0.75; Slab without Vapor Sheeting = 1.0	

PTI Parameters					
Subgrade Condition	PVR inch	y _m , inch		e _m , feet	
		Center Lift	Edge Lift	Center Lift	Edge Lift
Existing Soil	2.0	1.2	1.9	8.5	4.4
2-feet of Select Fill	1.0	1.1	1.6	8.7	4.4

It should be understood by all parties that in the areas where expansive soils are present and trees have been removed prior to construction, lightly loaded floating slabs can still experience heave causing foundation distresses. However, the replacement of onsite expansive soils will reduce the anticipated differential movements to tolerable limit. If no movement can be tolerated by the client, a structural slab with drilled shafts is recommended.

It should also be noted that these foundations are not designed to resist soil and foundation movements as a result of non-climatic factors such as continued utility leaks, trees, slope, cut and fill sections, excessive irrigation, lack of maintenance, poor drainage and water ponding near the foundation system. Due to the presence of expansive soils on the site, we recommend the post-tensioned slab be stiffened such that minimum differential movements occur once a portion of the slab is lifted by the expansive soils.

The depth of perimeter grade beams can be increased to 3-feet below the final grade to further reduce the foundation movement.

A bedding layer of leveling sand, one- to two-inch in thickness, may be placed beneath the floor slab. A layer of vapor retardant should be used above the sands to prevent moisture migration through the slab. The excavations for the grade beams should be free of loose materials prior to concrete placement.

Adjacent flatwork such as sidewalks and pavements should be designed in such a way as to allow for differential movements between flatwork and the exterior perimeter of the residence foundation.

Information was not available on whether fill will be used to raise site grade prior to slab construction. In the event that fill is placed on site, specifications should require placement in accordance with our recommendations given in the "Site Preparation" section. Lack of proper site preparation may result in additional stress and inferior slab performance. The on-site soils, free of root organics, are suitable for use as structural fill under a post-tensioned slab foundation. Sands should not be used as structural fill materials at this site (with the exception of top two-inch of leveling sand under the slab).

5.3 Foundation Settlement

A detailed settlement analysis was not within the scope of this study. It is anticipated that drilled shafts, grade beams and slabs designed using the recommended allowable bearing pressures will experience settlements that will be within the tolerable limit for the proposed residence.

6.0 CONSTRUCTION GUIDELINES

Some construction problems, particularly their extent and magnitude, and including the depth of overburden across the site cannot be anticipated until the construction is in progress. The construction and maintenance of the proposed PTI slab, if used, should be in general accordance with the procedures presented in PTI Manual.

Information was not available on whether a fill will be used to raise site grade prior to slab construction. In the event that fill is placed on the site, specifications and placement should be in accordance with our recommendations given below. Lack of proper site preparation may result in additional stress and poor slab performance.

6.1 Select Fill

The select fill materials beneath the building area may consist of inorganic sandy clay soils with a liquid limit of less than 40 and a plasticity index between 12 and 18. Other types of fills available locally, and acceptable to the geotechnical engineer, can also be used. Cohesionless soils should not be used as select structural fill. The select fill should extend 5-feet beyond the building footprint. The thickness of select fill should be uniform over the entire area of the footprint. Bank sand should not be used for this purpose. Samples of the fill material should be submitted to the testing laboratory a minimum of 72 hours prior to commencing earthwork operations to allow for the materials evaluation, including the optimum moisture of the fill soils.

The select fill should be placed in loose lifts and uniformly compacted to 95% of the maximum dry density as determined by ASTM D 698 (Standard Proctor). The lift thickness should not be more than eight inches in loose condition. The moisture content of the fill at the time of placement should be between optimum and +3% of the Proctor optimum value. The subgrade and fill moisture content and density must be maintained until floor slabs are completed. We recommend that these parameters be verified by field moisture and density tests at the time of construction.

6.2 Site Preparation

Our general recommendations for site preparations in the floor slab areas, based on our understanding of the subsurface conditions encountered in the boreholes, are summarized below or as otherwise required

by the geotechnical engineer during construction site visits.

- Positive site drainage must be established at the beginning of the project to minimize ponding of surface water and limit construction difficulties with wet surface soils, or ingress into the foundation excavations. Standard sump pits and pumping may be adequate to control potential seepage into excavations.
- After completion of the necessary stripping, excavating and cleaning and prior to placing the required fill, the undesirable materials (organic wet, soft or loose materials) still in place should be removed. In general, remove all vegetation, tree roots, organic topsoil, existing foundations, paved areas and any undesirable materials from the construction area. Tree trunks and tree roots under the floor slabs should be removed to a root size of less than 0.5-inch. We recommend that the stripping depth be evaluated at the time of construction by a soil technician.
- Any on-site fill soils encountered during construction, must have records of successful compaction tests signed by a licensed professional engineer that confirms the use of the fill and record of construction and earthwork testing. These tests must have been performed on all the lifts for the entire thickness of the fill. In the event that no compaction test results are available, the fill soils must be removed, processed and recompacted in accordance with our site preparation recommendations. Excavation should extend at least two-feet beyond the structure and pavement area. Alternatively, the existing fill soils should be tested comprehensively to evaluate the degree of compaction in the fill soils.
- The subgrade areas should then be proof rolled with a loaded dump truck or similar pneumatic-tired equipment with loads ranging from 25- to 50-ton. The proof rolling serves to compact surficial soils and to detect any soft or loose zones. The proof rolling should be conducted in accordance with TxDOT Standard Specification Item 216. Any soils deflecting excessively under moving loads should be undercut to firm soils and recompacted. Any subgrade stabilization should be conducted after site proof rolling is completed and approved by the geotechnical engineer. The proof rolling operations should be observed by an experienced geotechnician.
- After the proof rolling is completed and passed, scarify the subgrade, add moisture, or dry if necessary, and recompact to 95% of the maximum dry density as determined by ASTM D 698 (Standard Proctor). The moisture content at the time of compaction of subgrade soils should be between optimum and +3% of the Proctor optimum value. We recommend that the degree of compaction and moisture in the subgrade soils be verified by field density tests at the time of construction. We recommend a minimum of four field density tests per lift or one every 2,500 square feet of floor slab areas, whichever is greater.
- The backfill soils in the trench/underground utility, pavement and tree root excavation areas should consist of select fill materials, compacted to a minimum of 95% of standard proctor density (ASTM D 698). In the event of compaction difficulties, the trenches should be backfilled with cement-stabilized sand or other materials approved by the geotechnical engineer. Sand and gravel should not be used for utility line bedding in expansive soils. If possible, all utility trenches should be sloped to drain away from the foundation. As a minimum, a four-foot-long clay plug or a concrete plug should be installed below the exterior grade beam where utility lines transition below the foundation.

- We recommend to follow quality control procedures during site preparation by a qualified engineer or engineer's representative during the construction of the foundations. This quality control procedures should include, observation of the site stripping and the extent of excavation, verification of the type, depth and amount of stabilizer, if used, evaluation of the quality of fill and monitor the fill placement for all lifts.

6.3 Construction Considerations

The construction and maintenance of the post-tensioned slab foundations should be in accordance with the procedures presented in the publication "Construction and Maintenance Procedures Manual for Post-Tensioned Slabs-on-Ground, 3rd Edition, Post-Tensioning Institute, 2006". The drilled shaft installations must be in accordance with the American Concrete Institute (ACI) publication (ACI 336.1) and "Drilled Shafts: Construction Procedures and Design Methods", U.S. Department of Transportation, Federal Highway Administration, Volumes I and II, August 1999."

- Cut or fill slopes should not be steeper than 4(H):1(V). If the height of cut or fill is more than 5-feet, then slope stability analysis may be required. The crest or toe of cut/fill slopes should be no closer than height of the slope or 10 feet, whichever is greater, from any foundation and no closer than 5 feet from the edge of any pavement.
- Properly detailed and constructed moisture/vapor retardant should be placed between the slab and subgrade soils to retard moisture migration through the slab. If a bedding layer of leveling sand one- to two-inches in thickness is placed beneath the floor slab, the vapor sheeting consisting of minimum six- (6) mil Polyethylene should be used above the sands. The moisture barrier should be properly stretched to maximize soil-slab interaction.
- EYNCON recommends that, prior to the concrete placement, the site and soil conditions used in the structural design of the foundation be verified during the engineer's site visit after all of the earthwork and site preparation have been completed.
- Stockpiles should be placed well away from the edge of the excavation and their heights should be controlled so they do not surcharge the sides of the excavation.
- Construction slopes should be closely observed for signs of mass movement, including tension cracks near the crest or bulges at the toe. Any potential stability problems should be reported to a geotechnical engineer promptly.
- Grade beams excavations should be free of all loose materials. The bottom of the excavations should be dry and hard. The exterior grade beams shall extend about 6-in above the (final grade).
- Minimum concrete strength should be 1,750 and 3,000 psi at 7 and 28 days, respectively, with a maximum slump of 5-inches. Concrete workability and durability can be improved by adding air to the concrete mix. The slump and strength values of the concrete should be verified by slump tests and compressive strength of concrete cylinder tests, respectively. We recommend four concrete cylinders be made for each slab. These cylinders should be tested after 7 and 28 days from placement date. Furthermore, these tests should be performed in accordance with the applicable ASTM test procedures.

- Construction site safety including means, methods and sequencing of construction operations are the sole responsibility of the contractor. The contractor is responsible for designing any excavation slopes, temporary sheeting or shoring. The slope height, inclination or excavation depths should in no case exceed those specified in the local, state and/or federal safety regulations, e.g. OSHA Health and Safety Standard for Excavations, 29, CFR Part 1926, or successor regulations.
- Construction surveillance and quality control tests should be planned to verify materials and placement in accordance with the specifications and recommendations in this geotechnical report. We recommend the following quality control procedures be followed by a qualified engineer or engineer's representative during the construction of the foundations: Monitor the grade beam foundation cleanness, depth, size, etc., Observe the foundation make-up after all of the earthwork and site preparation have been completed and prior to the concrete placement, verify placement of the reinforcing steel/tendons, monitor concrete placement, conduct slump tests and make concrete cylinders, monitor installation of drilled shafts, verify the shear strength of the soil and strata at drilled shafts bearing depth at the time of construction, conduct post-pour observations, including post-tensioned slab cable stress monitoring, if applicable, and conduct a post-construction site visit to evaluate the site grading, drainage and the presence of trees/vegetation near the structure. It is the responsibility of the Client to notify EYNCON when each phase of construction is taking place so that proper quality control and procedures are implemented.

7.0 LIMITATIONS

The recommendations described herein were conducted in a manner consistent with the generally accepted geotechnical engineering principles practiced contemporaneously under similar conditions in the locality of the project. Geotechnical engineering formulas and judgments are far from an exact science because of the multitude of unknown influential possibilities and the limitations of site investigation within an economical range. All recommendations in this report are interrelated and must be followed integrally. Any addendum to this report is valid only if in writing form and re-certified by EYNCON. No other expressed or implied warranty and guarantee are made other than that the work was performed in a proper and workmanlike manner. EYNCON is not responsible for damages resulting from workmanship of designers or contractors.

The recommendations presented in this report were developed from referenced samples obtained from a discrete number of soil test boreholes with limited cross sections. Soil type and properties across the site may vary at different times and may also differ from those observed at the borehole locations. The nature and extent of soil variations between the boreholes may not become evident until the time of construction. If these variations are noted during the construction, EYNCON should be contacted to evaluate and revise the design and construction recommendations in order to minimize construction delays and cost overruns. Due to changes in technology, the project site conditions, seasonal moisture variations, etc., this report and its recommendations may need to be revised 5 months from the issuance date. We recommend that the Client contact EYNCON to find out whether or not this report is applicable to the project after the above-mentioned time period.

This report was prepared for the sole and exclusive use by our client for the property, specified on cover page and Plate 2, for which the investigation was conducted, based on the limited objectives and our understanding of information provided by the Client about the characteristics of the project. The data

and recommendations provided in this report are applicable only for the design of the types of structure(s) described in the introduction section of this report and should not be used for any other structures, locations or for any other purposes. All reports, borehole logs, field data, laboratory test results, maps and other documents prepared by EYNCON as instruments of service shall remain the property of EYNCON. Reuse of these documents is not permitted without written approval by EYNCON. Any such third party using this report after obtaining EYNCON's written acceptance shall be bound by the limitations of this study including EYNCON liability being limited to the fee paid to it for this report. EYNCON assumes no responsibility for conclusions, opinions or recommendations made by others based on the data in this report or for the unauthorized use of this report by other parties and for purposes beyond the stated project objectives and work limitations.

8.0 BUILDER NOTES – SITE PREP SUMMARY (FOR FIELD USE)

This section provides a simplified summary of key construction recommendations from Sections 4.0 through 6.0. It is intended as a plain-language reference for builders, site superintendents, and contractors. This summary does not replace or override the technical content of the geotechnical report and should only be used as a quick checklist for field implementation. The full report should be reviewed for engineering design, assumptions, and limitations.

Before Slab Placement:

- **Site Clearing:** Remove all vegetation, organic topsoil, construction debris, and tree roots larger than ½ inch. Strip old paving or any other deleterious materials from the construction area.
- **Drainage:** Ensure positive surface drainage is in place before and throughout construction to avoid water accumulation and saturation of subgrade soils.
- **Proof Rolling:** Proof-roll the slab area using a loaded truck (typically 25 to 50 tons) to identify soft or weak zones. Undercut and recompact any deflecting areas.
- **Scarify and Compact:** Scarify the top 8 inches of subgrade, moisture-condition to +3% above optimum, and compact to a minimum of 95% of the Standard Proctor density (ASTM D698).
- **Select Fill:** Use approved select fill (inorganic clay soils with PI between 12–18 and LL < 40). Place in loose lifts no thicker than 8 inches and compact each lift to 95% Standard Proctor. Extend select fill a minimum of 5 feet beyond the building footprint.
- **Backfill Restrictions:** Do not use sand or gravel under slabs or in utility trenches within the slab area. These materials can cause water infiltration and swelling issues.
- **Utility Trenches:** Where utility lines enter the slab, install a 4-foot-long clay or concrete plug to reduce moisture migration into expansive soils.

After Slab Placement:

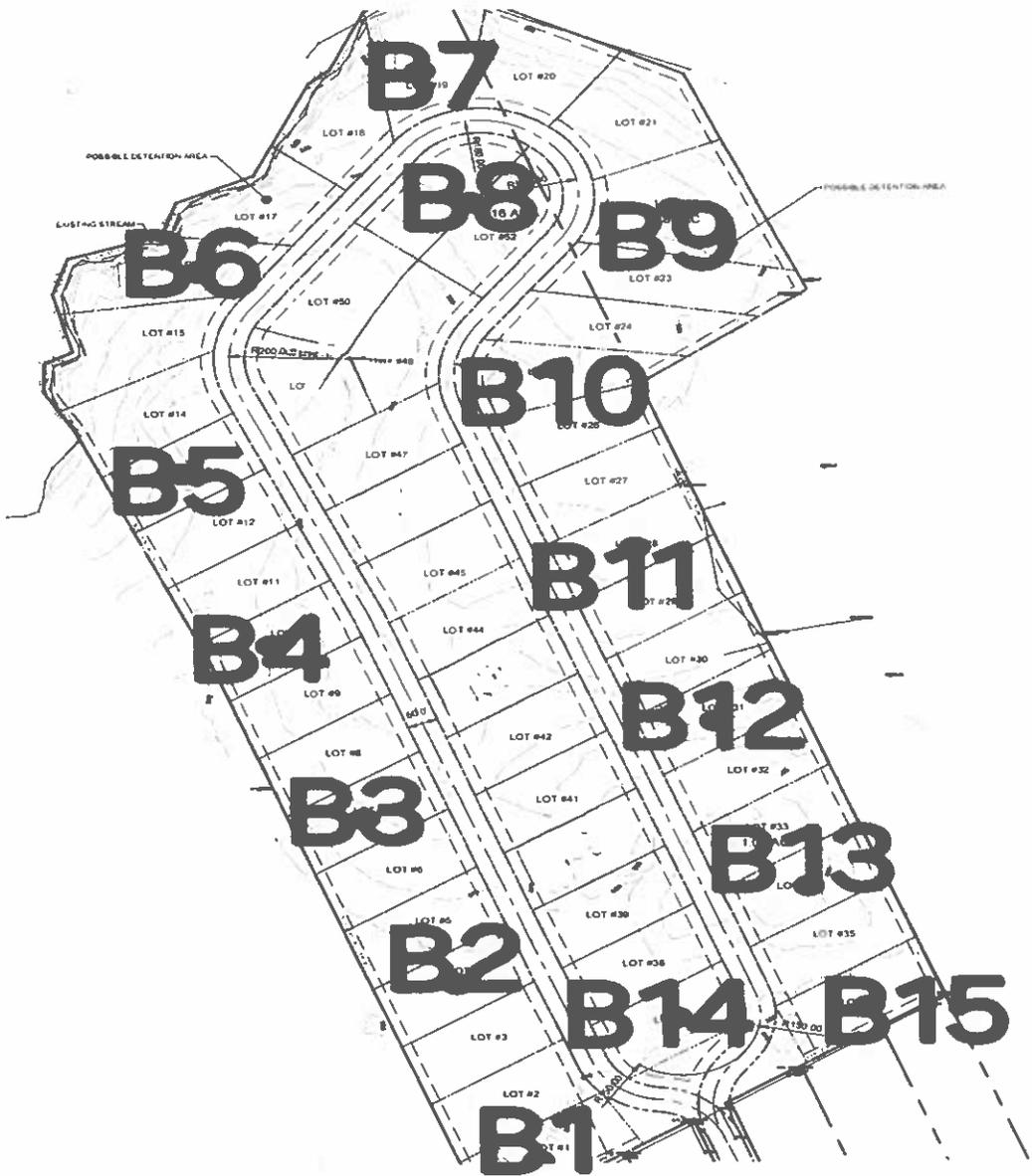
- **Final Grading:** Backfill and grade the site to ensure at least a 6-inch fall over 10 feet away from the foundation in all directions.
- **Foundation Moisture Maintenance:** Educate the homeowner on the importance of maintaining consistent moisture around the foundation. Recommend installing a drip irrigation system or using soaker hoses 12 to 18 inches from the slab during dry months. Sprinklers, if used, should provide uniform coverage around the perimeter.
- **Tree Placement:** Do not plant trees closer to the foundation than their expected mature height. Use root barriers to protect foundation edges, and ensure any tree stumps under the structure have been fully removed.

- **Excavation Safety and Slopes:** Keep stockpiles well away from excavated edges to prevent surcharge. Cut or fill slopes should not exceed a steepness of 4 horizontal to 1 vertical (4:1).

IMPORTANT:

This summary is intended for field use only and does not substitute the detailed technical recommendations, calculations, or limitations outlined in Sections 4.0 to 6.0 of this report. For design purposes, always refer to the full geotechnical report.





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www.eyncon.com

PLAN OF BOREHOLES

Locations are approximate

Project: Proposed Residence at South Ring Road, Waxahachie,
Ellis County, Texas

Job No: 10225024

Date: November 10, 2025

N
▲
NOT TO SCALE

Approximate Site Location:
32.470343, -96.803864

PLATE 2



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BORING NUMBER BH-1

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
2.5			ST			4.5	115	18	34	13	21	56
5.0			ST			4.5						
7.5			ST			4.5	115	13	35	13	22	60
10.0			ST			4.5						
12.5												
15.0			ST			4.5						

GEOTECH BH COLUMNS - GINT STD US.GDT - 11/10/25 10:22 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINTCL\PROJECTS\10225024.GPJ

Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-2

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
2.5			ST			4.5						
			SPT									
			SPT									
5.0			SPT				115	11	32	14	18	55
7.5			ST			4.5						
10.0			ST			4.5						
12.5												
15.0			ST			4.5	115	10	30	13	17	62

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-3

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
2.5			ST			4.5						
5.0			ST			4.5	115	9	39	16	23	56
7.5			ST			4.5						
10.0			ST			4.5						
12.5			ST			4.5						
15.0			ST			4.5						

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-4

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
2.5			ST			4.5						
5.0			ST			4.5						
7.5			ST			4.5						
10.0			ST			4.5	115	11	31	13	18	68
12.5												
15.0			ST			4.5						

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-5

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.	ST			4.5						
2.5			ST			4.5	115	10	38	14	24	58
5.0			ST			4.5						
7.5			ST			4.5						
10.0			ST			4.5	115	11	32	14	18	58
12.5			ST			4.5						
15.0			ST			4.5						

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-6

CLIENT VEMON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING ---
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING ---
 NOTES _____ AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
			SPT		50							
			SPT		50							
2.5			SPT		50							
			SPT		50							
			SPT		50							
5.0			SPT		50							
			SPT		50							
			SPT		50							
7.5			SPT		50							
			SPT		50							
			SPT		50							
10.0			SPT		50							
			SPT		50							
12.5			SPT		50							
		SPT		50								
15.0		SPT		50			31	115	15	66	NP	

Bottom of borehole at 15.0 feet.

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BORING NUMBER BH-7

PAGE 7 OF 15

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		LEAN CLAY (CL), hard, dark brown, , with roots, moist.	SPT		50		115	5	49	24	25	91
2.5			SPT		50							
5.0			SPT		50							
7.5			SPT		50							
10.0			SPT		50							
12.5			SPT		50							
15.0			SPT		50							

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-8

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING ---
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING ---
 NOTES _____ AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)	
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX		
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.	SPT		50								
			SPT		50								
2.5			SPT		50								
			SPT		50								
5.0			SPT		50		115	13	35	15	20	55	
			SPT		50								
7.5			SPT		50								
			SPT		50								
10.0			SPT		50		115	14	33	15	18	60	
			SPT		50								
12.5			SPT		50								
			SPT		50								
15.0			SPT		50								

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-9

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)	
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX		
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.											
			SPT		50								
			SPT		50								
2.5			SPT		50								
			SPT		50								
			SPT		50								
5.0			SPT		50								
			SPT		50								
			SPT		50								
7.5			SPT		50								
			SPT		50								
			SPT		50								
10.0			SPT		50		115	12	32	16	16	59	
			SPT		50								
			SPT		50								
12.5			SPT		50								
		SPT		50									
		SPT		50		115	11	30	14	16	69		
		SPT		50									
		SPT		50									
15.0													

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-10

CLIENT VERNON JACK DEVELOPMENTS, LLC
 PROJECT NUMBER 10225024
 DATE STARTED 10/17/25 COMPLETED 10/17/25
 DRILLING CONTRACTOR Eyncon Engineering
 DRILLING METHOD Shelby
 LOGGED BY Matthew CHECKED BY Kruthika
 NOTES _____

PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT LOCATION Ellis County, Texas
 GROUND ELEVATION _____ HOLE SIZE 3 inches
 GROUND WATER LEVELS:
 AT TIME OF DRILLING --
 AT END OF DRILLING --
 AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)	
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX		
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.											
			SPT		50								
			SPT		50								
2.5			SPT		50								
			SPT		50								
			SPT		50								
5.0			SPT		50								
			SPT		50								
			SPT		50								
7.5			SPT		50								
			SPT		50			115	14	39	15	24	53
			SPT		50								
10.0			SPT		50								
			SPT		50								
12.5			SPT		50								
		SPT		50									
15.0		SPT		50									

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-11

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING ---
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING ---
 NOTES _____ AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)	
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX		
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.	SPT		50								
			SPT		50								
2.5			SPT		50								
			SPT		50								
			SPT		50								
5.0			SPT		50								
			SPT		50		115	13	34	18	16	66	
			SPT		50								
7.5			SPT		50								
			SPT		50								
			SPT		50								
10.0			SPT		50								
			SPT		50								
12.5			SPT		50								
			SPT		50								
15.0		SPT		50									

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-12

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		SANDY LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
2.5			ST			4.5	115	6	37	19	18	59
5.0			ST			4.5						
7.5			ST			4.5	115	13	32	16	16	64
10.0			ST			4.5						
12.5												
15.0			ST			4.5						

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Bottom of borehole at 15.0 feet.



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BORING NUMBER BH-13

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		LEAN CLAY (CL), hard, dark brown, with roots, moist.										
2.5			ST			4.5	115	7	40	20	20	92
			SPT		50							
			SPT		50							
			SPT		50							
5.0			SPT		50							
			SPT		50							
			SPT		50							
7.5			SPT		50							
			SPT		50							
			SPT		50							
10.0			SPT		50							
12.5												
15.0			ST			4.5						

GEO TECH BH COLUMNS - GINT STD US.GDT. - 11/10/25 10:22 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\CLIPROJECTS\10225024.GPJ

Bottom of borehole at 15.0 feet.



Eyncon
 1604 N Kaufman St
 Ennis TX 75119
 Telephone: 469.478.3033

BORING NUMBER BH-14

CLIENT VERNON JACK DEVELOPMENTS, LLC PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT NUMBER 10225024 PROJECT LOCATION Ellis County, Texas
 DATE STARTED 10/17/25 COMPLETED 10/17/25 GROUND ELEVATION _____ HOLE SIZE 3 inches
 DRILLING CONTRACTOR Eyncon Engineering GROUND WATER LEVELS:
 DRILLING METHOD Shelby AT TIME OF DRILLING --
 LOGGED BY Matthew CHECKED BY Kruthika AT END OF DRILLING --
 NOTES _____ AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
2.5			ST			4.5						
5.0			ST			4.5	115	15	45	16	29	89
7.5			ST			4.5						
10.0			ST			4.5						
12.5												
15.0			ST			4.5	115	13	40	13	27	87

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Bottom of borehole at 15.0 feet.



Eyncon
 1604 N Kaufman St
 Ennis TX 75119
 Telephone: 469.478.3033

BORING NUMBER BH-15

CLIENT VERNON JACK DEVELOPMENTS, LLC
 PROJECT NUMBER 10225024
 DATE STARTED 10/17/25 COMPLETED 10/17/25
 DRILLING CONTRACTOR Eyncon Engineering
 DRILLING METHOD Shelby
 LOGGED BY Matthew CHECKED BY Kruthika
 NOTES _____

PROJECT NAME Proposed Residence at South Ring Road, Waxahachie,
 PROJECT LOCATION Ellis County, Texas
 GROUND ELEVATION _____ HOLE SIZE 3 inches
 GROUND WATER LEVELS:
 AT TIME OF DRILLING ---
 AT END OF DRILLING ---
 AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		LEAN CLAY (CL), hard, dark brown, , with roots, moist.										
2.5			ST			4.5						
			SPT		50							
			SPT		50							
			SPT		50							
5.0												
7.5			ST			4.5						
10.0			ST			4.5	115	10	32	13	19	93
12.5												
15.0			ST			4.5						

GEO TECH BH COLUMNS - GINT STD US.GDT - 11/10/25 10:23 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\CLPROJECTS\10225024.GPJ

Bottom of borehole at 15.0 feet.

KEY TO LOG TERMS AND SYMBOLS

UNIFIED SOIL CLASSIFICATIONS		TERMS CHARACTERIZING SOIL STRUCTURE	
Symbol	Material Descriptions		
GW	WELL GRADED-GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	Slickensided	- Having incline planes of weakness that are slick and glossy in appearance.
GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	Fissured	- Containing shrinkage cracks frequently filled with fine sand or silt: usually vertical.
GM	SILTY GRAVELS, GRAVEL-SAND SILT MIXTURES	Laminated	- Composed of thin layers of varying colors and soil sample texture.
GC	CLAY GRAVELS, GRAVEL-SAND CLAY MIXTURES	Interbedded	- Composed of alternate layers of different soil types.
SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	Calcareous	- Containing appreciable quantities of calcium carbonate.
SP	POORLY GRADED SANDS, OR GRAVELLY SANDS, LITTLE OR NO FINES	Well Graded	- Having wide range in grain sizes and substantial amounts of all intermediate particle sizes.
SM	SILTY SANDS, SAND-SILT MIXTURES a	Poorly Graded	- Predominantly of one grain size, or having a range of sizes with some intermediate sizes missing.
SC	CLAYEY SANDS, SAND-SILT MIXTURES b	Pocket	- Inclusion of material of different texture that is smaller than the diameter of the sample.
ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	Parting	- Inclusion less than 1/4-inch thick extending through the sample.
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, LEAN CLAYS	Seam	- Inclusion 1/4- to 3-inch thick extending through the sample.
OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	Layer	- Inclusion greater than 3-inch thick extending through the sample.
MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	Interlayered	- Soils sample composed of alternating layers of different soil types.
CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	Intermixed	- Soil samples composed of pockets of different soil type and layered or laminated structure is not evident.
SHALE	FINE GRAINED, SEDIMENTARY ROCK OF MUD OR FLAKES OF CLAY MINERALS AND OTHER MINERALS		
LIMESTONE	INORGANIC, SEDIMENTARY ROCK COMPOSED MAINLY OF CALCIUM CARBONATE		
FILL	FILL SOILS		

COARSE GRAINED SOILS (major portion retained on No. 200 Sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Conditions rated according to standard penetration test (SPT)* as performed in the field.

Relative Density	SPT, N-Value, blows/ft*
Very Loose	0 - 4
Loose	5 - 10
Medium Dense	11 - 30
Dense	31 - 50
Very Dense	over 50

* 140 pound weight having a free fall of 30-inch

SOIL SAMPLERS

- SHELBY TUBE
- SPLIT SPOON
- AUGER

FINE GRAINED SOILS (major portion passing No. 200 Sieve): Include (1) inorganic or organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength as indicated by hand penetrometer readings or by unconfined compression tests.

Consistency	Standard Penetration, N-Value, blows/ft	Pocket Penetrometer Reading	Undrained Shear Strength tons/sf.
Very Soft	0-2	0-0.25	Less than 0.13
Soft	2-4	0.25-0.75	0.13 to 0.25
Firm	5-9	0.75-1.50	0.25 to 0.50
Stiff	10-19	1.50-3.00	0.50 to 1.00
Very Stiff	20-29	3.00-4.50	1.00 to 2.00
Hard	30 and higher	>4.50	2.00 and higher

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above because of weakness or cracks in the soil. The consistency ratings of such soils are based on hand penetrometer readings.

TERMS CHARACTERIZING ROCK PROPERTIES

POORLY CEMENTED OR FRIABLE CEMENTED	Easily crumbled.
UNWEATHERED	Bounded Together by chemically precipitated materials.
SLIGHTLY WEATHERED	Rock in its natural state before being exposed to atmospheric agents.
WEATHERED	Noted predominantly by color change with no disintegrated zones.
EXTREMELY WEATHERED	Complete color change with zones of slightly decomposed rock.
	Complete color change with consistency, texture, and general appearance or soil.

BEDROCK HARDNESS

Hardness	Approximate SPT Values
Soft	<50
Moderately Hard	51 to 100
Hard	5" to 11" per 100 blows
Very Hard	less than 5" per 100 blows)

APPENDIX A

Foundation Types and Risks

Foundation Types and Risks

The various types of foundation systems that are commonly used for residential and other low-rise buildings in the area are generally listed in the order of increasing levels of associated risk and decreasing levels of construction cost as described below:

	FOUNDATION TYPE	REMARKS
Deep Support Systems¹	<p>Structural Floor with Crawl Space and Piers</p> <p>aka: Post-and-Beam, Block and Beam, Suspended Floor Slab or Pier and Beam Foundation System</p> <p>(Structural slab designed per ACI 318)</p>	<p>This type of foundations is considered to be a low risk foundation in areas with expansive soils and the most positive floor system, provided a minimum space of 4" to 10" (or more than 18 inches for crawl space) is maintained under the slab and the piers are founded below the active zone. Using this foundation system, the floor slabs are not in contact with the subgrade soils. Usually no voids below grade beams. (In case of a crawl space, all grade beams can be raised completely above grade with nearly 100% void). The grade beams are designed to span between piers and the slabs to span between grade beams. Reduced maintenance requirements than other types of foundations. Fill can be comprised of expansive or non-expansive soil; however, termites can be attracted to moist cardboards. This type of foundation is particularly suited for the areas where expansive soils are present and where trees have been removed prior to construction. Depending on slab elevation, the water may be collected below slab and exposed below-grade plumbing in the crawl space can freeze. Crawl space requires ventilation. Grade beams that are in contact with soil can heave due to swelling of the expansive soil. The design and construction costs are usually higher than other systems below. In the areas where non-expansive soils are present, spread footings can be used instead of drilled footings.</p>
	<p>Structural Slab with Void Space and Piers</p> <p>aka: Structurally Suspended Slab</p> <p>(Structural slab designed per ACI 318)</p>	
	<p>Floating (Stiffened) Structural Slab Supported on Piers.</p> <p>(Stiffened slabs designed per BRAB 33, WRI, ACI or PTI)</p>	<p>Due to presence of piers, the slab cannot move down reducing settlement. However, if expansive soils are present, the slab may move up, behaving like a floating slab. In this case, the steel from the drilled piers should not be dowelled into the grade beams. The fill need only be compacted to a density sufficient to support slab during concrete set up. The grade beams are designed to span between piers and the slabs to span between grade beams. The slab is more heavily reinforced than non-structural slab. Requires more design efforts and higher construction costs than other types of footings explained below. The structural loads can also be supported on spread footings if expansive soils are not present. The risk on this type of foundation system can be reduced sizably if it is built and maintained with positive drainage and vegetation control.</p>
	<p>Stiffened Slab-On-Fill Foundation Supported on Piers</p>	<p>This foundation system is also suited for the area where expansive soils are present. The system exhibits less settlement than the shallow support systems. The slab thickness and reinforcing is usually less and the system would be less expensive than the structurally isolated types explained above. The grade beams are laid out in a continuous grid-like pattern with sufficient stiffness to reduce the bending deflection due to soil volume changes. To resist potential uplift forces, grade beams may need to be deeper than those of a structurally isolated system. This system has some risks with respect to foundation distress and movements, where expansive soils are present. However, the non-expansive select structural fill thickness is evaluated such that once it is combined with environmental conditions (positive drainage, vegetation control) the potential vertical rise will be reduced. The structural loads can also be supported on spread footings if expansive soils are not present.</p>

	FOUNDATION TYPE	REMARKS
Shallow Support Systems (No piers are used)	<p>Stiffened Structural Slab-on-Grade aka: Ribbed Mat or Super Slab Foundation</p>	<p>The grade beams should be supported directly by competent underlying soils. The foundation is designed utilizing continuous stiffening beams that form a grid like pattern. Many of the lightly loaded structures in the north central Texas region are built on this type of foundations and are performing satisfactorily. They rely on the builder and owner to follow soil moisture maintenance guidelines during and after construction. The advantage of this foundation system is that as long as the grade beams penetrate a minimum of 12 inches into the competent natural soils or properly compacted structural fill, no compaction of subgrade soils is required. Fill placed between the grade beams is only required to be compacted enough to support the concrete during placement. The subsoils within which the grade beams are placed must have a minimum shear strength of 1000 psf and a minimum degree of compaction of 95 percent standard proctor density (ASTM D 698) at a moisture content between optimum and +3% of optimum moisture content. May experience more vertical movement than those supported on piers. The structural engineer should design the slabs (typically 4 to 6 inches) such that they can span in between the grade beams. More design efforts and more expensive than the following two types of foundations as it requires concrete and reinforcement. In the areas where trees have been removed prior to construction and where expansive clays exist, these foundations must be significantly stiffened to minimize the potential differential movements as a result of subsoil heave due to tree removal. The risk on this type of foundation system can be reduced significantly if it is built and maintained with positive drainage and vegetation control.</p>
	<p>Stiffened Slab-on-Fill aka: Floating or Waffle Slab (Grade supported stiffened slabs designed per WRI, ACI or PTI procedures)</p>	<p>The grade beams should be supported directly by competent underlying soils. The foundation is designed utilizing continuous stiffening beams that form a grid like pattern. Most economical system used where expansive soils are present. Faster to construct than slabs on piers but may experience more vertical movement. Many of the lightly loaded structures in the north central Texas are built on this type of foundations and are performing satisfactorily. They rely on the builder and owner to follow soil moisture maintenance guidelines during and after construction. In the areas where trees have been removed prior to construction and where expansive clays exist, these foundations must be significantly stiffened to minimize the potential differential movements as a result of subsoil heave due to tree removal. Foundation tilt can still occur. The risk on this type of foundation can be reduced significantly if it is built and maintained with positive drainage and vegetation control.</p>
	<p>Non-Stiffened Slab-on-Grade of uniform thickness aka: California Slab (Conventionally- Reinforced or Post-Tensioned Slab designed per BRAB 33, WRI, ACI or PTI)</p>	<p>Behaves similar to a mat foundation. Fast to construct. Eliminates digging of grade beams and easier to jack against if underpinning is required in a later stage. Potentially has more (differential) vertical movement than the above types of foundations. Risk of erosion and root penetration below the slab foundation unless they are bounded by perimeter grade beams. Flat slab can be supported on in-situ soils or compacted fill. Suitable for deep sandy soils. Can also be used for foundations having consistent subsoil formations with low propensity for heave. Foundation tilt can still occur even if the foundation system is designed rigid. The risk on this type of foundation can be reduced significantly if it is built and maintained with positive drainage and vegetation control.</p>

¹ Deep support systems are defined as foundations having deep components such as drilled footings, piers or piles that extend well below the moisture active zone of the soils. They function to limit the vertical movements of the building by providing vertical support in a soil stratum that is not susceptible to downward movements caused by moisture fluctuations.

The above recommendations, with respect to the best foundation types and risks, are very general. The best type of foundation may vary as a function of structural loading and soil types. For example, in some cases, a floating slab foundation may perform better than a drilled footing type foundation. More information regarding foundations and risks can be found at the **Foundation Performance Association Document #FPA-SC-01-0** (Ref. 1).

Agenda Item No. 1.3 – The Trails at Hidden Creek Variance Request
Report Submitted by: Sara Garcia, Asst. Director
Reviewed Approved by: Alberto Mares, AICP, DR, CPM – Dir. of Planning & Development

From: [Crimilda Aguilar](#)
To: [Alberto Mares](#); [Sara Garcia](#); [Angelica Barber](#)
Subject: Fw: Parcel ID 274632,183403
Date: Wednesday, December 3, 2025 1:36:36 PM

Good afternoon,

Received this email on DoD email. They are opposing the variance request for the proposed Trails at Hidden Creek.

Kind regards,

Crimilda Aguilar-McAdams
Development Services Coordinator
Department of Development
302 N. Monroe St. (2nd Floor)
Waxahachie, TX 75165
972-825-5200
www.ellispermits.com

From: ELCOREPRO <elcorepro@sbcglobal.net>
Sent: Wednesday, December 3, 2025 10:39 AM
To: Department of Development <dod@elliscountytexas.gov>
Subject: Parcel ID 274632,183403

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Department of Development:

As property owners of 351 South Ring Road, we are writing to oppose the requested variance for the property ID listed above also known as The Trails at Hidden Creek.

This proposed development will greatly increase traffic on South Ring Road, creating a dangerous situation. South Ring Road is a narrow road, and there is a blind curve directly in front of our

driveway. When you meet another car on the road, both vehicles have to pull into the ditch to allow both cars to pass. The road is not in great condition as it is, and this variance and increased traffic will further deteriorate the road conditions. This is especially true with commercial truck traffic.

In our opinion, the road doesn't have room to support the additional traffic and we do not want the road to drop below existing roadway development standards.

We oppose granting this variance and also this development due to the increased traffic it will bring to a road that is already not in good condition.

Respectfully submitted,

ALAN & SHARON LOOSIER
351 SOUTH RING ROAD / WAXAHACHIE, TX 75165
972-938-3430
elcorepro@sbcglobal.net

From: [Crimilda Aguilar](#)
To: [Alberto Mares](#); [Sara Garcia](#); [Angelica Barber](#)
Subject: Fw: Opposition to Variance Request for Parcel ID No. 274632 / 183403 and 80" ROW Section
Date: Wednesday, December 3, 2025 4:22:36 PM

Good afternoon,

Received this email on DoD email. They are also opposing the variance request for the proposed Trails at Hidden Creek.

Kind regards,

Crimilda Aguilar-McAdams
Development Services Coordinator
Department of Development
302 N. Monroe St. (2nd Floor)
Waxahachie, TX 75165
972-825-5200
www.ellispermits.com

From: Tara Perry <tperry0646@gmail.com>
Sent: Wednesday, December 3, 2025 2:59 PM
To: Department of Development <dod@elliscountytexas.gov>
Cc: Patrick Kelly <Patrick.kelly0851@gmail.com>
Subject: Opposition to Variance Request for Parcel ID No. 274632 / 183403 and 80' ROW Section

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Ellis County Department of Development and the Commissioners' Court,

I am writing to formally oppose the requested variances for the development associated with Parcel ID No. 274632 / 183403 and the 80-foot right-of-way section up to the intersection at South Ring Road. As a nearby property owner, I am deeply concerned that granting these variances will negatively impact public safety and further deteriorate already hazardous roadway conditions.

The variances requested—specifically the removal of the 6-inch compacted cement-stabilized flexbase requirement and the reduction of the paved section from the County-required 28 feet to 27 feet—pose serious safety concerns. South Ring Road and its connecting streets are already dangerously narrow, with limited visibility and increasing traffic flows. The road routinely experiences congestion, and its current width leaves little margin for error when vehicles pass each other, especially during peak hours or poor weather conditions.

Allowing a development to move forward without meeting minimum County standards will only worsen these conditions. Increased traffic from the proposed development will place

additional strain on a roadway that is already insufficient for current usage. Reducing pavement width—even by one foot—and weakening the base standards compromises the long-term stability and durability of the road. This raises legitimate concerns regarding emergency vehicle access, school transport safety, and everyday use by residents.

County development standards exist for a reason—to protect public safety, ensure infrastructure longevity, and prevent unnecessary taxpayer burden for future repairs or corrections. Granting exceptions in this case undermines those goals and sets a troubling precedent for future developments.

In addition, there is a dangerous blind turn on this section of the road that already poses a significant safety risk to drivers, cyclists, and pedestrians. Any increase in traffic volume will further worsen this hazard, as motorists approaching the curve have limited visibility and insufficient reaction time to avoid oncoming vehicles. The situation is especially concerning for large trucks, which have no space to safely turn around or maneuver due to the road's narrow width. Introducing additional traffic to this area without further resolution of the current state will magnify these risks and increase the likelihood of accidents, roadway blockages, and emergency response difficulties.

For these reasons, I respectfully urge the Commissioners' Court to deny the variance request and require the applicant to meet the full roadway construction standards established by Ellis County. Doing so will help ensure that community safety and proper infrastructure remain a priority.

Thank you for your consideration.

Sincerely,
Patrick & Tara Kelly
391 S Ring Road
Waxahachie, TX 75165
817-673-0517
Tperry0646@gmail.com

2.1

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: **December 11, 2025**

PREFERRED DATE TO BE PLACED ON AGENDA: **December 22, 2025**

NAME: **E.J. Harbin** PHONE: **972-825-5117**

ADDRESS: **302 N. Monroe, Suite 307, Waxahachie, TX 75165**

DEPARTMENT OR ASSOCIATION: **Purchasing**

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

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

Discussion, consideration and action on the award of Bid Number RFB-2025-010-Extermination Pest Control and Bee Removal Services and authorization for the County Judge to execute the contracts with the vendors upon final legal review as follows:

- **Group A to ABC Home and Commercial Services, Bandit Busters LLC, Cross Country Pest Control, and Ellis County Pest Services for termite removal and treatment on an as needed basis.**
- **Group B to ABC Home and Commercial Services and Cross Country Pest Control for bee removal and treatment on an as needed basis.**
- **Group C to Ellis County Pest Services for routine quarterly pest control.**
- **Group D to Bandit Busters LLC, Ellis County Pest Services, Cross Country Pest Control, and ABC Home and Commercial Services for emergency pest issues on an as needed basis.**

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

***All agreements, contracts, and other instruments that legally bind the County must be reviewed and approved as to form and content by the County Attorney before they are submitted to the County Judge for placement on the Commissioners Court agenda.**

Line #	Description	QTY	UOM	Bandit Busters Pest And Wildlife Management (Bandit Busters LLC)		Ellis County Pest Services		Cross Country Pest Control		ABC Home and Commercial Services (ABC Pest Control of DPW, Inc.)	
				Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
DRAFT BID TABULATION-FEB-2025-010 Extermination/Pest Control and Bee Removal Services											
Group A-Termite Treatment											
1	Pre-Construction Termite Treatment as specified in Section A. Price per Sq Ft.	1	Sq Ft.	\$0.22	\$0.22	\$0.15	\$0.15	\$0.20	\$0.20	No Bid	No Bid
2	Inclusive Emergency Termite Treatment. Monday-Friday 8am-5pm. Price per hour	1	Per Hour	\$120.00	\$120.00	\$0.00	\$0.00	\$250.00	\$250.00	\$125.00	\$125.00
3	Inclusive Emergency Termite Treatment. Monday-Friday 5pm-8am. Price per hour	1	Per Hour	\$120.00	\$120.00	\$125.00	\$125.00	\$325.00	\$325.00	\$125.00	\$125.00
4	Inclusive Emergency Termite Treatment. Weekends and Holidays. Price per hour	1	Per Hour	\$250.00	\$250.00	\$150.00	\$150.00	\$475.00	\$475.00	\$150.00	\$150.00
5	Subterranean Termite Treatment-Chemical Soil Treatment. Minimum charge for spot treatments up to 20 feet.	1	Sq Ft.	\$15.00	\$15.00	\$195.00	\$195.00	\$475.00	\$475.00	\$515.00	\$515.00
6	Subterranean Termite Treatment-Chemical Soil Treatment. Minimum charge for spot treatments up to 20 feet.	1	Sq Ft.	\$12.00	\$12.00	\$5.00	\$5.00	\$25.00	\$25.00	\$7.00	\$7.00
7	Subterranean Termite Treatment-Bait and Monitoring Treatment. Minimum charge for spot treatments up to 20 feet.	1	Sq Ft.	\$6.00	\$6.00	No Bid	No Bid	\$200.00	\$200.00	No Bid	No Bid
8	Subterranean Termite Treatment-Bait and Monitoring Treatment. Sq. ft. cost per linear foot over 20 feet.	1	Sq Ft.	\$6.00	\$6.00	No Bid	No Bid	\$200.00	\$200.00	\$7.00	\$7.00
				\$529.22		\$475.15		\$1,800.20		\$1,800.20	\$929.00
						Local Preference 5%	\$451.39		Local Preference 5%	\$4,710.19	
Group B-Bee Removal Services											
9	Bee Removal Services: Capture and transport beehive.	1	EA	No Bid	No Bid	No Bid	No Bid	\$450.00	\$450.00	\$1,250.00	\$1,250.00
10	Bee Removal Services: Price per additional hive.	1	EA	No Bid	No Bid	No Bid	No Bid	\$250.00	\$250.00	\$500.00	\$500.00
11	Bee Removal Services: Emergency Capture and Transport Hourly Rate. Monday-Friday, 8am-5pm.	1	Per Hour	No Bid	No Bid	No Bid	No Bid	\$450.00	\$450.00	\$185.00	\$185.00
12	Bee Removal Services: Emergency Capture and Transport Hourly Rate. Monday-Friday, 5pm-8am.	1	Per Hour	No Bid	No Bid	No Bid	No Bid	\$450.00	\$450.00	\$225.00	\$225.00
13	Bee Removal Services: Emergency Capture and Transport Hourly Rate. Holidays and Weekends.	1	Per Hour	No Bid	No Bid	No Bid	No Bid	\$450.00	\$450.00	\$225.00	\$225.00
								Local Preference 5%	\$2,050.00		\$2,385.00
								Local Preference 5%	\$1,948.00		
Group C-Extermination/Pest Control Quarterly Fee											
Primary											
Bandit Busters Pest And Wildlife Management (Bandit Busters LLC)											
14	Extermination-Pest Control. Sheriff's Office and jail. Quarterly Fee	1	Quarterly	\$350.00	\$350.00	\$349.00	\$349.00	\$375.00	\$375.00	\$351.14	\$351.14
17	Extermination-Pest Control. Justice of the Peace #2 and AG Extension. Quarterly Fee	1	Quarterly	\$65.00	\$65.00	\$199.00	\$199.00	\$125.00	\$125.00	\$134.44	\$134.44
20	Extermination-Pest Control. Historical Courthouse. Quarterly Fee	1	Quarterly	\$75.00	\$75.00	\$239.00	\$239.00	\$125.00	\$125.00	\$149.03	\$149.03
23	Extermination-Pest Control. Road and Bridge Precinct #1. Quarterly Fee	1	Quarterly	\$55.00	\$55.00	\$204.00	\$204.00	\$125.00	\$125.00	\$277.53	\$277.53
26	Extermination-Pest Control. Road and Bridge Precinct #2. Quarterly Fee	1	Quarterly	\$55.00	\$55.00	\$163.00	\$163.00	\$125.00	\$125.00	\$178.83	\$178.83
29	Extermination-Pest Control. Road and Bridge Precinct #3-Italy. Quarterly Fee	1	Quarterly	\$55.00	\$55.00	\$124.00	\$124.00	\$125.00	\$125.00	\$131.20	\$131.20
32	Extermination-Pest Control. Road and Bridge Precinct #3 Substation-Maypearl. Quarterly Fee	1	Quarterly	\$55.00	\$55.00	\$114.00	\$114.00	\$125.00	\$125.00	\$61.15	\$61.15
35	Extermination-Pest Control. Road and Bridge Precinct #4. Quarterly Fee.	1	Quarterly	\$55.00	\$55.00	\$125.00	\$125.00	\$125.00	\$125.00	\$231.72	\$231.72
38	Extermination-Pest Control. Justice of the Peace #4-Midlothian. Quarterly Fee	1	Quarterly	\$85.00	\$85.00	\$159.00	\$159.00	\$125.00	\$125.00	\$109.85	\$109.85
41	Extermination-Pest Control. Sheriff's Office Substation-Washachle. Quarterly Fee	1	Quarterly	\$45.00	\$45.00	\$59.00	\$59.00	\$125.00	\$125.00	\$41.09	\$41.09
44	Extermination-Pest Control. Repeater Hut-Maypearl. Quarterly Fee	1	Quarterly	\$45.00	\$45.00	\$10.00	\$10.00	\$125.00	\$125.00	\$41.09	\$41.09
47	Extermination-Pest Control. Repeater Hut-Bristol. Quarterly Fee	1	Quarterly	\$30.00	\$30.00	\$59.00	\$59.00	\$125.00	\$125.00	\$41.09	\$41.09
53	Extermination-Pest Control. Community Supervision and Corrections. Quarterly Fee	1	Quarterly	\$85.00	\$85.00	\$150.00	\$150.00	\$125.00	\$125.00	\$113.76	\$113.76
56	Extermination-Pest Control. Tax Office-Midlothian. Quarterly Fee	1	Quarterly	\$75.00	\$75.00	\$79.00	\$79.00	\$125.00	\$125.00	\$82.12	\$82.12
59	Extermination-Pest Control. Tax Office-Red Oak. Quarterly Fee	1	Quarterly	\$75.00	\$75.00	\$49.00	\$49.00	\$125.00	\$125.00	\$52.89	\$52.89
62	Extermination-Pest Control. Justice of the Peace Precinct #1/Tax Office-Emmis. Quarterly Fee	1	Quarterly	\$75.00	\$75.00	\$150.00	\$150.00	\$125.00	\$125.00	\$117.26	\$117.26
65	Extermination-Pest Control. Courts and Annex Bldg. Quarterly Fee	1	Quarterly	\$325.00	\$325.00	\$300.00	\$300.00	\$125.00	\$125.00	\$311.00	\$311.00
68	Extermination-Pest Control. Sheriff Training Bldg. Quarterly Fee	1	Quarterly	\$85.00	\$85.00	\$75.00	\$75.00	\$125.00	\$125.00	\$90.89	\$90.89
71	Extermination-Pest Control. Juvenile Facility. Quarterly Fee	1	Quarterly	\$45.00	\$45.00	\$15.00	\$15.00	\$125.00	\$125.00	\$111.48	\$111.48
74	Extermination-Pest Control. Pump House. Quarterly Fee	1	Quarterly	\$85.00	\$85.00	\$139.00	\$139.00	\$125.00	\$125.00	\$122.56	\$122.56
77	Extermination-Pest Control. Records Storage. Quarterly Fee	1	Quarterly	\$85.00	\$85.00	\$114.00	\$114.00	\$125.00	\$125.00	\$71.79	\$71.79
80	Extermination-Pest Control. Elections Bldg. Quarterly Fee	1	Quarterly	\$90.00	\$90.00	\$249.00	\$249.00	\$125.00	\$125.00	\$181.56	\$181.56
83	Extermination-Pest Control. Ellis County Central Bldg. Quarterly Fee	1	Quarterly	\$4,395.00	\$4,395.00	\$4,600.00	\$4,600.00	\$5,890.00	\$5,890.00	\$9,075.51	\$9,075.51
				\$0.00	\$0.00	\$4,370.00	\$4,370.00	\$5,596.00	\$5,596.00	\$0.00	\$0.00
						Local Preference 5%	\$17,480.00		Local Preference 5%	\$22,304.00	
						Yearly Cost	\$17,480.00		Yearly Cost	\$22,304.00	

Group D-Extermination/Pest Control Outside Scheduled Service Fee		Bandit Busters Pest And Wildlife Management (Bandit Busters LLC)	Ellis County Pest Services	Cross Country Pest Control	ABC Home and Commercial Services (ABC Pest Control of DPW, Inc.)
Extermination-Pest Control, Sheriff's Office and Jail, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Justice of the Peace #2 and AG Extension Building, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Historical Courthouse, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Road and Bridge Precinct #1, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Road and Bridge Precinct #2, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Road and Bridge Precinct #3-Italy, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Road and Bridge Precinct #3-Substation-Maypearl, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Road and Bridge Precinct #4, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Justice of the Peace #4-Midlothian, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Sheriff's Office Substation-Waxahachie, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Repeater Hut-Milford, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Repeater Hut-Maypearl, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Repeater Hut-Bristol, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Community Supervision and Corrections, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Tax Office-Midlothian, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Tax Office-Red Oak, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Justice of the Peace Precinct #1/Tax Office-Ennis, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Courts and Annex Bldg, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Sheriff Training Bldg, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Juvenile Facility, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Pump House, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Records Storage, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Elections Bldg, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
Extermination-Pest Control, Ellis County Central Bldg, Outside Scheduled Service Hours.	1	Lump Sum	\$50.00	\$110.00	\$250.00
		Total	\$29,358.00	\$38,735.00	\$94,956.50
		Local Preference 5%	\$1,467.90	\$1,936.75	\$0.00
		Yearly Cost	\$27,890.10	\$36,798.25	\$94,956.50

Line	Responding Supplier	Supplier Notes
1	Ellis County Pest Services	Ellis County Pest Services doesn't provide Pre-Treat Commercial Termite Treatments. We sub this work out to Best Pest Control @ 254-379-1885.
2	Ellis County Pest Services	This is for termite treatments NOT Pre-Treatments We do not charge an hourly rate for termite work during business hours
9	Cross Country Pest Control	Due to the nature of the africanized bees that has migrated to this area we do not transport hives. The price we provided is for us to eliminate the bees only.
10	Cross Country Pest Control	See above note
11	Cross Country Pest Control	see above note
16	Ellis County Pest Services	This would be added to the regular maintenance service
19	Ellis County Pest Services	This would be added to the regular maintenance service
22	Ellis County Pest Services	This would be added to the regular maintenance service
23	Ellis County Pest Services	This includes the North/South Equip. Sheds, and Mobile Equip. Storage
24	Ellis County Pest Services	This includes the North/South Equip. Sheds, and Mobile Equip. Storage
25	Ellis County Pest Services	This would be added to the regular maintenance service
26	Ellis County Pest Services	This includes sheds and storage sheds
27	Ellis County Pest Services	This includes sheds and storage sheds
28	Ellis County Pest Services	This would be added to the regular maintenance service
29	Ellis County Pest Services	This includes Sheds
30	Ellis County Pest Services	This includes sheds
31	Ellis County Pest Services	This would be added to the regular maintenance service
34	Ellis County Pest Services	This would be added to the regular maintenance service
35	Ellis County Pest Services	This includes equip. sheds
36	Ellis County Pest Services	This includes equip. sheds
37	Ellis County Pest Services	This would be added to the regular maintenance service
40	Ellis County Pest Services	This would be added to the regular maintenance service
41	Ellis County Pest Services	This includes the Maint. Garage
42	Ellis County Pest Services	This includes the Maint. Garage
43	Ellis County Pest Services	This would be added to the regular maintenance service
46	Ellis County Pest Services	This would be added to the regular maintenance service
49	Ellis County Pest Services	This would be added to the regular maintenance service
52	Ellis County Pest Services	This would be added to the regular maintenance service
55	Ellis County Pest Services	This would be added to the regular maintenance service
58	Ellis County Pest Services	This would be added to the regular maintenance service
61	Ellis County Pest Services	This would be added to the regular maintenance service
64	Ellis County Pest Services	This would be added to the regular maintenance service
67	Ellis County Pest Services	This would be added to the regular maintenance service
70	Ellis County Pest Services	This would be added to the regular maintenance service

- 73 Ellis County Pest Services This would be added to the regular maintenance service
- 76 Ellis County Pest Services This would be added to the regular maintenance service
- 79 Ellis County Pest Services This would be added to the regular maintenance service
- 82 Ellis County Pest Services This would be added to the regular maintenance service
- 85 Ellis County Pest Services This would be added to the regular maintenance service

2.2

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: **December 12, 2025**

PREFERRED DATE TO BE PLACED ON AGENDA: **December 22, 2025**

NAME: **E.J. Harbin** PHONE: **972-825-5117**

ADDRESS: **302 N. Monroe, Suite 307, Waxahachie, TX 75165**

DEPARTMENT OR ASSOCIATION: **Purchasing**

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

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

Discussion, consideration, and approval of a price redetermination for Care Star Behavioral Health Services LLC for RFP-2024-008-Behavioral Health Assessments for the Veterans Treatment Court.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

***All agreements, contracts, and other instruments that legally bind the County must be reviewed and approved as to form and content by the County Attorney before they are submitted to the County Judge for placement on the Commissioners Court agenda.**

From: [Caitlin Wilkinson](#)
To: [Doug Shelton](#)
Cc: [EJ Harbin](#)
Subject: Support
Date: Friday, December 12, 2025 9:55:55 AM

Good Morning

I wanted to express my support for the increase in cost from \$200 to \$350 per assessment with Care Star Recovery.

Thank you,

Caitlin Wilkinson, LCSW
Ellis County Director of Behavioral Health
101 W Main St
Waxahachie, TX 75165
Email: Caitlin.Wilkinson@co.ellis.tx.us
Cell: 214-949-2382

Doug Shelton

From: Micaela Alexander <micaela@carestarbhs.com>
Sent: Wednesday, October 8, 2025 4:36 PM
To: Caitlin Wilkinson
Cc: Kim Davis; Doug Shelton
Subject: Re: contract status

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Caitlin,

After researching the DOL's information and taking into consideration the amount of time it takes to complete a full assessment, including the outlined contract requirements, we propose an increased contract rate of \$350 per assessment.

Let me know if you have any questions.

Thank you!

Mica

On Tue, Sep 23, 2025 at 2:49 PM Caitlin Wilkinson <caitlin.wilkinson@co.ellis.tx.us> wrote:
Hi Mica

This was the information I received about the price adjustments. So yes, we can negotiate the price.

Per section 6.4 of the signed contract a price redetermination can be done at the anniversary date of the contract. Since the anniversary date was last week, Care Star can request a price redetermination, but they must submit the backup documentation request in section 6.4. Below is section 6.4 of the contract.

*Prices for all goods and/or services shall remain firm for the first year of this agreement. Prices shall be all inclusive and guaranteed for the entire contract period. If applicable, a price redetermination may be considered by Ellis County only at the yearly anniversary date of the contract. The price redetermination may be considered by Ellis County for the subsequent renewal option and shall be substantiated in writing and shall not exceed the increase in the **Producer Price Index as publish by the United States Department of Labor, Bureau of Labor and Statistics, for the most current data representing a 12-month period at the time of consideration to renew.** The bidder's past history of honoring contracts at the bid price will be an important consideration in the evaluation of the lowest and best bid. Ellis County reserves the right to accept or reject any/all of the price redetermination as it deems to be in the best interest of the County. Price increases and decreases may be allowed on renewal terms but shall remain firm for the entire redetermination period.*

Warmest Regards,



CARE STAR
RECOVERY & WELLNESS
VETERAN OWNED & OPERATED

3032 E. Hebron Pkwy
Suite 102
Carrollton, TX 75010
940-298-0440

December 12, 2025

Ellis County,

The current Ellis County contract for Veterans court assessments was autorenewed on 10/20/25. The original rate for an assessment for Veterans court was \$200. This was increased to \$350 per assessment due to the amount of time it takes to complete these assessments. Thank you for your support!

Warm Regards,

Micaela Alexander, LPC
Executive Director

2.3

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: **December 12, 2025**

PREFERRED DATE TO BE PLACED ON AGENDA: **December 22, 2025**

NAME: **E.J. Harbin** PHONE: **972-825-5118**

ADDRESS: **302 N Monroe St. Suite 307, Waxahachie, TX 75165**

DEPARTMENT OR ASSOCIATION: **Purchasing**

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

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

Discussion, Consideration and approval to lease a copier for County Auditor's Office from Xerox using the Omnia Partners Cooperative Contract Number R241205 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

***All agreements, contracts, and other instruments that legally bind the County must be reviewed and approved as to form and content by the County Attorney before they are submitted to the County Judge for placement on the Commissioners Court agenda.**

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).

SOLUTION/SERVICES:

4. OVERSIZE PRINTS. Each print made on the following Equipment, C8270H2, that is larger than 145 square inches (e.g., 11 x 17 = 187 square inches), but less than or

equal to 491 mm in length, will register as two (2) prints on the applicable (B&W/color) meter, and, for that Equipment with extra-long print capability, for any impressions greater than 491 mm will register up to four (4) prints on the applicable (B&W/color) meter.

5. END USER LICENSE AGREEMENT. If the Xerox brand Products acquired include B Series (model Bxxx), C Series (model Cxxx) AltaLink, PrimeLink and/or VersaLink Products, the terms and conditions of the End User License Agreement located at <https://www.xerox.com/product-eula> shall apply.

PRICING PLAN/OFFERING SELECTED:

6. 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:

7. 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.

3.1

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: **12/14/25**

PREFERRED DATE TO BE PLACED ON AGENDA: **12/22/25**

NAME: **Caitlin Wilkinson** PHONE: **972.825.5000**

ADDRESS: **101 West Main St**

DEPARTMENT OR ASSOCIATION: **Behavioral Health**

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

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

Admin:

Introduction of Veronica Rayfield, new case manager for Behavioral Health.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

***All agreements, contracts, and other instruments that legally bind the County must be reviewed and approved as to form and content by the County Attorney before they are submitted to the County Judge for placement on the Commissioners Court agenda.**

3.2

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: 12/10/25

PREFERRED DATE TO BE PLACED ON AGENDA: 12/22/25

NAME: LINDY BEATY PHONE: 972-825-5035

ADDRESS: 109 S. Jackson, Waxahachie, TX 75165

DEPARTMENT OR ASSOCIATION: ELLIS COUNTY AND DISTRICT ATTORNEY

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

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

Presentation of the 2025 Sexual Assault Response Team members, protocols, and biennial report.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

***All agreements, contracts, and other instruments that legally bind the County must be reviewed and approved as to form and content by the County Attorney before they are submitted to the County Judge for placement on the Commissioners Court agenda.**

3.3

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: 12/14/25

PREFERRED DATE TO BE PLACED ON AGENDA: 12/22/25

NAME: John Wray PHONE: 972.825.5011

ADDRESS: 101 West Main St

DEPARTMENT OR ASSOCIATION: County Judge

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

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

Admin:

Discussion, consideration and action to enter into an agreement with Motorola Solutions, Inc., for the Rave Mobile Safety Suite, using HGAC #17724-HGAC (TX)- RA05-21, in an amount not to exceed \$119,000.00 for the first year. Recommendation made by the Courthouse Security Committee with the purchase amount to be funded by Courthouse Security Funds.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

***All agreements, contracts, and other instruments that legally bind the County must be reviewed and approved as to form and content by the County Attorney before they are submitted to the County Judge for placement on the Commissioners Court agenda.**

3.4

COMMISSIONERS COURT MEETING AGENDA REQUEST

The Commissioners Court meets in regular session at 2:00pm every other Tuesday. Special sessions may be scheduled as needed to conduct County business. Meetings are held in the Commissioner's Courtroom, located on the 2nd floor of the Historic Courthouse at 101 West Main Street - Waxahachie, Texas.

Agenda requests and all supporting documentation must be submitted by 12:00pm (noon) on the Monday of the week prior to the Commissioners Court meeting, unless otherwise noted.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: 12/14/25

PREFERRED DATE TO BE PLACED ON AGENDA: 12/22/25

NAME: John Wray PHONE: 972.825.5011

ADDRESS: 101 West Main St

DEPARTMENT OR ASSOCIATION: County Judge

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

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

Admin:

Discussion, consideration and action upon recommendation from D. Randall Montgomery & Associates, PLLC regarding Sedgewick and Blacksheep PDR.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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

Admin:

Discussion, consideration and action on current contract with CourtView Justice Solutions In. d/b/a Equivant.

SUPPORTING DOCUMENT(S) ATTACHED? Yes: No:

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