

A. 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: 2/20/26

PREFERRED DATE TO BE PLACED ON AGENDA: 3/3/2026

NAME: Cheryl Chambers PHONE: _____

ADDRESS: _____

DEPARTMENT OR ASSOCIATION: Treasurer

***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):

Approval of regular bills, payroll, and officers' reports.

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.Z

COMMISSIONERS COURT MEETING AGENDA REQUEST

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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: February 20, 2026

PREFERRED DATE TO BE PLACED ON AGENDA: March 3rd, 2026

NAME: Krystal Valdez PHONE: _____

ADDRESS: _____

DEPARTMENT OR ASSOCIATION: County Clerk

***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):

1. Acceptance of the Commissioners Court special meeting minutes from February 13, 2026.
2. Authorizing the County Judge to execute the Electronic Recording Procedures Agreement with Simplifile LC, a submitting e-recording vendor.

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.**

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – FEBRUARY 13, 2026

THE ELLIS COUNTY COMMISSIONERS COURT MET ON FRIDAY, FEBRUARY 13, 2026, 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: AMY GUERRERO, CHIEF DEPUTY

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 1 RANDY STINSON*

CONSENT AGENDA: MINUTE ORDER 129.26

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 ACCEPTING THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM FEBRUARY 3RD, 2026. - *COUNTY CLERK KRystal VALDEZ*
- A.3 ACCEPTING THE CASH AUDIT REPORTS FOR SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §154.044. - *COUNTY AUDITOR STACI PARR*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 1 JUDGE CHRIS MACON*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 2 JUDGE JACKIE MILLER, JR*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 3 JUDGE DAN COX*
- A.7 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 4 JUDGE BUTCH BRYANT*
- A.8 ACCEPTING OF THE CONSTABLE, PRECINCT 2 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *CONSTABLE PRECINCT 2 CASEY BORDERS*

- A.9 ACCEPTING OF THE 2026 RACIAL PROFILING REPORT FOR THE ELLIS COUNTY FIRE MARSHAL'S OFFICE, STATUS AS EXEMPT. – *FIRE MARSHAL TIM BIRDWELL*
- A.10 ACCEPTING OF THE APPOINTMENT OF BRANDON STEVE ROGERS TO REPLACE MARCUS BROWN, TERM BEGINNING FEBRUARY 13TH, 2026 THROUGH DECEMBER 31ST, 2027 TO ESD #1 (MAYPEARL). – *FIRE MARSHAL TIM BIRDWELL*
- A.11 APPROVING OF AN ADDENDUM TO CONTRACT FOR THE EXCLUSIVE PROCUREMENT OF COMMISSARY PRODUCTS AND SERVICES PROVIDED BY CORRECTIONAL FOOD SERVICE. AMENDMENT TO SECTION 4.2 OF THE CONTRACT AGREEMENT TO INCREASE THE COMMISSIONS TO 32% OF GROSS REVENUE LESS SALES TAX, INDIGENT ITEMS, POSTAGE STAMPS AND STAMPED ENVELOPES. – *ELLIS COUNTY SHERIFF BRAD NORMAN*
- A.12 APPROVING TO AMEND THE WORDING OF MINUTE ORDER 460.25 REGARDING THE SETTING OF ESD BOARD MEMBER BOND AMOUNTS, TO CLARIFY THAT THE BOND REQUIREMENT APPLIES TO ESD TREASURERS ONLY. – *ELLIS COUNTY JUDGE JOHN WRAY*
- A.13 ACCEPTING OF THE DEPARTMENT OF DEVELOPMENT'S MONTHLY FINANCIAL REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *DoD DIRECTOR ALBERTO MARES*
- A.14 APPROVING OF A SPECIAL ROAD USE AGREEMENT BETWEEN ELLIS COUNTY PRECINCT #3 AND JIRWIN COMPANY LTD, TO COVER 1,055 FEET OF ROAD ON BRIGMAN ROAD. – *COUNTY COMMISSIONER PRECINCT 3 LOUIS PONDER*

FINANCIAL CONSENT:

- F.1 FY2026 LINE-ITEM TRANSFER – *ELLIS COUNTY JUDGE JOHN WRAY*
DECREASE 001-0140-508680 (NON-DEPARTMENTAL CONTRACT SERVICES) BY \$12,000.00
INCREASE 001-0020-507040 (MAINTENANCE – PEST CONTROL) BY \$12,000.00
- F.2 FY2026 LINE-ITEM TRANSFER – *CONSTABLE PRECINCT 3 CURTIS POLK*
DECREASE 001-0613-508010 (SUPPLIES) BY \$900.00
INCREASE 001-0613-508680 (CONTRACT SERVICES) BY \$900.00
- F.3 FY2026 LINE-ITEM TRANSFER – *504TH DISTRICT COURT JUDGE GREG WILHELM*
DECREASE 001-0395-508020 (EQUIPMENT) BY \$547.73
INCREASE 001-0395-508190 (COMPUTER EQUIPMENT) BY \$547.73

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTES ORDER 130.26 (1.1) AUTHORIZING THE COUNTY JUDGE TO EXECUTE A ROAD IMPROVEMENT AGREEMENT FOR WEAKLEY BRANCH ROAD BETWEEN ELLIS COUNTY AND LEGACY LAND MG, LP THROUGH THEIR AUTHORIZED AGENT, TRAVIS TEKELL. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE COMPANY AGREES TO DEPOSIT FUNDS IN THE AMOUNT OF TWENTY-EIGHT THOUSAND SEVEN HUNDRED SEVENTY-NINE DOLLARS (\$28,779.00) TO BE DESIGNATED FOR USE IN PAVING WEAKLEY BRANCH ROAD.
2. COUNTY AGREES THAT SAID FUNDS SHALL BE USED EXCLUSIVELY FOR THE COST OF PAVING WEAKLEY BRANCH ROAD ADJACENT TO THE PROPERTY.

3. SUCH FUNDS MAY BE RELEASED WHEN THE SUBDIVISION OF THE PROPERTY, AS SHOWN IN EXHIBIT A, IS SUBSTANTIALLY COMPLETE.
4. FOR PURPOSES OF THIS AGREEMENT, THE SUBDIVISION OF THE PROPERTY SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE UPON THE COMPANY'S SUBMISSION TO THE COUNTY OF A PRELIMINARY PLAT FOR THE SUBDIVISION OF THE PROPERTY, FOLLOWING THE COUNTY'S APPROVAL OF THE NEEDED VARIANCE.
5. THE COUNTY AGREES TO PROVIDE COMPANY WITH AN ACCOUNTING OF THE USE OF SAID FUNDS AT THE CONCLUSION OF THE IMPROVEMENTS TO WEAKLEY BRANCH ROAD.
6. THE COUNTY AGREES THAT, SHOULD ANY OF THE FUNDS DEPOSITED BY COMPANY REMAIN UNUSED AT THE CONCLUSION OF THE IMPROVEMENTS TO WEAKLEY BRANCH ROAD, THE COUNTY WILL RETURN SUCH UNUSED FUNDS TO COMPANY.
7. PER MINUTE ORDER NO.118.26, THE VARIANCE APPROVED BY THE COMMISSIONERS COURT ON FEBRUARY 3, 2026, THE COUNTY AGREES THAT AFTER THE ACCEPTANCE AND APPROVAL OF THIS AGREEMENT AND CONFIRMATION OF FUNDS DEPOSITED BY THE COMPANY, THE COMPANY MAY PROCEED WITH ITS PROPOSED PRELIMINARY PLAT OF THE PROPERTY.
8. ALSO, AS STATED IN MINUTE ORDER NO. 118.26, ANY FUTURE ACTIONS ON THE ROAD IMPROVEMENTS SHALL BE ESTABLISHED IN THIS AGREEMENT, AND THOSE ADDITIONAL ITEMS ARE LISTED BELOW:
 - A. UPON RECEIPT OF THE FUNDS, THE CORRESPONDING PRECINCT SHALL PLACE WEAKLEY BRANCH ROAD ON THE COUNTY'S NEXT SEASONAL SCHEDULE FOR ROAD WORK/REPAIR.
 - B. THE COUNTY SHALL GIVE THE COMPANY NOTICE OF COMMENCEMENT OF IMPROVEMENTS TO WEAKLEY BRANCH ROAD NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF SAID IMPROVEMENTS.
 - C. THE COMPANY SHALL BE RESPONSIBLE FOR THE RELOCATION OF EXISTING UTILITIES, IF NECESSARY.
 - D. PRIOR TO OR CONCURRENT WITH PRELIMINARY PLAT SUBMITTAL, THE COMPANY MAY SUBMIT A FINAL PLAT OF THE RIGHT-OF-WAY DEDICATION OF WEAKLEY BRANCH ROAD TO ENSURE THE IMPROVEMENTS TO WEAKLEY BRANCH ROAD OCCUR WITHIN THE DEDICATED RIGHT-OF-WAY. IF REQUIRED, THE FINAL PLAT OF THE RIGHT-OF-WAY DEDICATION SHALL BE FILED AFTER APPROVAL.
 - E. AFTER THE REVIEW AND APPROVALS OF ANY REQUIRED CIVIL PLANS OR DETERMINATION THAT NONE ARE REQUIRED, THE APPLICANT MAY PROCEED WITH FILING A FINAL PLAT APPLICATION.
 - F. IF THE ROAD IMPROVEMENTS TO WEAKLEY BRANCH ROAD ARE NOT COMPLETED WITHIN A REASONABLE TIMEFRAME, AS DETERMINED BY THE PRECINCT COMMISSIONER, THE COMMISSIONER MAY, AT THEIR DISCRETION, ALLOW THE COMPANY TO SUBMIT A FINAL PLAT APPLICATION.
 - G. NOTHING IN THIS AGREEMENT SHALL BE CONSTRUED TO EXEMPT THE COMPANY FROM ANY OTHER APPLICABLE COUNTY REGULATIONS, POLICIES, OR PROCEDURES.

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

PURCHASING

MINUTE ORDER 131.26 (2.1) APPROVING TO AWARD RFP NUMBER RFP-2026-002 SUBSTANCE USE DISORDER ASSESSMENTS AND INTERVENTION FOR THE VETERAN'S TREATMENT COURT WITH HOMEWARD BOUND, INC. AND AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE CONTRACT UPON FINAL LEGAL REVIEW.

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

ADMINISTRATIVE:

NO ACTION (3.1) DISCUSSION, CONSIDERATION, AND ACTION TO ALLOW THE LOCALLY ASSIGNED TEXAS GAME WARDEN TO UTILIZE OFFICE 112H IN THE ELLIS COUNTY CONSTABLE PRECINCT #2 DEPARTMENT LOCATED AT ELLIS COUNTY SUB-COURTHOUSE PRECINCT #2, 2675 BUSINESS 287, WAXAHACHIE, TX. – *CONSTABLE PRECINCT 2 CASEY BORDERS*

MINUTE ORDER 132.26 (3.2) APPROVING ADDITIONAL RENOVATION WORK AT THE COURTS & ADMINISTRATION BUILDING TO ACCOMMODATE FOR JURY PROCESSES IN AN AMOUNT OF \$80,000 AND TO PAY ANY REMAINING RETAINAGE FEE IN AN AMOUNT NOT TO EXCEED \$30,000 WITH THE CHRISTMAN COMPANY TO BE FUNDED FROM THE COURT FACILITY FEE FUND. – *COUNTY JUDGE JOHN WRAY*

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

MINUTE ORDER 133.26 (3.3) APPROVING (SUBJECT TO LEGAL REVIEW) AN EASEMENT WITH THE CITY OF WAXAHACHIE AND ALPINE START DEVELOPMENT FOR UTILITY WORK ON ELLIS COUNTY OWNED PROPERTY, PARCEL ID No. 193411. – *COUNTY JUDGE JOHN WRAY*

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

RECESS TO EXECUTIVE SESSION **2:21 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 §551.074 (A) (1), DELIBERATION OF THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE, SPECIFICALLY REGARDING THE MAINTENANCE FACILITY DIRECTOR POSITION.

RECONVENED TO REGULAR SESSION 3:07 P.M.

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

(TO AGENDA ITEM 3.4)

NO ACTION (3.4) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO FILL THE MAINTENANCE FACILITY DIRECTOR POSITION. – COUNTY JUDGE JOHN WRAY

ADJOURN REGULAR SESSION 3:08 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON FEBRUARY 13TH, 2026, 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 3RD DAY OF MARCH 2026.

KRYSTAL VALDEZ, COUNTY CLERK

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: February 20, 2026

PREFERRED DATE TO BE PLACED ON AGENDA: March 3rd, 2026

NAME: Krystal Valdez PHONE: _____

ADDRESS: _____

DEPARTMENT OR ASSOCIATION: County Clerk

***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):

~~1. Acceptance of the Commissioners Court special meeting minutes from February 13, 2026.~~

2. Authorizing the County Judge to execute the Electronic Recording Procedures Agreement with Simplifile LC, a submitting e-recording vendor.

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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ELECTRONIC RECORDING PROCEDURES AGREEMENT

This Electronic Recording Procedures Agreement (the "Agreement") is dated February ____, 2026 (the "Effective Date") by and between the government recording office of Ellis County, Texas ("Receiver"), located at 109 South Jackson Street, P.O. Box 250 Waxahachie, Texas 75168, and Simplifile LC ("Simplifile", a submitting e-recording vendor located at 5072 North 300 West, Provo, Utah, 84604.

This document outlines the procedures and rules for the trusted relationship between Simplifile and Receiver to facilitate a safe and secure Electronic Recording relationship. Simplifile will be delivering documents to Receiver from Simplifile's customers herein known as Submitter.

1. Electronic Recording. eRecording means the electronically-based submittal of documents by or through Simplifile to Receiver and electronically-based confirmation of recording from Receiver to Simplifile. Such transactions are categorized by levels of automation, described as follows:
 - a. Level 1. Submitter transmits scanned image copies of ink-signed documents to Receiver.
 - b. Level 2. Submitter transmits scanned images of ink-signed documents along with any required electronic indexing information to Receiver.
 - c. Level 3. Submitter transmits documents which have been created, signed and notarized electronically, along with any required electronic indexing information.

Within all of these levels, Receiver performs an examination of the electronic document, then either completes the recording process or rejects the documents and returns them to Submitter as Rejected. After recording, the electronic document is returned to Submitter as Recorded, with the original recording information contained thereon.

2. Basic eRecording Document Standards. Electronic recording permits documents to be prepared, signed and transmitted in electronic format, and electronically recorded documents shall be considered the "original" record of the transaction with the same intended legal effect as paper documents and, if any such document bears a digital or electronic signature, it shall be considered the same as paper documents bearing ink signatures. Electronic documents, compliant with state and federal e-sign legislation are acceptable for electronic recording. Simplifile and Receiver accept these electronic document protocols as standards for e-recording:
 - a. PRIA standards will be used.
 - b. Images will be in TIFF or PDF format, at Receiver's request.
 - c. Encryption will be 128-bit file and image encryption.
 - d. Receiver may provide requirements for indexing data.
 - e. Documents that do not conform to Receiver's recording requirements may be rejected.
 - f. Rejected documents will be returned to Simplifile in electronic format with the reason(s) for rejection.
 - g. Non-conforming fees and/or rejection fees will not be charged without first returning the unrecorded documents to submitter to confirm acceptance of these fees prior to recording.
 - h. The rules for accepting, reviewing, and processing documents for recording are the same for electronic documents as with paper submissions.
3. Simplifile's Duties. Electronic recordings by or through Simplifile shall conform to the requirements of Receiver's program. Further:

- a. Technical Coordination. Simplifile shall be responsible for coordinating all technical problems and issues between Receiver and Simplifile and its Submitter customer. There is no cost to the Receiver, from Simplifile, for any services provided by Simplifile for e-recording.
 - b. Reporting. Simplifile will provide detailed data of each recording sufficient to reconcile fees associated with any/ all documents submitted by Simplifile for electronic recording.
 - c. Payment of Recording Fees. Recording fees are determined by the County and shall be paid electronically via ACH, unless other arrangements have been made. Recording fees will be deposited into the County's account after business hours on the day of the recording, or as agreed prior to implementation.
4. Receiver's Duties. Electronic recordings by or through Simplifile will be processed by Receiver under the terms noted herein. Further:
- a. Availability. Receiver shall process electronically submitted documents during normal business hours. Receiver will notify Simplifile of the daily cut-off time. Receiver will attempt to notify Simplifile of service disruptions.
 - b. General Provisions. The following provisions, to be incorporated into electronic recording processes by Receiver will ensure success of electronic recording:
 - i. Receiver will not reject documents due to incorrect indexing data provided by Submitter unless it affects the Receiver's ability to accurately calculate recording charges or verify the image. Indexing data is provided to Receiver as a courtesy, not a requirement of the e-recording process.
 - ii. Receiver will make every effort to not void documents after they have been recorded and returned. If a document must be voided, Receiver will immediately notify Simplifile.
 - iii. Receiver will notify Simplifile if there are changes in recording fees or recording requirements that might affect Simplifile or its submitter customers.
 - iv. Receiver shall apply the same level of diligence and recording standards in handling electronic documents as apply to paper documents.
5. Implementation. During the implementation process, Receiver will provide Simplifile with information pertinent to the implementation of electronic recording and will update said information as it may change from time to time. Any such information will be in addition to this Agreement in support of the implementation of e-recording between Receiver and Simplifile. Said information may include:
- a. Document Types to be accepted for Electronic Recording.
 - b. Recording or Indexing Requirements, if any.
 - c. Receiver's Recording Hours of Operations.
 - d. ACH account information and/or payment requirements.
 - e. Contact information for business, accounting and technical needs.
 - f. Up-to-date Fee schedule for all recording costs by document.
6. General Disclaimers. Neither Receiver nor Simplifile shall be liable to the other for any damages arising from any delay, omission or error in any recording submitted by or through Simplifile. Both parties understand that there are no warranties, express or implied, in connection with e-recording except as written herein. Receiver disclaims any

liability for information electronically transmitted to Receiver or any breach of security, fraud or deceit as a result of any electronic recording.

7. No Waiver of Governmental Immunity. Nothing contained herein waives any protections that may be applicable to Receiver or any of its elected or appointed officials, employees, or agents under any applicable statutes or regulations providing governmental immunity, protections, defenses or limitations on liability Receiver or such related parties that are provided by law.
8. No Third-Party Beneficiaries. The enforcement of the terms of this Agreement and all rights of action relating to such enforcement shall be reserved to the parties of this Agreement.
9. Document conformity. Receiver shall be held harmless in any dispute concerning the accuracy, completeness and conformity to the paper originals of any documents electronically recorded.
10. No Infringement. Neither party shall attempt to hack, reverse engineer, inspect, copy, or use for any other purpose, any hardware, software, or digital data belonging to the other party or used in the electronic recording process.
11. Disputes. The parties shall attempt in good faith to resolve any controversy or claim arising out of or relating to electronic recording with Receiver through negotiation, followed by non-binding mediation, before resorting to litigation. Parties agree that this document shall be governed and enforced by the laws of (and within) the state in which the documents are e-recorded.
12. Term. This Agreement shall take effect on the Effective Date and shall continue in effect for one (1) year, unless terminated sooner, such termination will take effect thirty (30) days after written notice is provided to either party.
13. Entire Agreement. This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof, and supersedes all prior and contemporaneous agreements or understandings, whether oral or written.

SIMPLIFILE

ELLIS COUNTY, TEXAS

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

A.4

COMMISSIONERS COURT AGENDA REQUEST

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

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

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

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

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

Please fill out this form completely:

DATE: 2/16/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Jana Onyon

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Election

ADDRESS: 204 E Jefferson Street

PREFERRED DATE TO BE PLACED ON AGENDA: 3-3-26

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

Acceptance of the Official Bond for Jana Onyon, Election Administrator, effective January 19, 2026.

ELLIS COUNTY ELECTIONS
JAN 12 '26 AM 8:09

OLD REPUBLIC SURETY COMPANY

18500 W Corporate Drive, Suite 170, Brookfield, WI 53045 | T: 800.217.1792 | www.orsurety.com

January 06, 2026

JANA LEE ONYON
204 E JEFFERSON ST
WAXAHACHIE, TX 75165

Re: W150247566 \$20,000 ELECTION ADMINISTRAT
JANA LEE ONYON
COUNTY JUDGE OF ELLI
Agency: 89-6747 ASSUREDPARTNERS OF TEXAS LLC

Dear Principal:

Enclosed is your Continuation Certificate(s) to renew your bond.
Please forward to the obligee listed on the Certificate for your renewal.
Do not return the Certificate to Old Republic Surety.
Be sure to retain a copy for your records.
Please contact your agent if you have any questions regarding your bond.
We thank you for your business.

Sincerely,

OLD REPUBLIC SURETY COMPANY
Agency Services Department
encl.



OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: **Anne Solomko of Brookfield, WI**

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$10,000,000, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows: Effective Date: 01/19/2026

Bond Number: W150247566 Bond Amount: Twenty Thousand Dollars \$ 20,000.00
Principal Name: Jana Lee Onyon

Obligee Name: County Judge of Ellis County, Texas, Texas

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that the president, any vice president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 17th day of October 2025

Assistant Secretary



OLD REPUBLIC SURETY COMPANY

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 17th day of October, 2025, personally came before me, Alan Pavlic and Kevin J. Abitz to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Notary Public

My Commission Expires: 09/28/2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

0896747



Signed and sealed at the City of Brookfield, WI this 17th day of October 2025

Assistant Secretary

OATH OF OFFICE

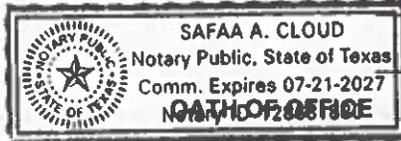
(COUNTY COMMISSIONERS AND COUNTY JUDGE)

I, Jana Onyon, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Electon Administrator of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State; and I furthermore solemnly swear (or affirm), that I have not directly nor indirectly paid, offered, or promised to pay, contributed nor promised to contribute any money, or valuable thing, or promised any public office or employment, as a reward for the giving or withholding a vote at the election at which I was elected; and I furthermore solemnly swear (or affirm) that I will not be, directly or indirectly, interested in any contract with or claim against the County, except such contracts or claims as are expressly authorized by law and except such warrants as may issue to me as fees of office. So help me God.

Signed Jana Onyon

Sworn to and subscribed before me, at Ellis County, Texas, this 03 day of February, 20 26.

(Seal)



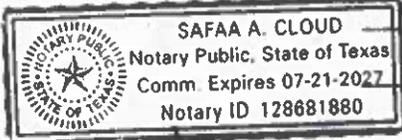
Safaa A Cloud
Notary Public
Ellis County, Texas

I, Jana Onyon, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Electon Administrator of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State; and I furthermore solemnly swear (or affirm), that I have not directly nor indirectly paid, offered, or promised to pay, contributed nor promised to contribute any money, or valuable thing, or promised any public office or employment, as a reward for the giving or withholding a vote at the election at which I was elected. So help me God.

Signed Jana Onyon

Sworn to and subscribed before me, at Ellis County, Texas, this 03 day of February, 20 26.

(Seal)



Safaa A Cloud
Notary Public
Ellis County, Texas

THE STATE OF TEXAS
County of _____

The foregoing bond of _____ as _____ in and for _____ County and State of Texas, this day approved in open Commissioner's Court.

ATTEST: _____ Date: _____, 20_____

Clerk _____ County Judge,
County Court _____ County _____ County, Texas

THE STATE OF TEXAS } ss
County of _____

I, _____, County Clerk, in and for said County, do hereby certify that the foregoing Bond dated the _____ day of _____, 20_____, with its certificates of authentication, was filed for record in my office the _____ day of _____, 20_____, at _____ o'clock _____ M., and duly recorded the _____ day of _____, 20_____, at _____ o'clock _____ M., in the Records of Official Bonds of said County in Volume _____, on page _____.

WITNESS my hand and the seal of the County Court of said County, at office in _____, Texas, the day and year last above written.

Clerk

By _____ Deputy _____ County Court _____ County

Old Republic Surety Company
PO Box 1635
Milwaukee, WI 53201-1635

CONTINUATION CERTIFICATE

BOND NUMBER	BOND DESCRIPTION	BOND AMOUNT	EFFECTIVE DATE	EXPIRATION DATE
W150247566	Election Administrator	20,000.00	01/19/2026	01/19/2027

PRINCIPAL

Jana Lee Onyon
204 E Jefferson St

Waxahachie, TX 75165

OBLIGEE

County Judge of Ellis County, Texas
109 S Jackson St

Waxahachie, TX 75165-3745

ORIGINAL FOR BOND RENEWAL

THIS BOND CONTINUES IN FORCE TO THE ABOVE EXPIRATION DATE CONDITIONED AND PROVIDED THAT THE LOSSES OR RECOVERIES ON IT AND ANY AND ALL ENDORSEMENTS SHALL NEVER EXCEED THE PENALTY SET FORTH IN THE BOND AND WHETHER THE LOSSES OR RECOVERIES ARE WITHIN THE FIRST AND/OR SUBSEQUENT OR WITHIN ANY EXTENSION OR RENEWAL PERIOD, PRESENT, PAST OR FUTURE. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SIGNED AND DATED THIS 17th DAY OF October 2025

0896747

ASSURED PARTNERS OF TEXAS LLC DBA BE
PO BOX 2567

WAXAHACHIE, TX 75168
972-938-9676

Old Republic Surety Company

SURETY

By



ATTORNEY-IN-FACT



A.5

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: February 18, 2026

PREFERRED DATE TO BE PLACED ON AGENDA: March 3, 2026

NAME: EJ Harbin PHONE: 972-825-5117

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

DEPARTMENT OR ASSOCIATION: CONSENT

***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):

Action to declare as surplus (1) one 2013 Chevrolet Tahoe: Vin 1GNSCAE08DR131765, from the Ellis County Sheriff, to be disposed of in accordance with the Local Government Code 263 and to sell it to the City of Oak Leaf, Texas for the amount of \$6,500.00. Proceeds to be deposited in the vehicle replacement fund.

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.6

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: **February 19, 2026**

PREFERRED DATE TO BE PLACED ON AGENDA: **March 3, 2026**

NAME: **EJ Harbin** PHONE: **972-825-5117**

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

DEPARTMENT OR ASSOCIATION: **March 3, 2026 CONSENT**

***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 declare the listed items as surplus to be disposed of in accordance with the Local Government Code 263: Items at County Farm and Storage Unit for Shannan Lampier

PLEASE SEE SUPPORTING DOCUMENT FOR LIST

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.**

- 2 - Pallets of Outdated Law Books from DA's Office
- 37 - Phones and 3-Hot Spot Units
- 1 - Frigidaire Refrigerator
- 13 - Ink Toner Cartridges, 1-Fax Machine, 3 - Desktop Scanners, 4 - Desktop Switches, 24 - Desktop PC's, 12 - Laptops, 1 - GE CRT Television, 2 - Monitor stands
- 1-Rolling Tv Stand, 1 - TV stand/cabinet, 1 - Storage Cabinet, 1 - Podium, 1 - Bookshelf, 9 - Office Chairs
- 1 - Rolling Shelving Unit, 2 - Blueprint Racks, 1 - Metal Storage Cabinet
- 6 - VAV Units and one small pallet of fire suppression units
- 4 - General Altimax Arctic 245/65 R17 show tires and wheels, 4 - Good Year LT275/65 R18 tires, 3 - Good Year Eagle Sport 60 R18 tires, 4 - 20" Tahoe Rims
- 4 - Sound Panels
- Cubicle Panels
- 10 - Office Chairs, 2 - Round tables with electrical connections, 16 - Desks, 1 - Large filing cabinet, 1 - Small filing cabinet, 1 - Bookshelf, 3 - Black tabletops

A. 7

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: 02/23/2026

PREFERRED DATE TO BE PLACED ON AGENDA: 03/03/2026

NAME: EJ Harbin PHONE: 972-825-5117

ADDRESS: 302 N Monroe Street Waxahachie, TX 75165

DEPARTMENT OR ASSOCIATION: CONSENT

***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 transfer a vehicle from the DA's Office to Juvenile Services.

2018 NISSAN ROGUE VIN #5N1AT2MT6JC728512

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.8

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: 2/18/2026

PREFERRED DATE TO BE PLACED ON AGENDA: 3/3/2026

NAME: Alyssa Moore PHONE: 972-825-5112

ADDRESS: 302 N Monroe St

DEPARTMENT OR ASSOCIATION: Engineering

***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):

Approving of the County Judge to sign, certify and submit the 2025-2030 MS4 Phase II Storm Water Permit Application to the Texas Commission of Environmental Quality (TCEQ).

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.9

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: 2.19.2026

PREFERRED DATE TO BE PLACED ON AGENDA: March 3, 2026

NAME: Tim Birdwell PHONE: 972-825-5555

ADDRESS: 302 N. Manroe Ste. 235, Waxahachie TX 75165

DEPARTMENT OR ASSOCIATION: Ellis County Fire Marshal.

***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):

Approval of Audit Report for the following ESD Board of Directors: Pursuant to 775.082, Texas Health and Safety Code, please accept the annual Audit Report of the fiscal accounts and records of Emergency Services District in Ellis County for ESD#1 Maypearl.

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.**

**ELLIS COUNTY EMERGENCY
SERVICES DISTRICT NO. 1
SEPTEMBER 30, 2025**

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**WATERS, VOLLMERING
BEAVERS & ADAMS, LLP**
INDEPENDENT AUDITOR'S REPORT

District Commissioners
Ellis County Emergency Services District No. 1
Maypearl, TX

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of Ellis County Emergency Services District No. 1 (the District) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the major fund, and the aggregate remaining fund information of the District, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

Management has omitted management's discussion and analysis and budgeted comparisons that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated January 7, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial

reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Waters Vollmering Beavers & Adams, LLP

Waters, Vollmering, Beavers & Adams, LLP

Mansfield, TX

January 7, 2026

ELLIS COUNTY EMERGENCY SERVICE DISTRICT #1
GOVERNMENTAL FUND BALANCE SHEET AND
STATEMENT OF NET POSITION
September 30, 2025

	General Fund	Adjustments (Note G)	Statement of Net Position
ASSETS			
Cash and cash equivalents	\$ 695,432	\$ -	\$ 695,432
Capital assets, net of accumulated depreciation		1,961,618	1,961,618
Total Assets	695,432	1,961,618	2,657,050
LIABILITIES			
Accounts payable	8,074	-	8,074
Current liabilities	17,279	-	17,279
Due within one year		82,682	82,682
Due after one year		302,997	302,997
Total liabilities	25,353	385,679	411,032
FUND BALANCE/NET POSITION			
Fund balances:			
Restricted - retirement of long-term debt	102,674	(102,674)	-
Unassigned	122,405	(122,405)	-
Total fund balances	225,079	(225,079)	-
Total liabilities and fund balances	\$ 250,432		
Net position:			
Net investment in capital assets		1,575,939	1,575,939
Restricted for debt service fund		102,674	
Unrestricted		567,405	670,079
Total net position		\$ 2,246,018	\$ 2,246,018

See accompanying notes and independent auditor's report

ELLIS COUNTY EMERGENCY SERVICE DISTRICT #1
GOVERNMENTAL FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE AND
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2025

	<u>General Fund</u>	<u>Adjustments (Note G)</u>	<u>Statement of Activities</u>
EXPENDITURES:			
Emergency services	\$ 9,974	\$ -	\$ 9,974
Administrative	491,533		491,533
Office facilities	36,338		36,338
Professional fees	25,003		25,003
Training	13,747		13,747
Repairs and maintenance	41,702		41,702
Utilities	12,797		12,797
Depreciation		181,531	181,531
Interest expense	150		150
Capital outlay	1,050,427	(1,050,427)	-
Debt Service			
Principal	59,321	(59,321)	-
Interest	17,684		17,684
Net Expenditures	<u>1,758,676</u>	<u>(868,896)</u>	<u>830,459</u>
PROGRAM REVENUES			
Grants & Contributions	<u>16,515</u>	<u>-</u>	<u>16,515</u>
Net Program Revenue	<u>16,515</u>	<u>-</u>	<u>16,515</u>
GENERAL REVENUES			
Property taxes	991,029		991,029
Other income	1,078		1,078
Net General Revenue	<u>992,107</u>	<u>-</u>	<u>992,107</u>
NON-OPERATING REVENUES			
Interest income	<u>66,480</u>		<u>66,480</u>
Net Non-Operating Revenue	<u>66,480</u>	<u>-</u>	<u>66,480</u>
Excess of revenues over expenditures	(683,574)	868,896	244,643
FUND BALANCE/NET POSITION AT BEGINNING OF YEAR	<u>908,653</u>	<u>1,092,722</u>	<u>2,001,375</u>
FUND BALANCE/NET POSITION AT END OF YEAR	<u>\$ 225,079</u>	<u>\$ 1,961,618</u>	<u>\$ 2,246,018</u>

See accompanying notes and independent auditor's report

ELLIS COUNTY EMERGENCY SERVICES DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Ellis County Emergency Services District No. 1 (the "District") have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") applicable to government entities. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. More significant of these accounting policies are described below.

1. Reporting Entity

The Ellis County Emergency Services District No. 1 is a political subdivision of the State of Texas and was created through the conversion of the Ellis County Rural Fire District No. 4 by a general election in July of 1999. The District was created to provide emergency services and promote public safety, welfare, health and convenience of persons residing in the District. The District is a governmental entity organized under the Texas Health Safety Code Sec. 775.

2. Basis of Presentation

The government-wide financial statements include the statement of net position and the statement of activities. Government-wide statements report information on all of the activities of the District. Governmental activities are supported mainly by property taxes.

The statement of activities reflects the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included in program revenues are reported as general revenues.

The General Fund meets the criteria of a major governmental fund. The District has no other governmental funds.

GASB provides that for governments engaged in a single governmental program, the fund financial statements and government-wide statements may be combined. The District presents the general fund in the first column. The next column is an adjustments column. It reconciles the amounts reported in the governmental funds to show how each would change

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont.)

when reported on the full-accrual basis of accounting. The last column of these combination statements shows the amounts that normally would appear in the government-wide statements.

3. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Revenues are classified as program revenues and general revenues. Program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. General revenues include all taxes, grants not restricted to specific programs and investment earnings.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are susceptible to accrual, as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The District considers the availability period for grants to be one year. Expenditures generally are recorded when a liability is incurred, under accrual accounting.

The government reports the following major governmental fund:

The General Fund is the general operating fund of the District and is always classified as a major fund. The General Fund is used to account for all financial resources except those required to be accounted for in another fund. Major revenue sources include property taxes. Primary expenditures are for general administration, emergency services and management.

The District has no other major governmental funds.

Cash and Cash Equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and investments with original maturities of three months or less from the end of the fiscal year.

Allowance For Credit Losses

The District has adopted ASC 326 Credit Losses and determined its impact was not considered material. An allowance account is maintained for the percentage of receivables that are deemed doubtful at year end. The District bases this percentage primarily on the amount of over ninety-day balances in the accounts receivable account. Accounts receivables are written off when they are determined to be uncollectible. The allowance for doubtful accounts was \$0 at September 30, 2025.

Capital Assets

All acquisitions of property and equipment are recorded at cost, if purchased or at fair value at date of gift, if donated. When assets are disposed of, their cost and accumulated depreciation

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

are removed from the accounts and the resulting gains or losses are credited or charged to operations. Land is recorded at cost and it is not depreciated. Furniture and equipment is capitalized if cost is over \$1,000.

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

Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Building and Improvements	15-39 years
Fire Trucks	10 years
Fire Fighting Equipment	3-10 years
Furniture and Equipment	3-5 years

Property Tax

Property taxes are levied based on taxable value at January 1 and become due October 1 and past due after the following January 31. Accordingly, receivables and revenues for property taxes are reflected on the government-wide statement based on the full accrual method of accounting. Property tax receivables for prior year's levy, if any, are shown net of an allowance for uncollectible.

Long-Term Obligations

All long-term obligations, if any, are reported in the government-wide financial statements.

In general, governmental fund payables, once incurred, are paid in a timely manner and in full, from current financial resources, are reported as obligations of the funds. Bonds, capital leases and long-term loans are recognized as a liability on the fund financial statements when due.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Final settlement amounts could differ from those estimates.

Fund Balance Classification

In the governmental fund financial statements, the District reported the following types of governmental fund balances: restricted and unassigned.

Restricted – Amounts that have constraints placed on the use of their resources. These constraints can be: (a) externally imposed by creditors (e.g., debt covenants), grantors, contributors or laws/regulations of other governments; or (b) imposed by law through constitutional provision or enabling legislation. Both constraints are legally enforceable by an external party. The District does not have any restricted assets.

Unassigned – All amounts not included in other spendable classifications. The General Fund is the only fund that would report a positive amount in unassigned fund balance. Residual deficit amounts of the governmental funds would also be reported as unassigned.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

Net Position

Net Position represents the difference between assets, deferred outflows of resources, deferred inflows of resources, and liabilities. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

The Lease Accounting Standard

The Company decided to adopt the Financial Accounting Standard Board's Accounting Standards Codification (ASC) 842, *Lease Accounting*.

The lease accounting guidance generally requires the treatment of all qualified leases as a right-to-use asset and an associated liability. If the Company had qualified leases, then retained earnings could be adjusted to reflect the prior period effect of the change in accounting principle. The asset and liability are reduced over the length of the lease with changes impacting the operating statement. The District has adopted the lease standard but does not have any leases in 2025.

NOTE B - CASH AND INVESTMENTS

Cash

At September 30, 2025, the carrying amount of the District's bank balance was \$695,432. The District had multiple bank balances that were all covered by federal deposit insurance, but one exceeded federal deposit insurance by \$113,827.

Analysis of Specific Deposit and Investment Risks

GASB Statement No. 40 requires a determination as to whether the District was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

a.) Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The ratings of securities by nationally recognized rating agencies are designed to give an indication of credit risk. At year end, the District was not significantly exposed to credit risk.

b.) Custodial Credit Risk

Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the District's name.

At year end, the District was exposed to custodial credit risk.

NOTE B – CASH AND INVESTMENTS (cont.)

c.) Concentration of Credit Risk

The risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. At year end, the District was not exposed to a concentration of credit risk.

d.) Interest Rate Risk

This is the risk that changes in interest rates will adversely affect the fair value of an investment.

At year-end, the District was not exposed to interest rate risk.

e.) Foreign Currency Risk

This is the risk that exchange rates will adversely affect the fair value of an investment. At year end, the District was not exposed to foreign currency risk.

NOTE C – CHANGES IN CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025, is as follows:

	Balance 9/30/24	Additions	Retirements	Transfers	Balance 9/30/25
Land	\$ 70,000	\$ -0-	\$ -0-	\$ -0-	\$ 70,000
EMS Equipment	81,181	-0-	-0-	-0-	81,181
Communication Equipment	69,886	-0-	-0-	-0-	69,886
Building & Improvements	1,074,771	-0-	-0-	-0-	1,074,771
Firefighting Apparatus	1,138,111	1,044,761	-0-	-0-	2,182,872
Furniture & Fixtures	95,934	5,666	-0-	-0-	101,600
Firefighting Equipment	235,025	-0-	-0-	-0-	235,025
Total capital assets	2,764,908	1,050,427	-0-	-0-	3,815,335
	Balance 9/30/24	Additions	Retirements	Transfers	Balance 9/30/25
Less Accumulated Depreciation:					
EMS Equipment	71,835	7,010	-0-	-0-	78,845
Communication Equipment	36,446	12,450	-0-	-0-	48,896
Building & improvements	414,438	27,534	-0-	-0-	441,972
Firefighting Apparatus	884,017	104,610	-0-	-0-	988,627
Furniture & Fixtures	47,998	13,706	-0-	-0-	61,704
Firefighting Equipment	217,452	16,221	-0-	-0-	233,673
Total accumulated depreciation	1,672,186	181,531	-0-	-0-	1,853,717
Governmental activities capital assets, net	\$ 1,092,722	\$ 868,896	\$ -0-	\$ -0-	\$ 1,961,618

NOTE C – CHANGES IN CAPITAL ASSETS (cont.)

Depreciation expense was charged to government activities of \$181,531.

NOTE D -- PROPERTY TAXES

Taxes were levied on and payable as of October 1. The District has contracted with the Ellis County Tax Assessor-Collector to collect taxes on its behalf. Current year taxes become delinquent February 1. Any current year delinquent taxes not paid by July 1 are turned over to attorneys for collection action.

For tax year 2025, the assessed tax rate for the District was \$0.10 percent per \$100 on an assessed valuation of \$996,042,736 used to fund 2025 activities. Total tax levy for fiscal year 2025 was \$991,029.

NOTE E - LONG TERM DEBT

1. Governmental activities –

Notes Payable:

Note payable debt outstanding at September 30, 2025, is comprised of the following:

NOTE E - LONG TERM DEBT (cont.)

<u>Description of Debt</u>	<u>Amount</u>
Note payable to a financial institution secured a security interest in ad valorem tax revenue and all other income or receipts received or to be received by the Borrower, requiring annual installments of \$102,674 including interest at 5.631%.	\$ 385,679
Total	<u>\$ 385,679</u>

Annual debt service requirements to maturity for notes payable debt are as follows:

Year Ending September 30	Principal	Interest	Total
2026	\$ 82,682	\$ 19,992	\$ 102,674
2027	87,437	15,237	102,674
2028	92,465	10,208	102,674
2029	97,783	4,891	102,674
2030	25,312	356	25,667
Total	<u>\$ 385,679</u>	<u>\$ 50,684</u>	<u>\$ 436,363</u>

NOTE E - LONG TERM DEBT (cont.)

Changes in long-term liabilities:

Long-term debt activity for the year ended September 30, 2025, was as follows:

	Amounts payable at beginning of year	Amounts added during year 2025	Amounts retired during fiscal year 2025	Amounts payable at end of year	Amounts due within one year
Notes payable	\$ -0-	\$ 445,000	\$ (59,321)	\$ 385,679	\$ 102,674
Total	\$ -0-	\$ 445,000	\$ (59,321)	\$ 385,679	\$ 102,674

NOTE F - CONTINGENT LIABILITIES

Litigation

The District is not aware of any pending or threatened litigation.

NOTE G - EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS

Differences between the Governmental Fund Balance Sheet and the Statement of Net Position:

The differences (as reflected in the adjustments column) primarily result from the long-term economic resources focus of the statement of net position versus current financial resources focus of the governmental fund balance sheet.

When capital assets (land, buildings, equipment) that are to be used in governmental activities are purchased or constructed, the costs of those assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the District as a whole.

Cost of capital assets	\$ 3,815,335
Accumulated depreciation	<u>(1,853,717)</u>
	<u>\$ 1,961,618</u>

Long-term liabilities applicable to the district's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities - both current and long-term-are reported in the statement of net position.

Due within one year	\$ 82,682
Due after one year	<u>302,997</u>
	<u>\$385,679</u>

NOTE G – EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS (cont.)

Differences between the Governmental Fund Operating Statement and the Statement of Net Activities:

The differences (as reflected in the adjustments column) arise primarily from the long-term economic resources focus of the statement of activities versus the current financial resources focus of the governmental funds.

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	\$ (1,050,427)
Depreciation Expense	<u>181,531</u>
	<u>\$ 868,896</u>

Repayment of notes payable is reported as expenditures in governmental funds. For the district as a whole, however, the principal payments reduce the liabilities in the statement of net position and do not result in an expense in the statement of activities.

Payment of Principal	<u>\$ (59,321)</u>
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NOTE H – Subsequent Events

The District evaluated subsequent events through January 7, 2026, which is the same date that the financial statements were issued, and no events were determined to be reported.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors,
Ellis County Emergency Services District No.1
Maypearl, TX

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund information of Ellis County Emergency Services District No.1, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Ellis County Emergency Services District No.1's basic financial statements, and have issued our report thereon dated January 7, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Ellis County Emergency Services District No.1's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Ellis County Emergency Services District No.1's internal control. Accordingly, we do not express an opinion on the effectiveness of the Ellis County Emergency Services District No.1's internal control.

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

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

- The District's limited staffing creates deficiencies in internal control related to segregation of duties in the areas of cash management, additions and dispositions of assets, cut-off procedures and proper recording of accruals. Management should evaluate the relative costs and benefits associated with any additional controls recognizing that volunteer labor can be utilized with proper procedures to mitigate potential control deficiencies.
- During planning we noticed that prior year audit adjustments had not been made into the client's financials. Management will add these into audit adjustments into QuickBooks at the close of the yearly audit for accurate financial reporting.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Ellis County Emergency Services District No.1's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Waters, Vollmering, Beavers & Adams, LLP
Mansfield, Texas
January 7, 2026

A.10

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: 02-18-2026

PREFERRED DATE TO BE PLACED ON AGENDA: 03-03-2026

NAME: KEN HATCHER PHONE: 972-825-5376

ADDRESS: 301 N. 8TH STREET MIDLOTHIAN, TX 76065

DEPARTMENT OR ASSOCIATION: _____

***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):

ELLIS COUNTY CONSTABLE OFFICE PRECINCT 4 IS REQUESTING TO HAVE TWO FIREARMS (HANDGUNS) AWARDED TO THE AGENCY. THE TWO FIREARMS WERE ABANDONED BY SUBJECT FROM A WRIT OF POSSESSION THAT OCCURED IN DECEMBER 2024

SUPPORTING DOCUMENTS WILL BE BROUGHT IN TO 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.**



A.11 - A.15

**Department of Development Agenda Items
Ellis County Commissioners' Court -
March 3, 2026
2:00 PM**

CONSENT AGENDA

Agenda Item No. 1

Ratify staff action of approval on a final plat of Lear East Estate, Lot 1, Block A. The ± 1.131-acre site is located ± 855 feet southeast of the intersection of Skrivanek Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.

Agenda Item No. 2

Ratify staff action of approval on a final plat of Lear West Estate, Lot 1, Block A. The ± 1.309-acre site is located at the intersection of Eason Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.

Agenda Item No. 3

Ratify staff action of approval on a final plat of Chavera Addition, Lots 1 & 2, Block A. The ± 11.100-acre site is located ± 1,045 feet northeast of the intersection of Sandswitch Road and Colvin Road, Ennis, Road and Bridge Precinct No. 2.

Agenda Item No. 4

Ratify staff action of approval on a final plat of Wood Duck Landing, Lots 1 & 2. The ± 3.177-acre site is located at the intersection of Lake Sawyer Road and Tom Sawyer Road, in the extraterritorial jurisdiction (ETJ) of the City of Alma, Road and Bridge Precinct No. 2.

Agenda Item No. 5

Ratify staff action of approval of the final plat of National IOS - Waxahachie 33L Lot 1, Block A. The ± 6.009-acre site is located ± 570 east of the intersection of FM 66 and Howland Lane, situated in the J. Drinkard Survey, Abstract No. 273, Waxahachie, Road and Bridge Precinct No. 3.

ADMINISTRATIVE AGENDA

Agenda Item No. 1

Discussion, consideration, and action to accept the performance bond for the National IOS - Waxahachie 33L subdivision. The ± 26.89-acre site is located ± 570 feet east of the intersection of FM 66 and Howland Lane, Waxahachie, Road and Bridge Precinct No. 3.

A.16

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: 02/23/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Staci Parr

PHONE: 972-825-5123 FAX: _____

DEPARTMENT OR ASSOCIATION: Auditors Office

ADDRESS: 101 W. Main St, Ste 301, Waxahachie, Texas 75165

PREFERRED DATE TO BE PLACED ON AGENDA: 03/03/2026

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

****Consent Agenda - Financial****

Acceptance of the County Auditors Monthly Report for November 2025 pursuant to Texas Local Government Code §114.025

*Ellis County Auditor's Report
November 2025
Fiscal Year 2026*

Benchmark for 3 Months = 16.67%

	2026 Budget	YTD Rev/Exp as of 12/31/2025	% of Budget Received/ Used	Prior Year YTD	Increase/ (Decrease) from Prior Year	
<i>General Fund Revenues</i>						
NON-DEPARTMENTAL	106,209,937	1,444,230	1.36%	3,809,341	-62.09%	
AUDITOR	12,565	(435)	-3.46%	-	N/A	
INFORMATION TECHNOLOGY	-	-	N/A	-	N/A	
AG EXTENSION	-	-	N/A	-	N/A	
DEPARTMENT OF DEVELOPMENT	838,200	129,514	15.45%	169,465	-23.57%	
VETERANS SERVICE OFFICER	24,760	3,708	14.98%	2,378	55.93%	
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	8,025	1,525	19.00%	758	101.19%	
ELECTIONS	341,810	32,516	9.51%	45,791	-28.99%	
PURCHASING	1,500	-	0.00%	-	N/A	
DISTRICT CLERK	973,150	84,887	8.72%	161,441	-47.42%	
COUNTY CLERK	1,828,400	284,184	15.54%	338,763	-16.11%	
SHERIFF REVENUES	235,350	34,462	14.64%	42,819	-19.52%	
COUNTY ATTORNEY	72,640	8,736	12.03%	3,750	132.99%	
TAX COLLECTOR	1,988,220	37,041	1.86%	37,089	-0.13%	
CIVIL ENGINEER	95,800	2,915	3.04%	23,364	-87.52%	
COUNTY COURT AT LAW #1	315,560	78,844	24.99%	93	84678.49%	
COUNTY TREASURER	75	50	66.67%	25	100.00%	
EMERGENCY MANAGEMENT	-	-	N/A	-	N/A	
FIRE MARSHAL	-	-	N/A	-	N/A	
JUSTICE OF THE PEACE PCT. 1	219,500	37,872	17.25%	24,657	53.60%	
JUSTICE OF THE PEACE PCT. 2	223,210	43,971	19.70%	37,278	17.95%	
JUSTICE OF THE PEACE PCT. 3	171,515	35,246	20.55%	21,361	65.00%	
JUSTICE OF THE PEACE PCT. 4	132,345	23,939	18.09%	16,711	43.26%	
CONSTABLE PCT. 1	87,200	13,545	15.53%	16,890	-19.80%	
CONSTABLE PCT. 2	63,500	11,038	17.38%	10,866	1.58%	
CONSTABLE PCT. 3	131,300	24,079	18.34%	20,813	15.69%	
CONSTABLE PCT. 4	88,950	16,945	19.05%	12,675	33.69%	
UNCLAIMED PROPERTY	61,873	350	0.57%	253	38.07%	
LATCF REVENUE	-	-	N/A	-	N/A	
BUDGETED FUND BALANCE	-	-	0.00%	-	N/A	
	114,125,385	-	2,349,161	2.06%	4,796,580	-81.02%
<i>General Fund Expenditures</i>						
PROCEEDS FROM ISSUANCE OF FINANCED PURCHASES	-	-	N/A	-	N/A	
SHERIFF	21,429,518	3,429,970	16.01%	2,842,450	20.67%	
JAIL	16,339,532	2,207,063	13.51%	2,025,372	8.97%	
MAINTENANCE	1,272,481	141,837	11.15%	173,391	-18.20%	
COUNTY AUDITOR	1,464,750	286,385	19.55%	207,424	38.07%	
INFORMATION TECHNOLOGY	1,757,688	494,935	28.16%	250,803	97.34%	
TEXAS A&M AGRILIFE EXTENSIONS	374,213	41,747	11.16%	50,281	-16.97%	
DEPARTMENT OF DEVELOPMENT	1,590,375	223,934	14.08%	211,820	5.72%	
VETERANS SERVICE OFFICER	307,903	34,254	11.13%	29,472	16.23%	
COMMISSIONERS	884,097	101,811	11.52%	93,659	8.70%	
INDIGENT HEALTH CARE	6,336,657	966,762	15.26%	523,128	84.80%	
MENTAL HEALTH JUV EXP	1,572,410	59,023	3.75%	53,893	9.52%	
COVID 19 EXPENDITURES	-	-	N/A	-	N/A	
VACCINE HUB	-	-	N/A	-	N/A	
AUXILLARY COURTHOUSE- CIVIC CENTER	-	7,996	N/A	8,929	-10.45%	
MAY SEVERE WEATHER	-	-	N/A	-	N/A	
NON-DEPARTMENTAL	13,522,195	1,497,148	11.07%	1,435,591	4.29%	
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	343,549	9.00%	597,706	-42.52%	
40TH JUDICIAL DISTRICT COURT	475,119	67,153	14.13%	60,237	11.48%	
378TH JUDICIAL DISTRICT COURT	1,045,831	135,304	12.94%	94,027	43.90%	
443RD JUDICIAL DISTRICT COURT	427,070	72,348	16.94%	55,749	29.77%	
INDIGENT DEFENSE	256,218	37,729	14.73%	23,520	60.41%	
ELECTIONS	1,708,184	410,915	24.06%	599,540	-31.46%	
PURCHASING	785,071	86,289	10.99%	103,078	-16.29%	
<i>General Fund Expenditures (Continued)</i>						
DISTRICT CLERK	1,721,140	245,567	14.27%	221,281	10.98%	
COUNTY CLERK	1,838,659	256,225	13.94%	266,768	-3.95%	
HIGHWAY PATROL	177,005	25,645	14.49%	24,303	5.52%	
GAME WARDEN	-	-	0.00%	-	N/A	
COUNTY ATTORNEY	9,258,047	1,171,855	12.66%	981,199	19.43%	
TAX COLLECTOR	2,797,486	400,228	14.31%	343,489	16.52%	
CIVIL ENGINEER	1,496,024	152,428	10.19%	107,642	41.61%	

Ellis County Auditor's Report
November 2025
Fiscal Year 2026

Benchmark for 3 Months = 16.67%

	2026 Budget	YTD Rev/Exp as of 12/31/2025	% of Budget Received/ Used	Prior Year YTD	Increase/ (Decrease) from Prior Year
COUNTY COURT AT LAW #1	700,515	89,569	12.79%	77,881	15.01%
COUNTY COURT AT LAW #2	612,746	85,513	13.96%	74,493	14.79%
COUNTY COURT AT LAW #3	596,106	82,800	13.89%	71,109	16.44%
COUNTY JUDGE	601,795	86,805	14.42%	79,074	9.78%
504TH DISTRICT COURT	338,744	-	0.00%	-	N/A
COUNTY TREASURER	498,719	71,058	14.25%	61,849	14.89%
JUVENILE SERVICES	-	-	0.00%	-	0.00%
JUVENILE DETENTION	-	-	100.00%	-	100.00%
HUMAN RESOURCES AND SERVICES	544,617	84,515	15.52%	69,923	20.87%
EMERGENCY MANAGEMENT	418,560	63,674	15.21%	52,365	21.60%
FIRE MARSHAL	1,010,881	138,912	13.74%	118,692	17.04%
JUSTICE OF THE PEACE PCT.1	509,034	72,898	14.32%	67,342	8.25%
JUSTICE OF THE PEACE PCT.2	669,575	99,726	14.89%	97,616	2.16%
JUSTICE OF THE PEACE PCT.3	513,597	73,887	14.39%	58,990	25.25%
JUSTICE OF THE PEACE PCT.4	514,020	57,593	11.20%	63,870	-9.83%
CONSTABLE PCT.1	414,494	60,196	14.52%	59,213	1.66%
CONSTABLE PCT.2	455,708	78,267	17.17%	57,525	36.06%
CONSTABLE PCT.3	470,836	68,703	14.59%	56,776	21.01%
CONSTABLE PCT.4	441,339	59,807	13.55%	56,384	6.07%
INTERFUND TRANSFERS	11,535,766	414,855	3.60%	736,518	-43.67%
DEBT RETIREMENT	-	-	N/A	-	N/A
UNCLAIMED PROPERTY	61,873	-	0.00%	-	N/A
GRANT N - MENTAL HEALTH SERVICES	-	-	0.00%	-	N/A
	114,125,385	15,149,663	13.27%	13,807,156	9.72%
Revenues Over/(Under) Expenditures	-	(12,800,502)		(9,010,577)	
Road & Bridge Funds - Revenues					
ROAD & BRIDGE PCT. 1	5,192,661	158,200	3.05%	182,502	-13.32%
ROAD & BRIDGE PCT. 2	5,987,885	163,311	2.73%	181,573	-10.06%
ROAD & BRIDGE PCT. 3	2,572,017	140,795	5.47%	164,328	-14.32%
ROAD & BRIDGE PCT. 4	4,454,842	152,944	3.43%	175,602	-12.90%
	18,207,405	615,250	3.38%	704,005	-12.61%
Road & Bridge Funds - Expenditures					
ROAD & BRIDGE PCT. 1	5,192,661	250,406	4.82%	243,678	2.76%
ROAD & BRIDGE PCT. 2	5,987,885	249,098	4.16%	203,640	22.32%
ROAD & BRIDGE PCT. 3	2,572,017	331,833	12.90%	802,781	-58.66%
ROAD & BRIDGE PCT. 4	4,454,842	297,323	6.67%	246,231	20.75%
	18,207,405	1,128,659	6.20%	1,496,329	-24.57%
Revenues Over/(Under) Expenditures	-	(513,409)		(792,324)	
Farm to Market Funds - Revenues					
FARM TO MARKET 1	5,489,137	47,717	0.87%	107,084	55.44%
FARM TO MARKET 2	3,233,990	29,478	0.91%	83,788	-64.82%
FARM TO MARKET 3	3,145,349	62,215	1.98%	83,862	-25.81%
FARM TO MARKET 4	3,215,491	34,290	1.07%	230,119	-85.10%
	15,083,967	173,700	1.15%	504,853	-65.59%
Farm to Market Funds - Expenditures					
FARM TO MARKET 1	5,489,137	189,220	3.45%	303,637	-37.68%
FARM TO MARKET 2	3,233,990	128,694	3.98%	204,126	-36.95%
FARM TO MARKET 3	3,145,349	69,775	2.22%	422,256	-83.48%
FARM TO MARKET 4	3,215,491	124,868	3.88%	175,057	-28.67%
	15,083,967	512,556	3.40%	1,105,076	-53.62%
Revenues Over/(Under) Expenditures	-	(338,857)		(600,222)	
Interest & Sinking Funds - Revenues					
SERIES 16 INTEREST & SINKING	3,622,171	47,099	1.30%	163,832	-71.25%
	3,622,171	47,099	1.30%	163,832	-71.25%
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%
Revenues Over/(Under) Expenditures	-	46,157		163,124	
Special Revenue Funds - Revenues					
LATERAL ROADS	594,903	48,007	8.07%	48,357	-0.72%
COUNTY & DISTRICT COURT TECH	63,195	774	1.22%	796	-2.81%
JUSTICE COURT TECHNOLOGY	292,953	4,657	1.59%	4,217	10.44%

*Ellis County Auditor's Report
November 2025
Fiscal Year 2026*

Benchmark for 3 Months = 16.67%

	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 12/31/2025</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
DC ARCHIVES RECORDS MANAGEMENT	208,437	1,347	0.65%	1,608	-16.21%
JURY	423,000	90,300	21.35%	83,450	8.21%
LAW LIBRARY	328,449	24,655	7.51%	25,347	-2.73%
RECORDS MANAGEMENT	3,835,861	91,977	2.40%	88,839	3.53%
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	86,892	2.83%	81,363	6.80%
FIRE MARSHAL SPECIAL FUND	335,925	17,032	5.07%	11,587	-46.98%
DISTRICT COURTS RECORDS TECH	282,526	1,820	0.64%	2,224	-18.17%
DA CHECK PROCESSING	161,922	1,093	0.67%	1,242	-12.03%
DA DRUG FORFEITURE	427,846	2,507	0.59%	2,534	-1.07%
GENERAL RECORDS MGMT/PRESERVAT	1,328,745	25,759	1.94%	22,985	12.07%
COURTHOUSE SECURITY	780,726	21,896	2.80%	21,206	3.25%
COURT REC. PRESERVATION	310,854	6,447	2.07%	8,807	-26.80%
ELECTION ADMIN FEES	887,900	3,522	0.40%	4,608	-23.55%
SHERIFF FEDERAL FORFEITURE	870,165	52,920	6.08%	12,137	336.02%
COUNTY CLERK VITALS PRESERVATION	65,167	1,592	2.44%	1,716	-7.23%
SHERIFF SEIZURE	159,347	1,032	0.65%	1,483	-30.42%
SHERIFF FORFEITURE	508,182	3,540	0.70%	3,981	-11.08%
DA DRUG SEIZURE	996,086	13,837	1.39%	38,473	-64.03%
COURT FACILITY FEE FUND	390,021	13,998	0.00%	14,390	0.00%
OPIOID SETTLEMENT	319,694	1,564	0.00%	1,014	0.00%
CONSTABLE 2 FORFEITURE	1,582	9	0.55%	6	36.66%
CONSTABLE 1 FORFEITURE	181	-	0.00%	-	N/A
CONSTABLE 4 FORFEITURE	-	-	0.00%	-	N/A
TREASURER'S HELD PROPERTY	-	-	N/A	70	-100.00%
PAYROLL	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	-	100.00%	-	N/A
JJAEP	752,331	256,056	34.04%	129,109	98.33%
TRUANCY & PREVENTION	124,945	3,989	3.19%	3,193	24.94%
AMERICAN RESCUE PLAN ACT	9,782,786	(54,721)	-0.56%	125,320	-143.67%
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 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
COURT REPORTER SERVICES FUND	87,287	-	0.00%	-	N/A
LANGUAGE ACCESS FUND	83,640	-4,417	5.28%	2,205	100.32%
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
SFIZED FUNDS	-	-	N/A	351	-100.00%
VEHICLE REPLACEMENT FUND	2,497,220	35,664	1.43%	-	N/A
SB22 - Sheriff	500,000	2,737	0.55%	502,015	-99.45%
SB22 - DA	275,000	276,297	100.47%	276,132	0.06%
HAVA GRANT	52,000	-	0.00%	-	N/A
31,018,073	1,041,615	3.36%	1,520,766	-31.51%	
<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	82,445	19.49%	45,538	81.05%
LAW LIBRARY	328,449	61,470	18.72%	57,768	6.41%
RECORDS MANAGEMENT	3,835,861	17,616	0.46%	-	N/A
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	-	0.00%	-	N/A
FIRE MARSHAL SPECIAL FUND	335,925	16,461	4.90%	3,803	332.87%
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	280,000	31.54%	-	N/A
SHERIFF FEDERAL FORFEITURE	870,165	-	0.00%	-	N/A
COUNTY CLERK VITALS PRESERVATION	65,167	74	0.11%	-	N/A
SHERIFF SEIZURE	159,347	-	0.00%	-	N/A
SHERIFF FORFEITURE	508,182	-	0.00%	-	N/A
DA DRUG SEIZURE	996,086	76,758	7.71%	6,685	1048.24%
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

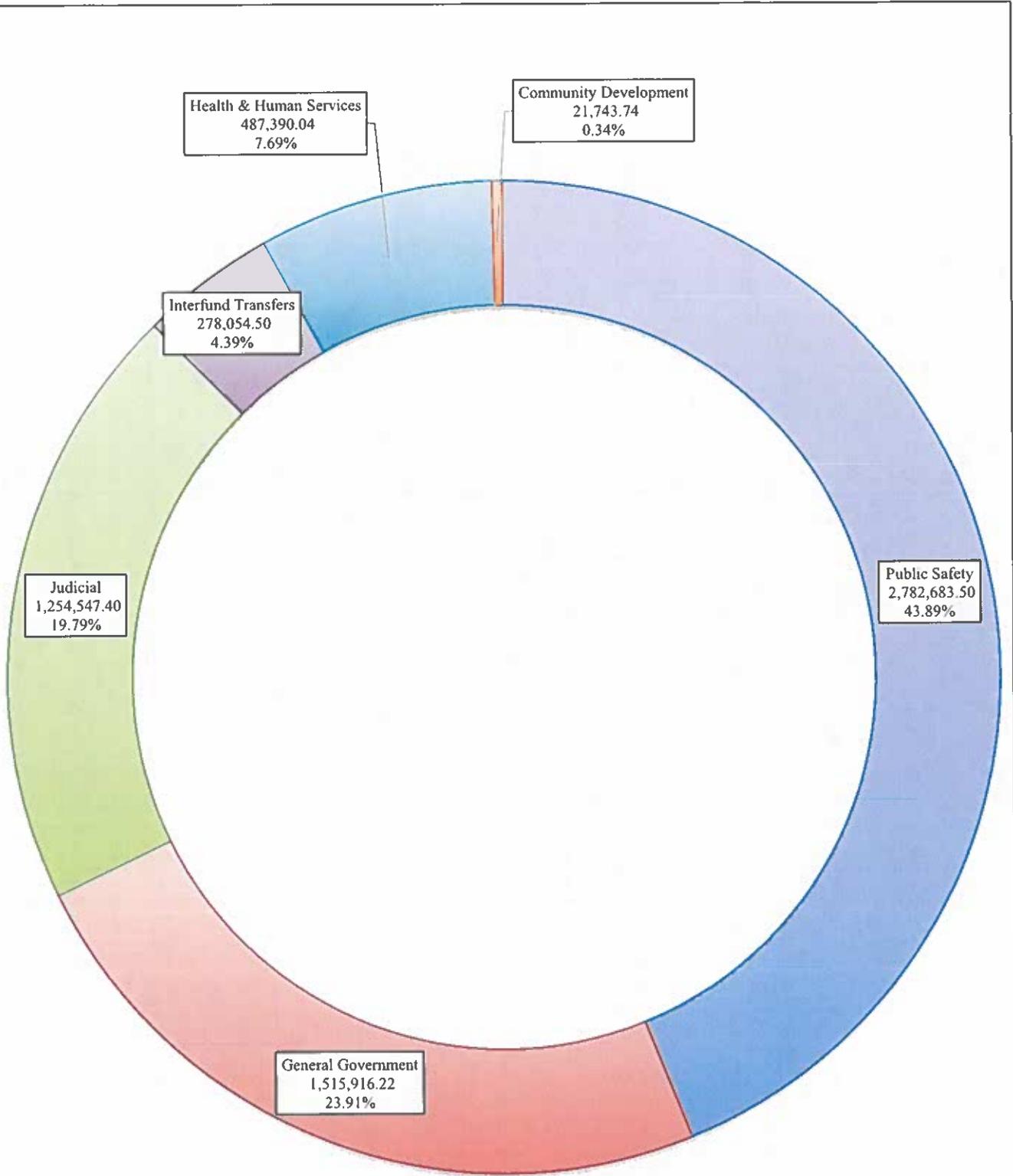
Ellis County Auditor's Report
November 2025
Fiscal Year 2026

Benchmark for 3 Months = 16.67%

	2026 Budget	YTD Rev/Exp as of 12/31/2025	% of Budget Received/ Used	Prior Year YTD	Increase/ (Decrease) from Prior Year
AMERICAN RESCUE PLAN ACT	9,782,786	132,979	1.36%	947,560	-85.97%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
TREASURER'S HELD PROPERTY	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	270	0.00%	-	N/A
JJAP	752,331	99,736	13.26%	85,733	16.33%
SB22 - Sheriff	500,000	82,843	16.57%	-	N/A
SB22 - DA	275,000	23,744	8.63%	12,522	89.63%
LOCAL DIVERSION ADMINISTRATIVE FEE - JP1	50	-	0.00%	-	N/A
CONSTABLE PCT 1 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%	2,490	-100.00%
DISTRICT ATTORNEY LEASE FUND	6,310	-	0.00%	-	N/A
LANGUAGE ACCESS FUND	83,640	400	0.48%	-	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	101,167	4.05%	97,327	3.95%
	31,018,073	976,108	3.15%	1,259,424	-21.50%
Revenues Over/(Under) Expenditures		65,506		261,142	
Capital Projects Funds - Revenues					
ROAD IMPROVEMENT FUND	2,154,021	17,011	0.79%	39,350	-56.77%
PERMANENT IMPROVEMENT	17,244,176	839,761	4.87%	348,556	140.93%
ROW AVAILABLE	-	-	N/A	2	-100.00%
ROAD DISTRICT 1	1,040,751	6,968	0.67%	7,919	-12.01%
ROAD DISTRICT 5	18,498	99	0.53%	141	-29.88%
ROAD DISTRICT 16	241,508	1,617	0.67%	1,838	-12.01%
SERIES 19 BOND PROJECT	-	-	N/A	-	N/A
	20,698,954	865,455	4.18%	397,806	117.56%
Capital Projects Funds - Expenditures					
ROAD IMPROVEMENT FUND	2,154,021	-	0.00%	-	N/A
PERMANENT IMPROVEMENT	17,244,176	697,233	4.04%	-	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	697,233	3.37%	397,806	N/A
Revenues Over/(Under) Expenditures		168,222		397,806	
Other Funds - Revenues					
TRUST AND AGENCY FUND	-	-	0.00%	-	0.00%
LEVEE 2	284,757	1,792	0.63%	3,108	-42.33%
LEVEE 3	542,936	2,988	0.55%	48,069	-93.78%
LEVEE 4	9,260	50	0.55%	36	38.67%
	836,953	4,831	0.58%	51,211	-98.57%
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%	48,000	-100.00%
LEVEE 4	9,260	-	0.00%	-	N/A
	836,953	-	0.00%	52,670	-100.00%
Revenues Over/(Under) Expenditures		4,831		(1,456)	
Summary					
REVENUE SUMMARY	203,592,908	5,097,111	2.50%	8,139,055	-37.37%
EXPENDITURE SUMMARY	203,592,908	18,465,163	9.07%	17,721,362	4.20%
Revenues Over/(Under) Expenditures	\$ -	(13,368,052)		(9,582,307)	

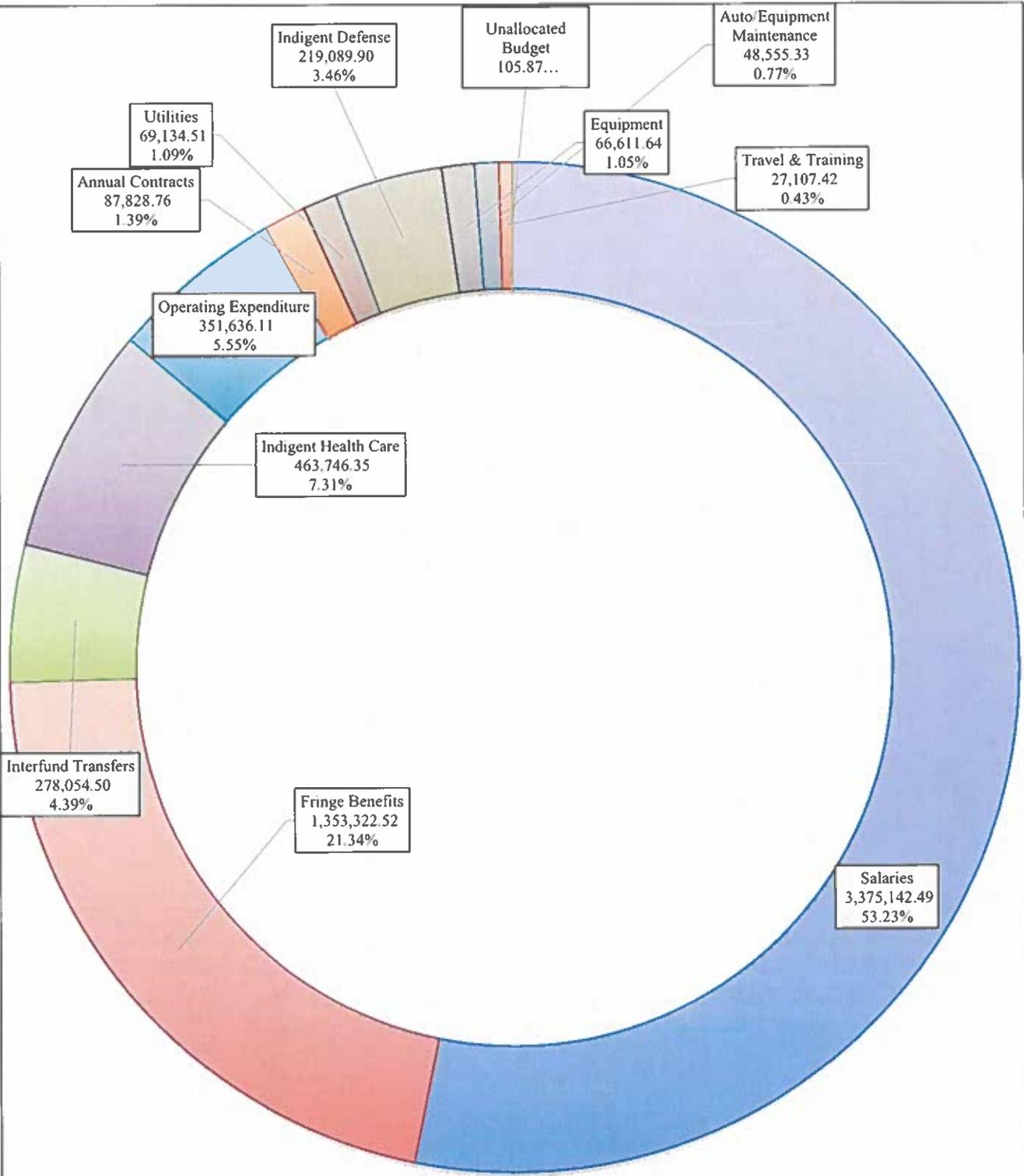
**Statement of Revenues, Expenditures, and changes in Fund Balance
November 2025**

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	\$ 719,172.05	\$ 12,577.09	\$ 12,577.09	\$ 12,577.09	\$ 17,612.62	\$ 17,612.62	\$ 17,612.62	\$ 17,612.62
Mixed Beverage Taxes	-	-	-	-	-	-	-	-
License and permits	-	-	-	-	-	-	-	-
Fines & Fees	317,934.09	43,738.91	43,738.90	43,738.88	-	-	-	-
Charges for Services	13,270.04	-	-	-	-	-	-	-
Grant Revenue	5,814.97	-	-	-	-	-	-	-
Intergovernmental	125,971.15	-	-	-	1,124.00	-	-	-
Interfund Transfers	120,182.13	-	-	-	-	-	-	-
Investment income	119,227.10	9,890.11	1,314.17	7,066.31	12,328.20	4,091.81	3,707.19	4,661.42
Sale of Equipment	-	-	-	-	-	-	-	-
Beginning Fund Balance	43,491.97	-	-	165.60	-	-	-	4,000.00
Miscellaneous	1,465,063.50	66,206.11	68,659.51	63,547.88	31,064.82	21,704.43	21,319.81	26,274.04
Total Revenues								
EXPENDITURES								
General Government	1,515,916.22	-	-	-	-	-	-	-
Public Safety	2,782,683.50	-	-	-	-	-	-	-
Judicial	1,254,547.40	-	-	-	-	-	-	-
Community Development	21,743.74	-	-	-	-	-	-	-
Infrastructure and Environmental	-	114,112.00	101,991.60	163,590.36	140,544.70	107,964.34	54,185.83	106,926.05
Interfund Transfers	278,054.50	-	-	-	-	-	-	-
Health and Human Services	487,390.04	-	-	-	-	-	-	-
Corrections & Rehabilitation	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-
Interest & Fiscal Charges	-	-	-	-	-	-	-	-
Total Expenditures	6,340,335.40	114,112.00	101,991.60	163,590.36	140,544.70	107,964.34	54,185.83	106,926.05
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(4,875,271.90)	(47,905.89)	(33,332.09)	(76,996.82)	(76,899.52)	(84,289.88)	(32,866.02)	(80,652.01)
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	(4,875,271.90)	(47,905.89)	(33,332.09)	(76,996.82)	(76,899.52)	(84,289.88)	(32,866.02)	(80,652.01)
FUND BALANCE, BEGINNING	\$ 25,244,104.21	\$ 2,984,441.60	\$ 3,720,427.47	\$ 419,091.06	\$ 3,714,782.01	\$ 1,267,647.28	\$ 1,147,984.55	\$ 1,747,470.59
PRIOR PERIOD ADJUSTMENT	(582,848.94)	46,383.06	48,255.70	15,189.92	2,851.76	(6,917.24)	(4,119.61)	13,026.74
FUND BALANCE, ENDING	\$ 19,785,983.37	\$ 2,982,918.77	\$ 3,735,351.08	\$ 2,100,070.94	\$ 3,640,734.25	\$ 1,176,440.16	\$ 1,110,998.92	\$ 1,679,845.32



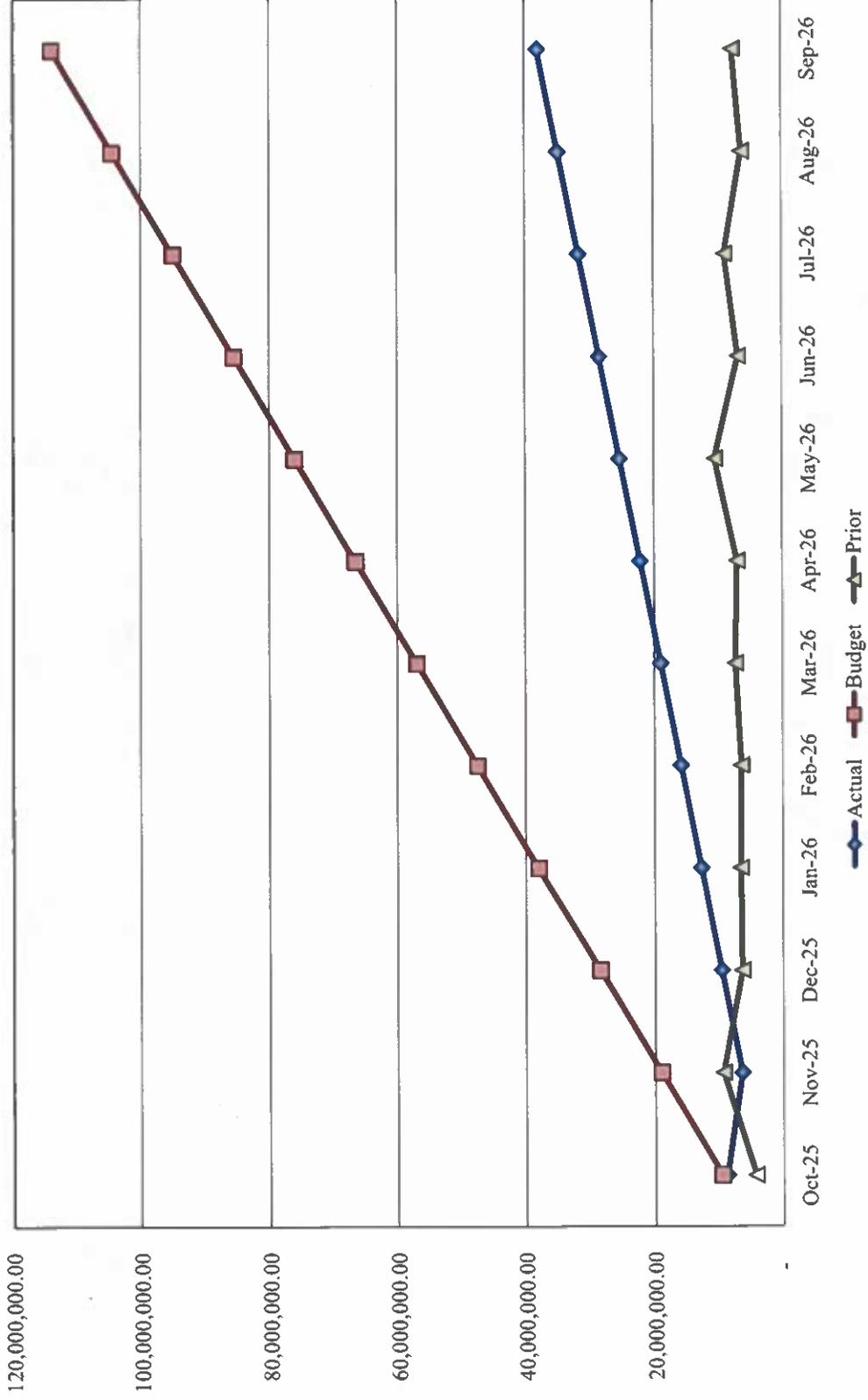
Ellis County
November 2025 Expenditures

General Fund



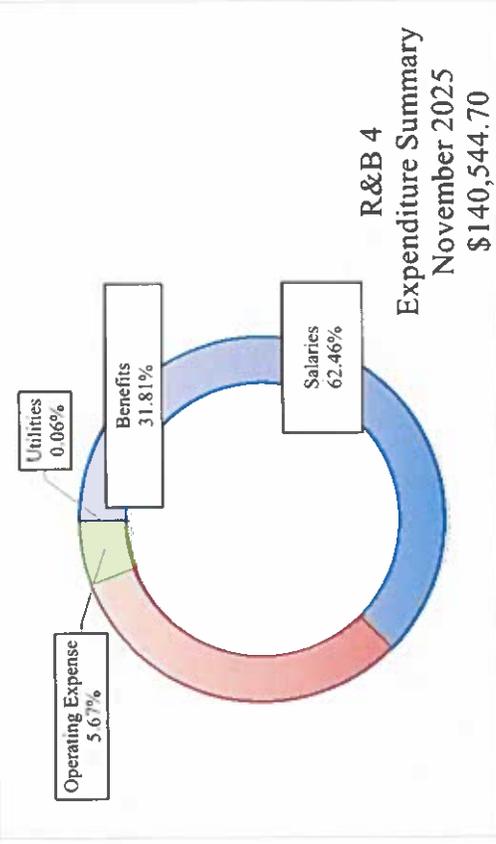
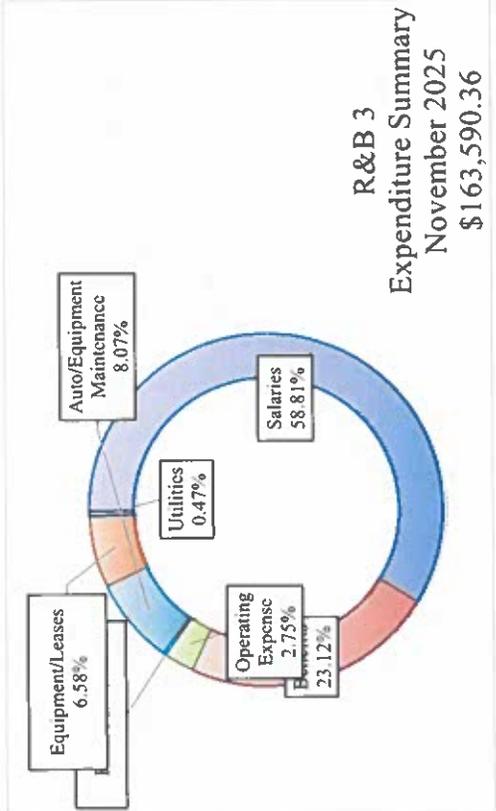
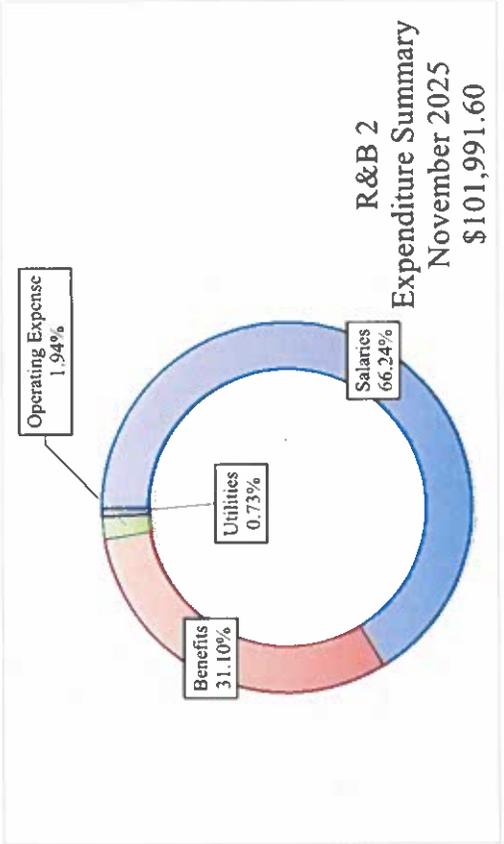
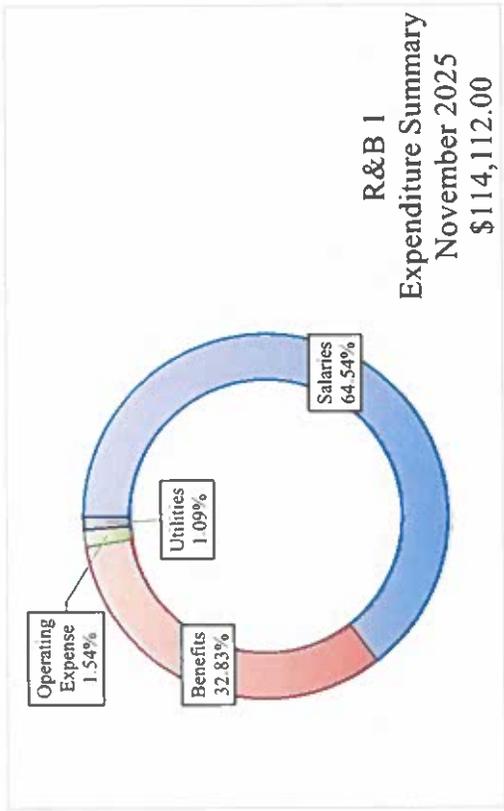
Ellis County
November 2025 Expenditures
General Fund

General Fund Expenditure Projection FY2026

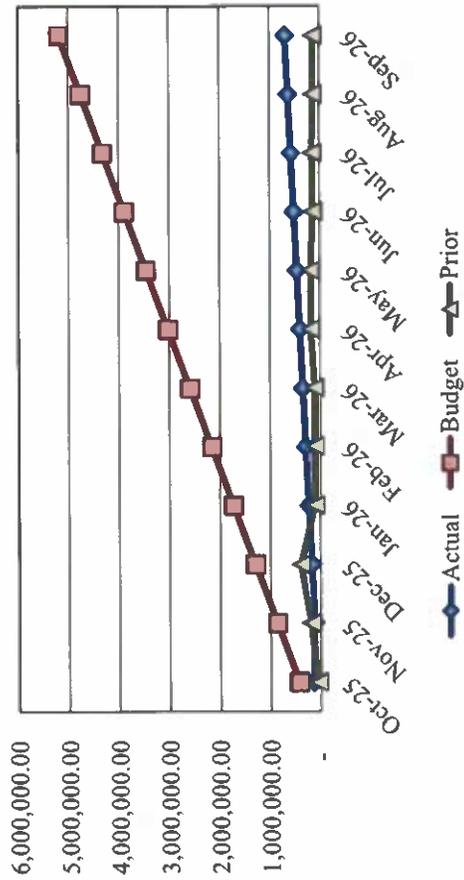


Road & Bridge Expenditure Summary - November 2025

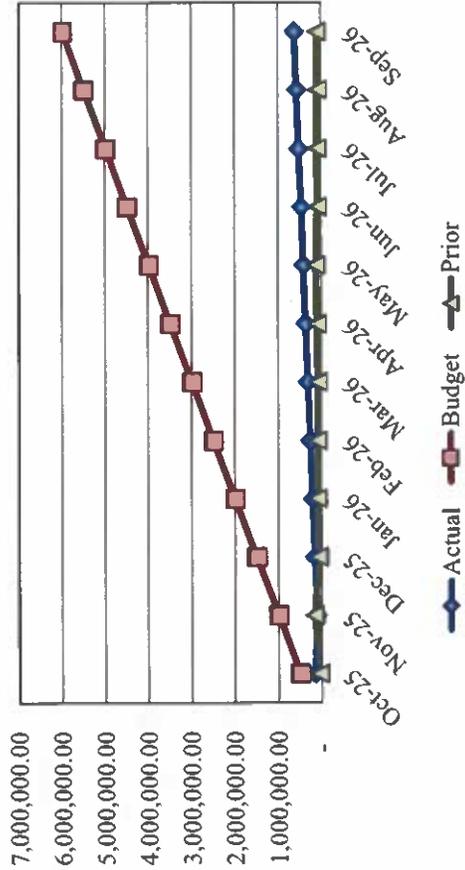
	R&B #1	R&B #2	R&B #3	R&B #4
Salaries	\$ 73,651.04	\$ 67,555.17	\$ 96,211.09	\$ 87,784.58
Benefits	37,464.97	31,714.40	37,817.88	44,706.71
Operating Expense	1,755.01	1,976.91	4,499.10	7,975.59
Road Materials			327.90	
Auto/Equipment Maintenance			13,200.52	
Equipment/Leases			10,770.00	
Utilities	1,240.98	745.12	763.87	77.82
Debt Service - Interest				
Debt Service - Principal				
	\$ 114,112.00	\$ 101,991.60	\$ 163,590.36	\$ 140,544.70



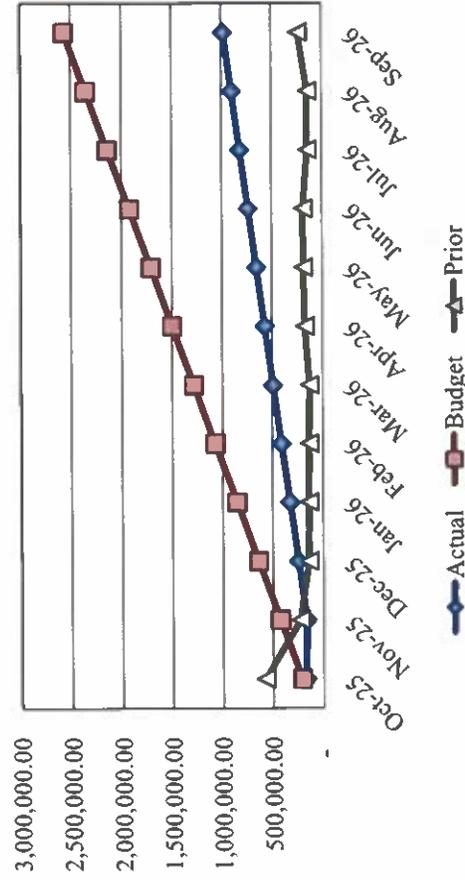
Road & Bridge Pct. #1
Expenditure Projection FY2026



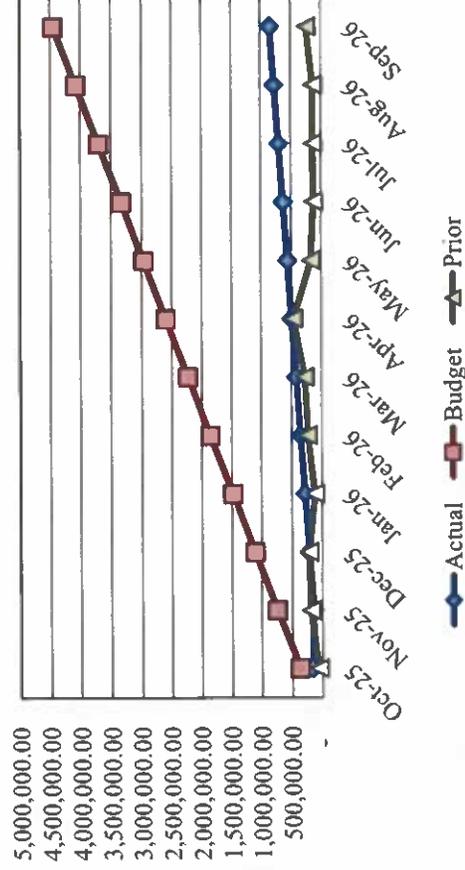
Road & Bridge Pct. #2
Expenditure Projection FY2026



Road & Bridge Pct. #3
Expenditure Projection FY2026

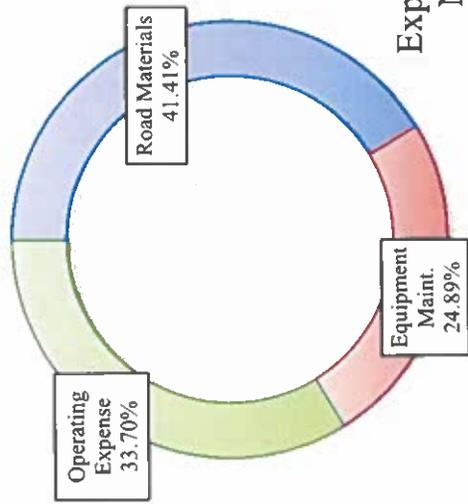


Road & Bridge Pct. #4
Expenditure Projection FY2026

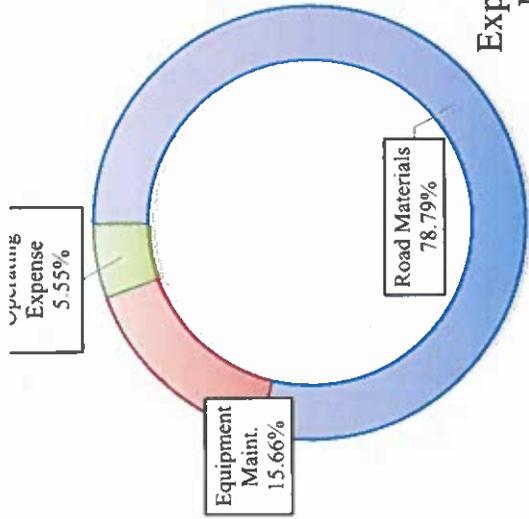


Farm to Market Expenditure Summary - November 2025

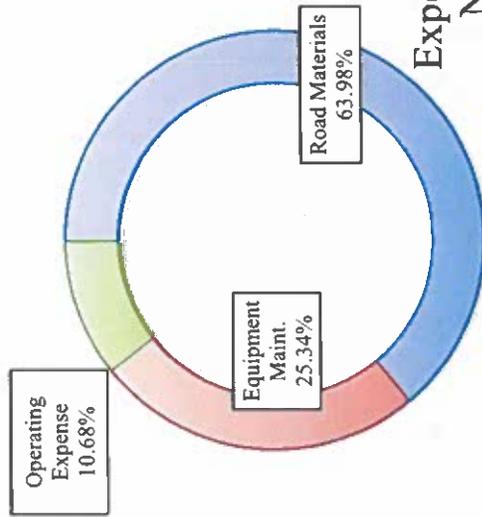
	F/M #1	F/M #2	F/M #3	F/M #4
Road Materials	\$ 44,710.98	\$ 83,507.64	\$ 34,668.62	\$ 60,252.72
Equipment Maint.	26,872.74	16,601.43	13,732.32	19,651.97
Operating Expense	36,380.62	5,885.24	5,784.89	27,021.36
Equipment/Leases				
TIRZ Payments				
	\$ 107,964.34	\$ 105,994.31	\$ 54,185.83	\$ 106,926.05



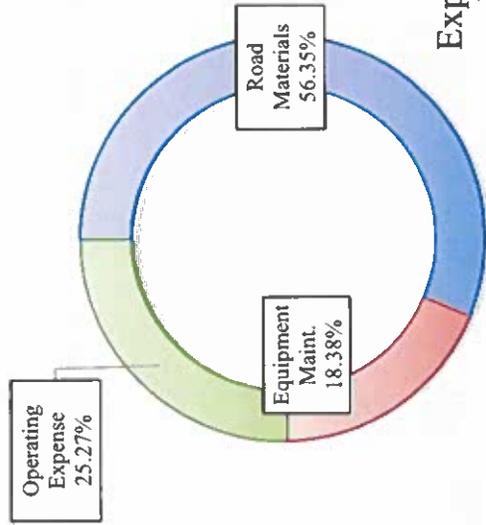
F/M 1
Expenditure Summary
November 2025
\$107,964.34



F/M 2
Expenditure Summary
November 2025
\$105,994.31

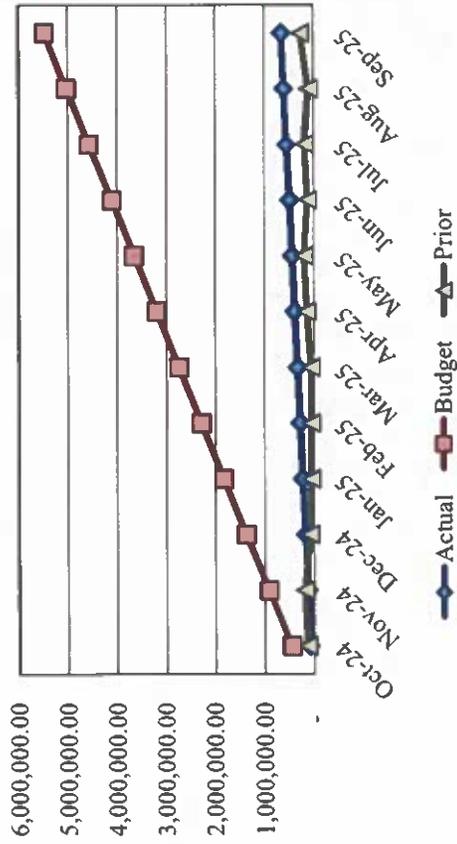


F/M 3
Expenditure Summary
November 2025
\$54,185.83

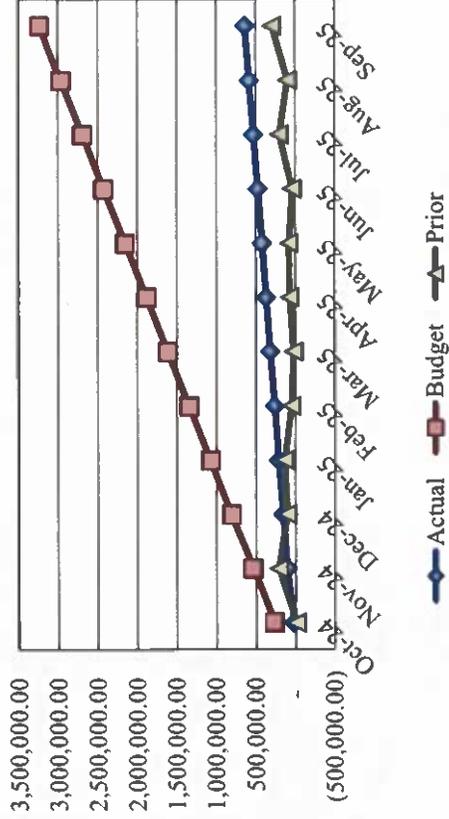


F/M 4
Expenditure Summary
November 2025
\$106,926.05

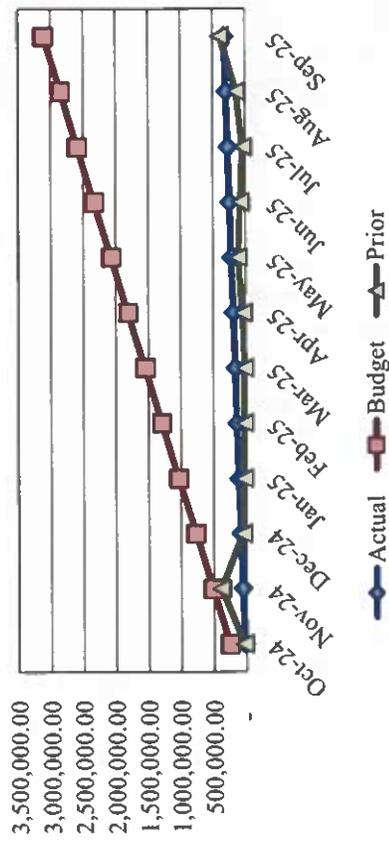
Farm to Market Pct. #1
Expenditure Projection FY2026



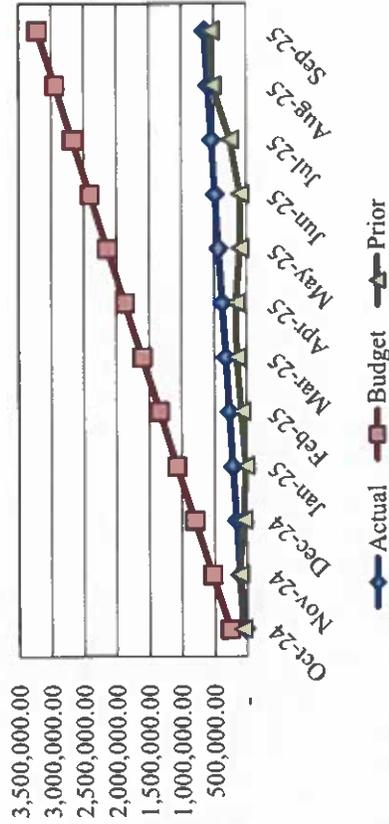
Farm to Market Pct. #2
Expenditure Projection FY2026



Farm to Market Pct. #3
Expenditure Projection FY2026



Farm to Market Pct. #4
Expenditure Projection FY2026



A.17

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: 02/23/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Staci Parr

PHONE: 972-825-5123 FAX: _____

DEPARTMENT OR ASSOCIATION: Auditors Office

ADDRESS: 101 W. Main St, Ste 301, Waxahachie, Texas 75165

PREFERRED DATE TO BE PLACED ON AGENDA: 03/03/2026

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

****Consent Agenda - Financial****

Acceptance of the County Auditors Monthly Report for December 2025 pursuant to Texas Local Government Code §114.025

**Ellis County Auditor's Report
December 2025
Fiscal Year 2026**

Benchmark for 4 Months = 25.00%

	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 1/31/2026</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
General Fund Revenues					
NON-DEPARTMENTAL	106,209,937	12,332,255	11.61%	31,350,007	-60.66%
AUDITOR	12,565	(435)	-3.46%	-	N/A
INFORMATION TECHNOLOGY	-	-	N/A	-	N/A
AG EXTENSION	-	-	N/A	-	N/A
DEPARTMENT OF DEVELOPMENT	838,200	177,781	21.21%	239,072	-25.64%
VETERANS SERVICE OFFICER	24,760	2,738	11.06%	4,495	-39.09%
COVID 19 REVENUES	-	-	0.00%	-	N/A
AUXILLARY COURTHOUSE- CIVIC CENTER	-	-	N/A	-	N/A
NON-DEPARTMENTAL	-	207	N/A	-	N/A
VEHICLE REPLACEMENT FUND	-	-	0.00%	-	N/A
40TH JUDICIAL DISTRICT COURT	-	-	N/A	-	N/A
378TH JUDICIAL DISTRICT COURT	8,025	2,425	30.22%	1,508	60.81%
ELECTIONS	341,810	87,216	25.52%	56,332	54.83%
PURCHASING	1,500	-	0.00%	-	N/A
DISTRICT CLERK	973,150	202,597	20.82%	270,952	-25.23%
COUNTY CLERK	1,828,400	398,190	21.78%	506,569	-21.39%
SHERIFF REVENUES	236,050	50,754	21.50%	61,107	-16.94%
COUNTY ATTORNEY	72,640	9,280	12.78%	16,998	-45.41%
TAX COLLECTOR	1,988,220	338,213	17.01%	358,937	-5.77%
CIVIL ENGINEER	95,800	63,076	65.84%	25,864	143.88%
COUNTY COURT AT LAW #1	315,560	78,904	25.00%	63,119	25.01%
COUNTY TREASURER	75	25	33.33%	50	-50.00%
EMERGENCY MANAGEMENT	-	-	N/A	-	N/A
FIRE MARSHAL	-	-	N/A	-	N/A
JUSTICE OF THE PEACE PCT. 1	219,500	53,481	24.37%	53,049	0.82%
JUSTICE OF THE PEACE PCT. 2	223,210	58,909	26.39%	54,835	7.43%
JUSTICE OF THE PEACE PCT. 3	171,515	46,406	27.06%	33,696	37.72%
JUSTICE OF THE PEACE PCT. 4	132,345	32,886	24.85%	27,796	18.31%
CONSTABLE PCT. 1	87,200	16,830	19.30%	21,995	-23.48%
CONSTABLE PCT. 2	63,500	15,350	24.17%	15,812	-2.93%
CONSTABLE PCT. 3	131,300	37,905	28.87%	29,423	28.83%
CONSTABLE PCT. 4	88,950	27,435	30.84%	18,665	46.98%
UNCLAIMED PROPERTY	61,873	523	0.85%	376	39.16%
LATCH REVENUE	-	-	N/A	-	N/A
BUDGETED FUND BALANCE	-	-	0.00%	-	N/A
	114,126,085	14,032,954	12.30%	33,210,655	-67.75%
General Fund Expenditures					
PROCEEDS FROM ISSUANCE OF FINANCED PURCHASES	-	-	N/A	-	N/A
SHERIFF	21,430,218	5,065,427	23.64%	4,076,790	24.25%
JAIL	16,339,532	3,426,824	20.97%	3,124,556	9.67%
MAINTENANCE	1,272,481	233,987	18.39%	255,919	-8.57%
COUNTY AUDITOR	1,464,750	360,724	24.63%	332,364	8.53%
INFORMATION TECHNOLOGY	1,758,108	843,437	47.97%	417,051	102.24%
TEXAS A&M AGRILIFE EXTENSIONS	374,213	62,942	16.82%	78,896	-20.22%
DEPARTMENT OF DEVELOPMENT	1,590,375	340,578	21.41%	322,251	5.69%
VETERANS SERVICE OFFICER	307,903	61,149	19.86%	44,382	37.78%
COMMISSIONERS	884,097	154,951	17.53%	143,760	7.78%
INDIGENT HEALTH CARE	6,336,657	1,319,173	20.82%	873,128	51.09%
MENTAL HEALTH JUV EXP	1,572,410	135,653	8.63%	117,156	15.79%
COVID 19 EXPENDITURES	-	-	N/A	-	N/A
VACCINE HUB	-	-	N/A	-	N/A
AUXILLARY COURTHOUSE- CIVIC CENTER	-	8,273	N/A	13,847	-40.25%
MAY SEVERE WEATHER	-	-	N/A	-	N/A
NON-DEPARTMENTAL	13,522,195	2,724,654	20.15%	2,200,282	21.83%
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	666,596	17.47%	889,077	-25.02%
40TH JUDICIAL DISTRICT COURT	475,119	103,360	21.75%	93,230	10.87%
378TH JUDICIAL DISTRICT COURT	1,045,831	211,926	20.26%	141,856	49.40%
443RD JUDICIAL DISTRICT COURT	427,070	108,981	25.52%	84,033	29.69%
INDIGENT DEFENSE	256,218	56,250	21.95%	32,191	74.74%
ELECTIONS	1,708,184	554,567	32.47%	677,397	-18.13%
PURCHASING	785,071	159,855	20.36%	151,418	5.57%
General Fund Expenditures (Continued)					
DISTRICT CLERK	1,721,140	367,381	21.35%	336,109	9.30%
COUNTY CLERK	1,838,659	387,535	21.08%	409,103	-5.27%
HIGHWAY PATROL	177,005	39,864	22.52%	37,559	6.14%
GAME WARDEN	-	-	0.00%	-	N/A
COUNTY ATTORNEY	9,258,047	1,766,810	19.08%	1,480,239	19.36%
TAX COLLECTOR	2,797,486	591,410	21.14%	523,973	12.87%
CIVIL ENGINEER	1,495,604	244,543	16.35%	196,454	24.48%
COUNTY COURT AT LAW #1	700,515	133,965	19.12%	118,189	13.35%
COUNTY COURT AT LAW #2	612,746	128,596	20.99%	112,867	13.94%
COUNTY COURT AT LAW #3	596,106	125,066	20.98%	110,259	13.43%
COUNTY JUDGE	601,795	133,145	22.12%	122,255	8.91%
504TH DISTRICT COURT	338,744	-	0.00%	-	N/A
COUNTY TREASURER	498,719	108,428	21.74%	96,633	12.21%
JUVENILE SERVICES	-	-	0.00%	-	0.00%
JUVENILE DETENTION	-	-	100.00%	-	100.00%

**Ellis County Auditor's Report
December 2025
Fiscal Year 2026**

Benchmark for 4 Months = 25.00%

	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 1/31/2026</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
HUMAN RESOURCES AND SERVICES	544,617	127,567	23.42%	106,100	20.23%
EMERGENCY MANAGEMENT	418,560	80,815	19.31%	79,519	1.63%
FIRE MARSHAL	1,010,881	205,625	20.34%	180,305	14.04%
JUSTICE OF THE PEACE PCT.1	509,034	110,746	21.76%	103,418	7.09%
JUSTICE OF THE PEACE PCT.2	669,575	150,779	22.52%	146,362	3.02%
JUSTICE OF THE PEACE PCT.3	513,597	116,616	22.71%	90,642	28.66%
JUSTICE OF THE PEACE PCT.4	514,020	86,869	16.90%	100,976	-13.97%
CONSTABLE PCT.1	414,494	90,731	21.89%	89,607	1.26%
CONSTABLE PCT.2	455,708	110,944	24.35%	87,289	27.10%
CONSTABLE PCT.3	470,836	99,063	21.04%	122,687	-19.26%
CONSTABLE PCT.4	441,339	89,475	20.27%	85,005	5.26%
INTERFUND TRANSFERS	11,535,766	1,199,490	10.40%	736,518	62.86%
DEBT RETIREMENT	-	-	N/A	-	N/A
UNCLAIMED PROPERTY	61,873	-	0.00%	-	N/A
GRANT N - MENTAL HEALTH SERVICES	-	-	0.00%	-	N/A
	114,126,085	23,657,556	20.73%	20,104,438	17.67%
Revenues Over/(Under) Expenditures	-	(9,624,602)		13,106,218	
Road & Bridge Funds - Revenues					
ROAD & BRIDGE PCT. 1	5,192,661	358,519	6.90%	666,302	-46.19%
ROAD & BRIDGE PCT. 2	5,987,885	363,118	6.06%	667,625	-45.61%
ROAD & BRIDGE PCT. 3	2,572,017	340,944	13.26%	640,032	-46.73%
ROAD & BRIDGE PCT. 4	4,454,842	352,921	7.92%	657,941	-46.36%
	18,207,405	1,415,501	7.77%	2,631,900	-46.22%
Road & Bridge Funds - Expenditures					
ROAD & BRIDGE PCT. 1	5,192,661	361,379	6.96%	637,842	-43.34%
ROAD & BRIDGE PCT. 2	5,987,885	349,868	5.84%	293,671	19.14%
ROAD & BRIDGE PCT. 3	2,572,017	468,014	18.20%	951,320	-50.80%
ROAD & BRIDGE PCT. 4	4,454,842	451,764	10.14%	460,863	-1.97%
	18,207,405	1,631,025	8.96%	2,343,696	-30.41%
Revenues Over/(Under) Expenditures	-	(215,524)		288,204	
Farm to Market Funds - Revenues					
FARM TO MARKET 1	5,489,137	306,447	5.58%	728,420	-57.93%
FARM TO MARKET 2	3,233,990	288,703	8.93%	693,374	-58.36%
FARM TO MARKET 3	3,145,349	288,129	9.16%	692,682	-58.40%
FARM TO MARKET 4	3,215,491	407,144	12.66%	842,214	-51.66%
	15,083,967	1,290,423	8.55%	2,956,690	-56.36%
Farm to Market Funds - Expenditures					
FARM TO MARKET 1	5,489,137	261,540	4.76%	377,423	-30.70%
FARM TO MARKET 2	3,233,990	184,159	5.69%	308,162	-40.24%
FARM TO MARKET 3	3,145,349	144,426	4.59%	475,563	-69.63%
FARM TO MARKET 4	3,215,491	211,853	6.59%	230,226	-7.98%
	15,083,967	801,979	5.32%	1,391,374	-42.36%
Revenues Over/(Under) Expenditures	-	488,444		1,565,316	
Interest & Sinking Funds - Revenues					
SERIES 16 INTEREST & SINKING	3,622,171	552,160	15.24%	1,439,517	-61.64%
	3,622,171	552,160	15.24%	1,439,517	-61.64%
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%
Revenues Over/(Under) Expenditures	-	551,217		1,438,809	
Special Revenue Funds - Revenues					
LATERAL ROADS	594,903	47,908	8.05%	50,218	-4.60%
COUNTY & DISTRICT COURT TECH	63,195	1,220	1.93%	1,576	-22.62%
JUSTICE COURT TECHNOLOGY	292,953	5,988	2.04%	6,552	-8.60%
DC ARCHIVES RECORDS MANAGEMENT	208,437	1,309	0.63%	2,348	-44.26%
JURY	423,000	93,639	22.14%	87,480	7.04%
LAW LIBRARY	328,449	34,702	10.57%	37,761	-8.10%
RECORDS MANAGEMENT	3,835,861	127,232	3.32%	133,737	-4.86%
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	122,113	3.97%	123,840	-1.39%
FIRE MARSHAL SPECIAL FUND	335,925	14,741	4.39%	20,470	-27.99%
DISTRICT COURTS RECORDS TLCH	282,526	1,768	0.63%	3,224	-45.16%
DA CHECK PROCESSING	161,922	1,061	0.66%	1,847	-42.54%
DA DRUG FORFEITURE	427,846	8,551	2.00%	13,976	-38.81%
GENERAL RECORDS MGMT/PRESERVAT	1,328,745	33,811	2.54%	36,962	-8.52%
COURTHOUSE SECURITY	780,726	29,711	3.81%	32,888	-9.66%
COURT REC. PRESERVATION	310,854	8,982	2.89%	12,917	-30.47%
ELECTION ADMIN FEES	887,900	9,273	1.04%	5,839	58.82%
SHERIFF FEDERAL FORFEITURE	870,165	52,911	6.08%	19,758	167.79%
COUNTY CLERK VITALS PRESERVATION	65,167	2,177	3.34%	2,586	-15.79%
SHERIFF SEIZURE	159,347	1,004	0.63%	2,154	-53.38%
SHERIFF FORFEITURE	508,182	3,444	0.68%	36,242	-90.50%
DA DRUG SEIZURE	996,086	(10,613)	-1.07%	40,256	-126.26%
COURT FACILITY FEE FUND	390,021	19,104	0.00%	21,481	0.00%
OPIOID SETTLEMENT	319,694	1,521	0.00%	1,507	0.00%

Ellis County Auditor's Report
December 2025
Fiscal Year 2026

Benchmark for 4 Months = 25.00%

	2026 Budget	YTD Rev/Exp as of 1/31/2026	% of Budget Received/ Used	Prior Year YTD	Increase/ (Decrease) from Prior Year
CONSTABLE 2 FORFEITURE	1,582	13	0.83%	10	37.96%
CONSTABLE 1 FORFEITURE	181	-	0.00%	-	N/A
CONSTABLE 4 FORFEITURE	-	-	0.00%	-	N/A
TREASURER'S HELD PROPERTY	-	-	N/A	112	-100.00%
PAYROLL	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	-	100.00%	-	N/A
JJAFP	752,331	248,601	33.04%	147,081	69.02%
TRUANCY & PREVENTION	124,945	5,607	4.49%	5,079	10.39%
AMERICAN RESCUE PLAN ACT	9,782,786	(57,563)	-0.59%	184,474	-131.20%
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 1 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	6,140	7.34%	4,177	47.00%
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	680	2.69%	-	N/A
SEIZED FUNDS	-	-	N/A	522	-100.00%
VEHICLE REPLACEMENT FUND	2,497,220	35,664	1.43%	654	5351.49%
SB22 - Sheriff	500,000	3,221	0.64%	503,496	-99.36%
SB22 - DA	275,000	277,192	100.80%	276,730	0.17%
HAVA GRANT	52,000	-	0.00%	-	N/A
	31,018,073	1,131,112	3.65%	1,817,956	-37.78%
<i>Special Revenue Funds - Expenditures</i>					
LATERAL ROADS	594,903	-	0.00%	-	N/A
LATERAL ROADS	-	-	N/A	-	N/A
LATERAL ROADS	-	-	N/A	-	N/A
LATERAL ROADS	-	-	N/A	-	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	84,215	19.91%	83,222	1.19%
LAW LIBRARY	328,449	84,739	25.80%	79,868	6.10%
RECORDS MANAGEMENT	3,815,861	26,570	0.69%	-	N/A
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	-	0.00%	-	N/A
FIRE MARSHAL SPECIAL FUND	335,925	18,196	5.42%	5,379	238.31%
DISTRICT COURTS RECORDS TECH	282,526	-	0.00%	-	N/A
DA CHECK PROCESSING	161,922	-	0.00%	502	-100.00%
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	280,000	31.54%	-	N/A
SHERIFF FEDERAL FORFLITURE	870,165	-	0.00%	-	N/A
COUNTY CLERK VITALS PRESERVATION	65,167	74	0.11%	-	N/A
SHERIFF SEIZURE	159,347	-	0.00%	39,522	-100.00%
SHERIFF FORFEITURE	508,182	-	0.00%	-	N/A
DA DRUG SEIZURE	996,086	76,758	7.71%	11,547	564.73%
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	168,179	1.72%	1,210,631	-86.11%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
TREASURER'S HELD PROPERTY	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	596	0.00%	106	464.84%
JJAFP	752,331	143,555	19.08%	122,823	16.88%
SB22 - Sheriff	500,000	82,843	16.57%	-	N/A
SB22 - DA	275,000	34,326	12.48%	19,096	79.75%
LOCAL DIVERSION ADMINISTRATIVE FEE - JP1	50	-	0.00%	-	N/A
CONSTABLE PCT 1 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%	2,490	-100.00%
DISTRICT ATTORNEY LEASE FUND	6,310	-	0.00%	-	N/A
LANGUAGE ACCESS FUND	83,640	400	0.48%	450	-11.11%
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	228,100	9.13%	221,139	3.15%
	31,018,073	1,228,695	3.96%	1,796,775	-31.62%
<i>Revenues Over/(Under) Expenditures</i>					
		(97,583)		21,181	
<i>Capital Projects Funds - Revenues</i>					
ROAD IMPROVEMENT FUND	2,154,021	13,067	0.61%	218,993	-94.03%
PERMANENT IMPROVEMENT	17,244,176	2,982,709	17.30%	2,774,119	7.52%
ROW AVAILABLE	-	-	N/A	3	-100.00%

*Ellis County Auditor's Report
December 2025
Fiscal Year 2026*

Benchmark for 4 Months = 25.00%

	2026 Budget	YTD Rev/Exp as of 1/31/2026	% of Budget Received/ Used	Prior Year YTD	Increase/ (Decrease) from Prior Year
ROAD DISTRICT 1	1,040,751	6,780	0.65%	11,768	-42.39%
ROAD DISTRICT 5	18,498	84	0.45%	209	-60.03%
ROAD DISTRICT 16	241,508	1,573	0.65%	2,731	-42.39%
SERIES 19 BOND PROJECT	-	-	N/A	-	N/A
	20,698,954	3,004,712	14.51%	3,007,823	-9.12%
<i>Capital Projects Funds - Expenditures</i>					
ROAD IMPROVEMENT FUND	2,154,021	-	0.00%	-	N/A
PERMANENT IMPROVEMENT	17,244,176	1,577,233	9.15%	1,437,477	9.72%
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	1,577,233	7.62%	1,437,477	9.72%
<i>Revenues Over/(Under) Expenditures</i>		1,426,979		1,570,347	

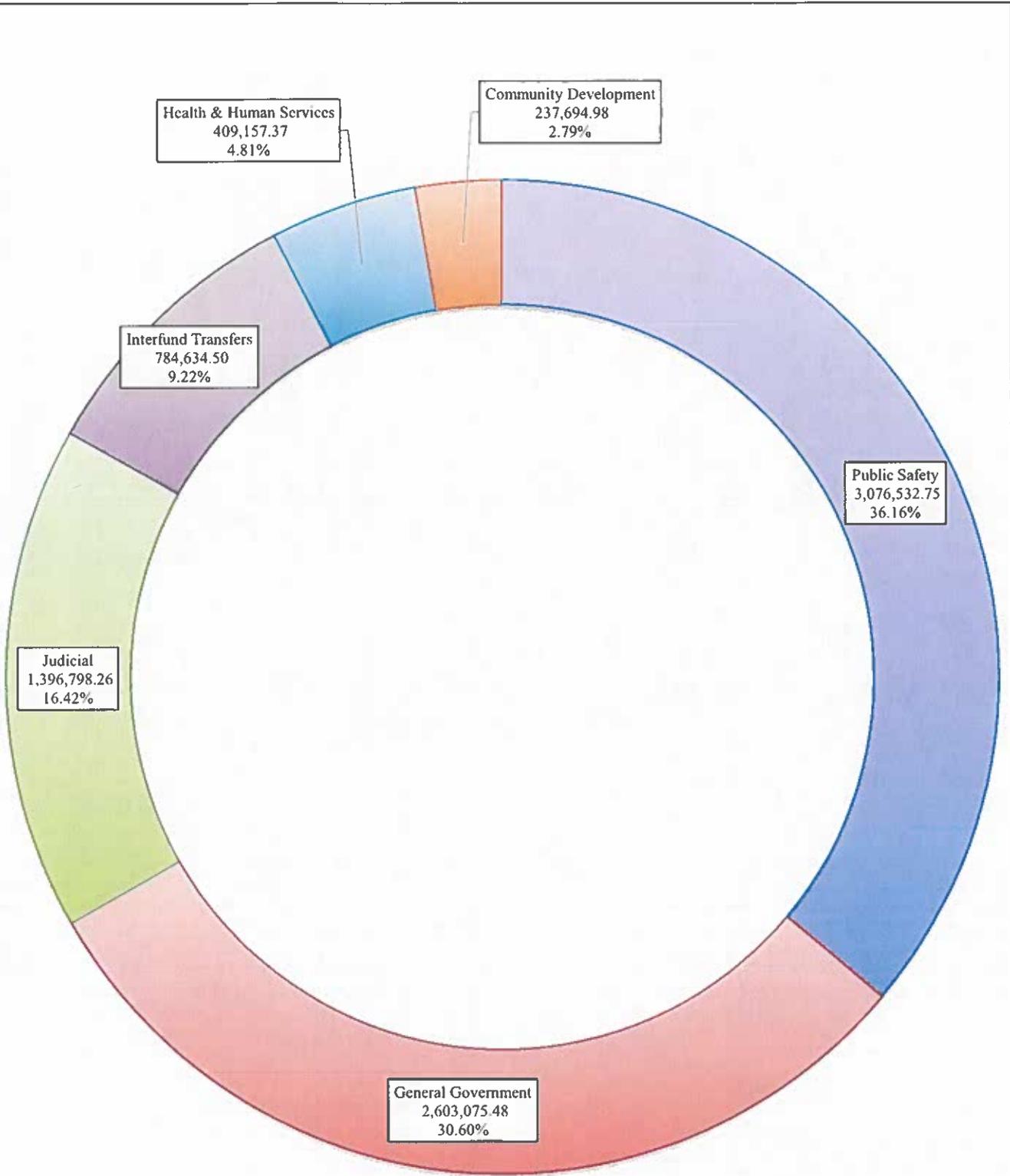
<i>Other Funds - Revenues</i>					
TRUST AND AGENCY FUND	-	-	0.00%	-	0.00%
LEVEE 2	284,757	3,059	1.07%	4,495	-31.94%
LEVEE 3	542,936	58,877	10.84%	49,886	18.02%
LEVEE 4	9,260	221	2.39%	172	28.73%
	836,953	62,158	7.43%	54,553	13.94%
<i>Other Funds - Expenditures</i>					
TRUST AND AGENCY FUND	-	-	0.00%	-	N/A
LEVEE 2	284,757	-	0.00%	10,851	-100.00%
LEVEE 3	542,936	-	0.00%	48,000	-100.00%
LEVEE 4	9,260	-	0.00%	-	N/A
	836,953	-	0.00%	58,851	-100.00%
<i>Revenues Over/(Under) Expenditures</i>		62,158		(4,298)	

<i>Summary</i>					
REVENUE SUMMARY	203,593,608	21,488,520	10.55%	45,119,094	-52.37%
EXPENDITURE SUMMARY	203,593,608	28,897,431	14.19%	27,133,318	6.50%
<i>Revenues Over/(Under) Expenditures</i>	\$	(7,408,911)		17,985,776	

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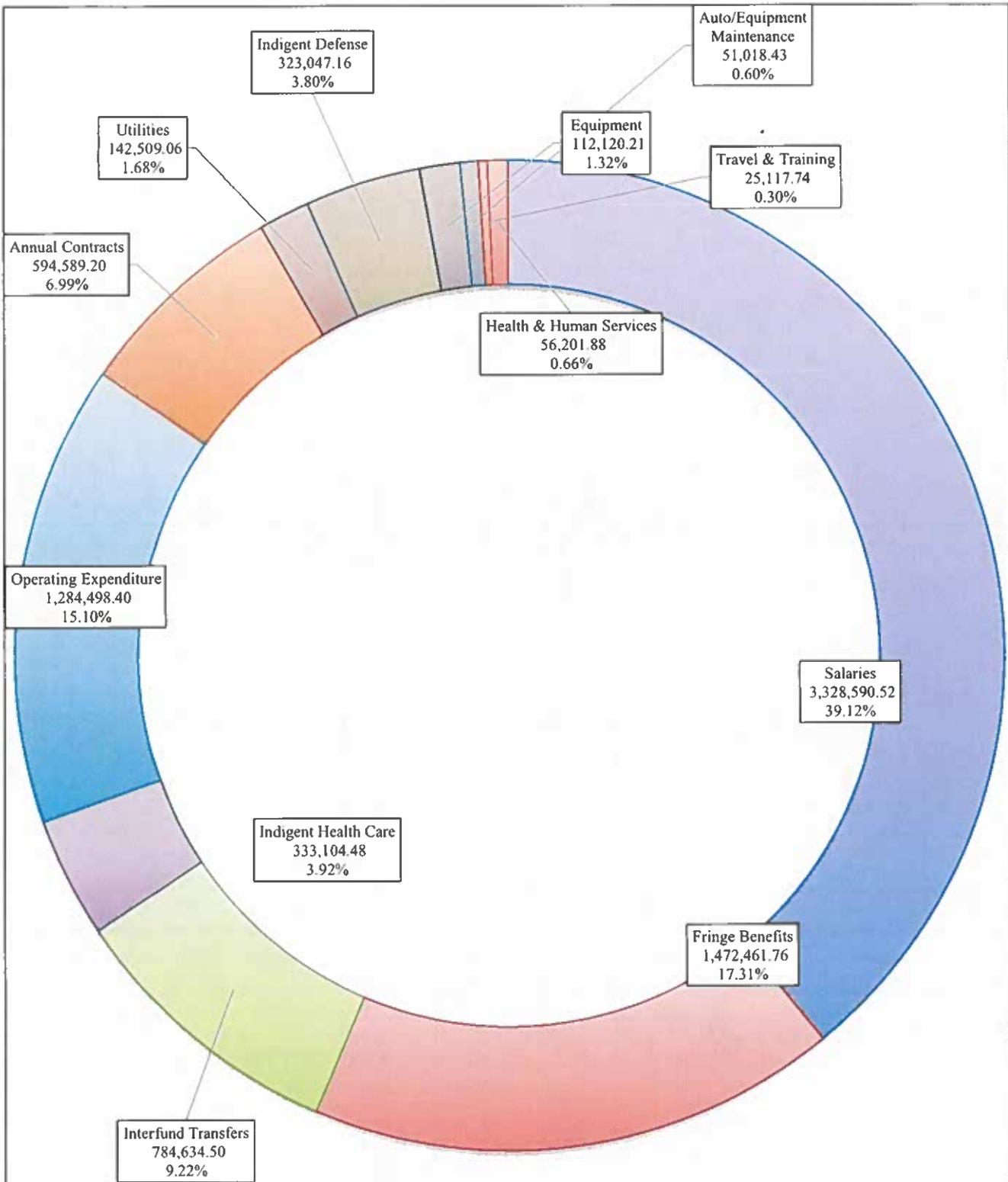
**Statement of Revenues, Expenditures, and changes in Fund Balance
December 2025**

	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	\$ 10,845,613.93	\$ 189,722.31	\$ 189,711.94	\$ 189,711.94	\$ 189,711.94	\$ 260,626.59	\$ 260,626.59	\$ 260,626.59	\$ 260,626.59
Mixed Beverage Taxes	-	-	-	-	-	-	-	-	-
License and permits	-	-	-	-	-	-	-	-	-
Fines & Fees	780,640.95	11,742.19	11,752.57	11,752.54	11,752.53	-	-	-	-
Charges for Services	59,541.24	-	-	-	-	-	-	-	-
Grant Revenue	(6,725.31)	-	-	-	-	-	-	-	-
Intergovernmental	57,608.22	-	-	-	-	-	-	-	112,710.00
Interfund Transfers	-	-	-	-	-	-	-	-	-
Investment income	(67,391.56)	(1,612.79)	(1,690.18)	(1,401.89)	(1,334.40)	(1,895.80)	(1,401.15)	(1,303.86)	(482.96)
Sale of Equipment	-	-	-	-	-	-	-	-	-
Beginning Fund Balance	14,331.76	467.20	32.10	86.40	(153.20)	-	-	(33,409.28)	-
Miscellaneous	11,683,619.03	200,318.91	199,806.43	200,148.99	199,976.87	258,730.79	259,225.44	225,913.45	372,853.63
Total Revenues									
EXPENDITURES									
General Government	2,603,075.48	-	-	-	-	-	-	-	-
Public Safety	3,076,532.75	-	-	-	-	-	-	-	-
Judicial	1,396,798.26	-	-	-	-	-	-	-	-
Community Development	237,694.98	-	-	-	-	-	-	-	-
Infrastructure and Environmental	-	110,973.20	100,770.38	136,181.05	154,441.07	72,320.86	55,465.41	74,650.97	86,985.41
Interfund Transfers	784,634.50	-	-	-	-	-	-	-	-
Health and Human Services	409,157.37	-	-	-	-	-	-	-	-
Corrections & Rehabilitation	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-
Interest & Fiscal Charges	-	-	-	-	-	-	-	-	-
Total Expenditures	8,507,893.34	110,973.20	100,770.38	136,181.05	154,441.07	72,320.86	55,465.41	74,650.97	86,985.41
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,175,725.69	89,345.71	99,036.05	63,967.94	45,535.80	186,409.93	203,760.03	151,262.48	285,868.22
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	3,175,725.69	89,345.71	99,036.05	63,967.94	45,535.80	186,409.93	203,760.03	151,262.48	285,868.22
FUND BALANCE, BEGINNING	\$ 19,785,983.37	\$ 2,982,918.77	\$ 3,735,351.08	\$ 328,320.78	\$ 2,100,070.94	\$ 3,640,734.25	\$ 1,176,440.16	\$ 1,110,998.92	\$ 1,679,845.32
PRIOR PERIOD ADJUSTMENT	5,498.88	-	-	-	-	-	-	-	-
FUND BALANCE, ENDING	\$ 22,967,207.94	\$ 3,072,264.48	\$ 3,834,387.13	\$ 392,288.72	\$ 2,145,606.74	\$ 3,827,144.18	\$ 1,380,200.19	\$ 1,262,261.40	\$ 1,965,713.54



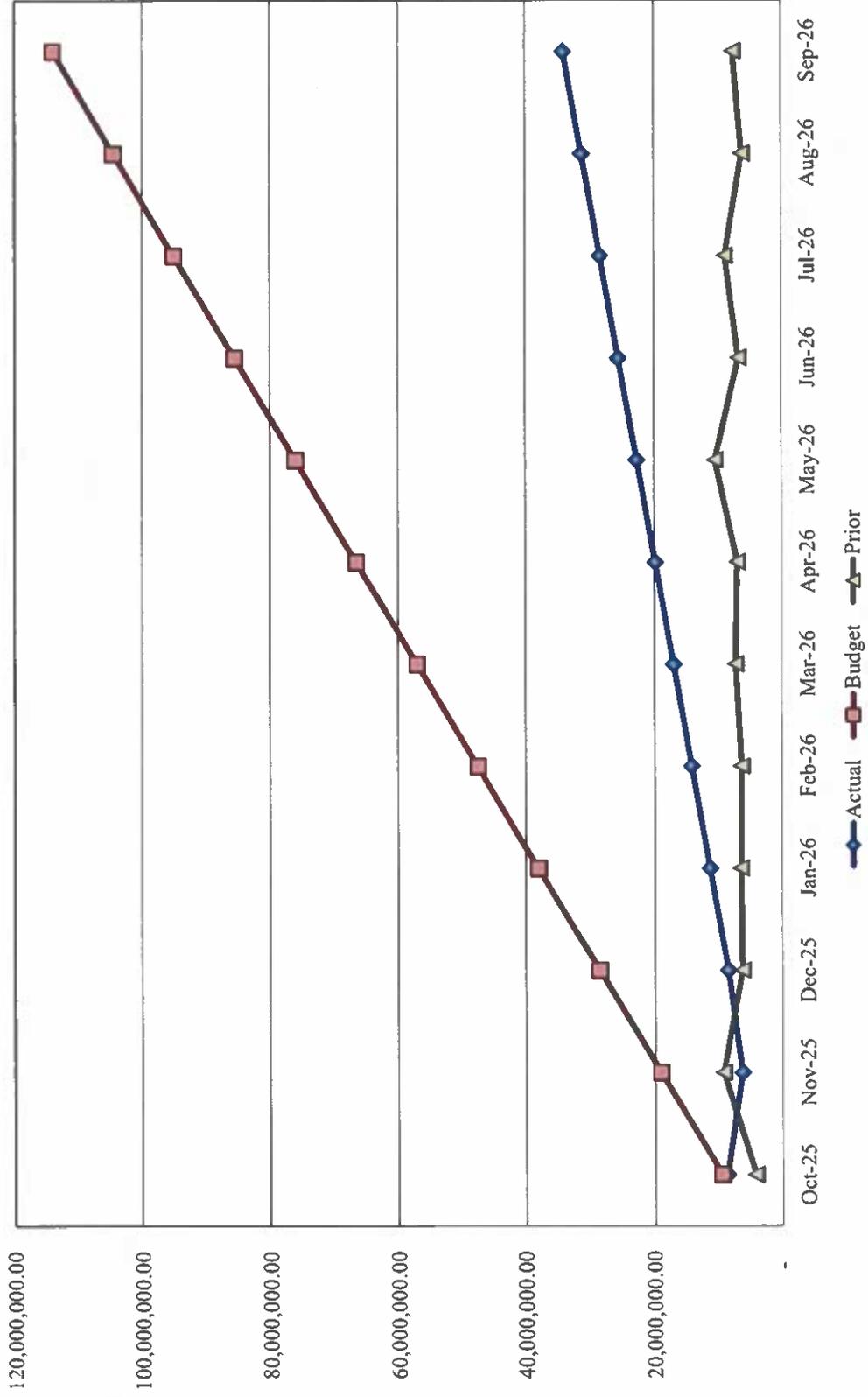
Ellis County
December 2025 Expenditures

General Fund



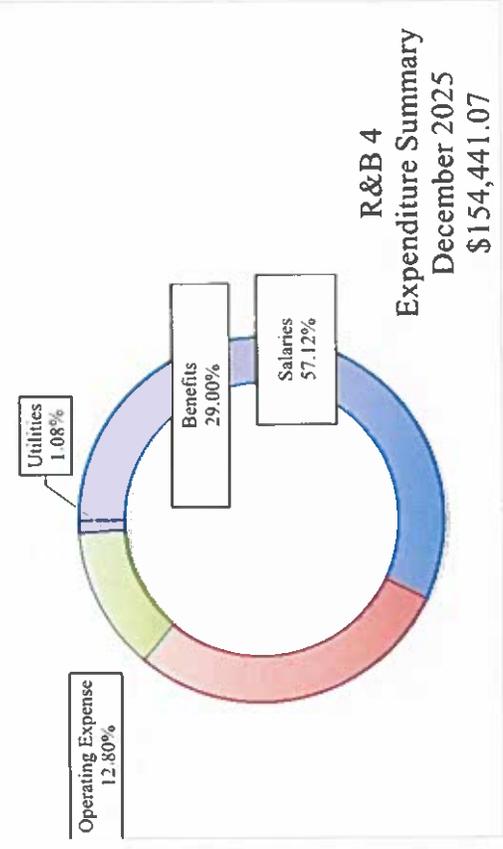
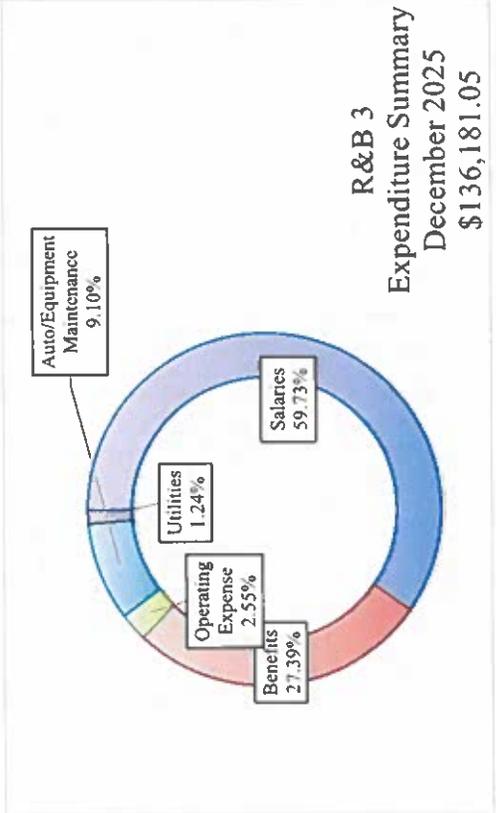
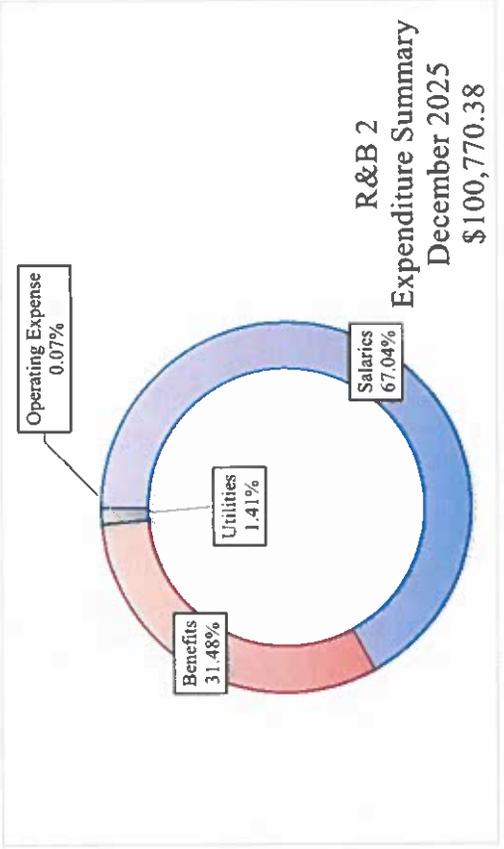
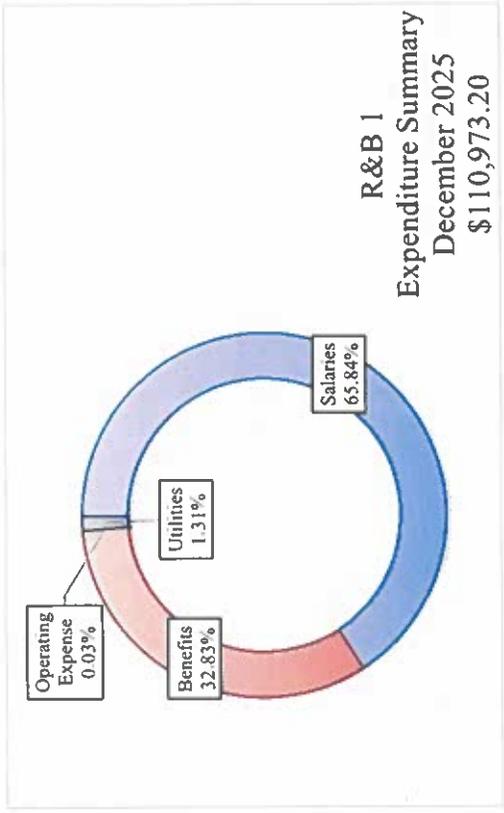
Ellis County
December 2025 Expenditures
General Fund

General Fund Expenditure Projection FY2026

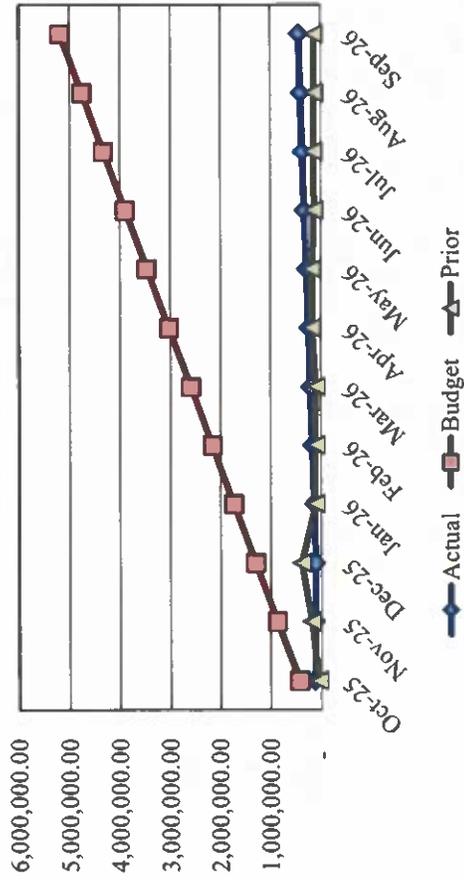


Road & Bridge Expenditure Summary - December 2025

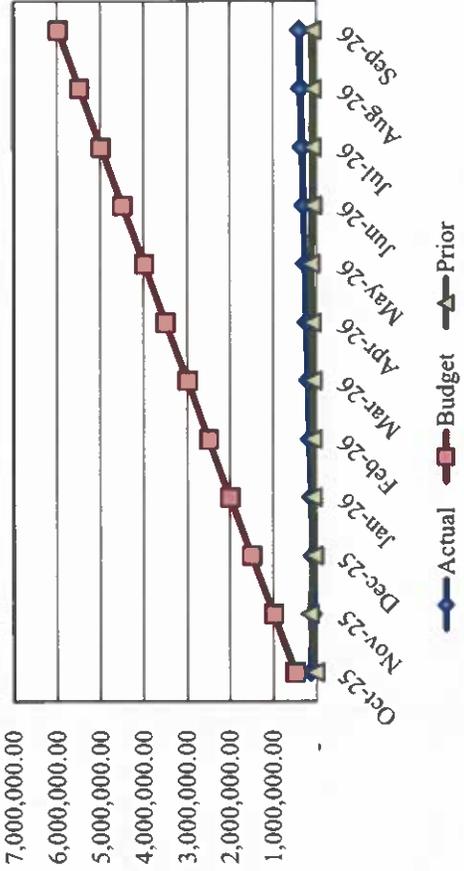
	R&B #1	R&B #2	R&B #3	R&B #4
Salaries	\$ 73,061.11	\$ 67,555.16	\$ 81,336.41	\$ 88,211.53
Benefits	36,430.53	31,724.99	37,296.79	44,787.64
Operating Expense	30.50	73.59	3,471.81	19,774.37
Road Materials				
Auto/Equipment Maintenance			12,388.30	
Equipment/Leases				
Utilities	1,451.06	1,416.64	1,687.74	1,667.53
Debt Service - Interest				
Debt Service - Principal				
	\$ 110,973.20	\$ 100,770.38	\$ 136,181.05	\$ 154,441.07



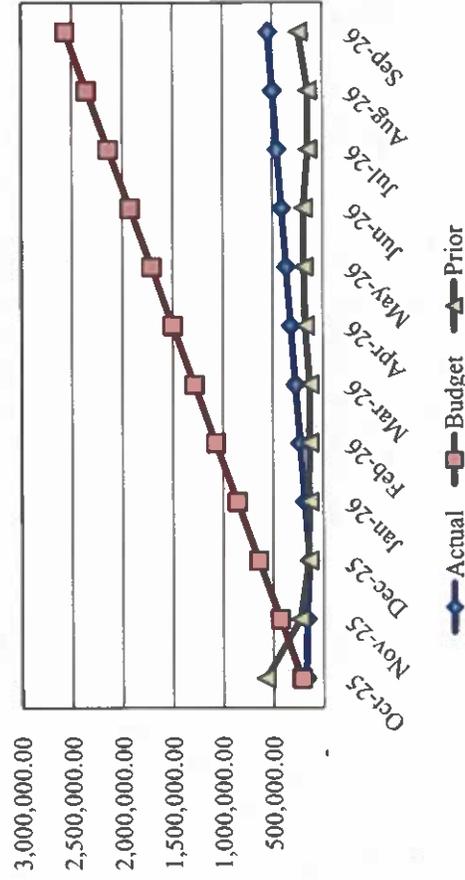
Road & Bridge Pct. #1
Expenditure Projection FY2026



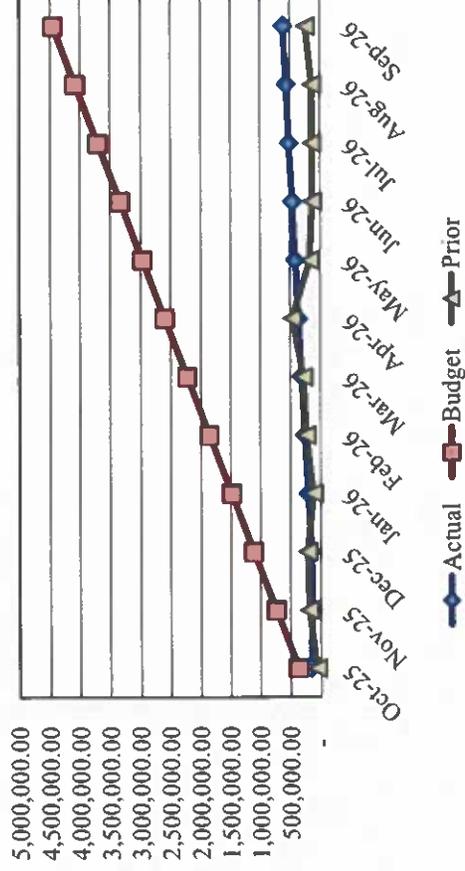
Road & Bridge Pct. #2
Expenditure Projection FY2026



Road & Bridge Pct. #3
Expenditure Projection FY2026

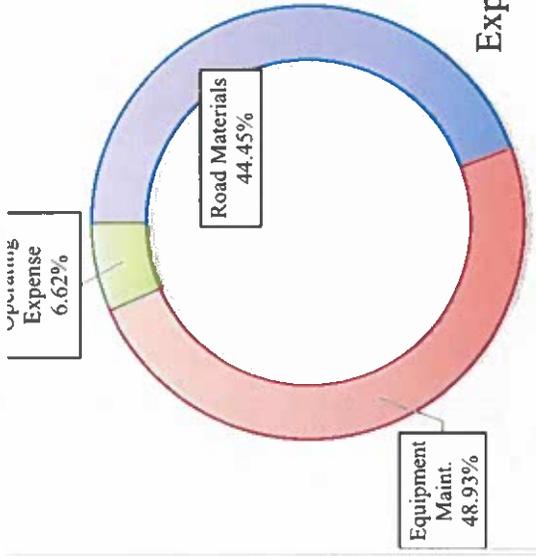


Road & Bridge Pct. #4
Expenditure Projection FY2026

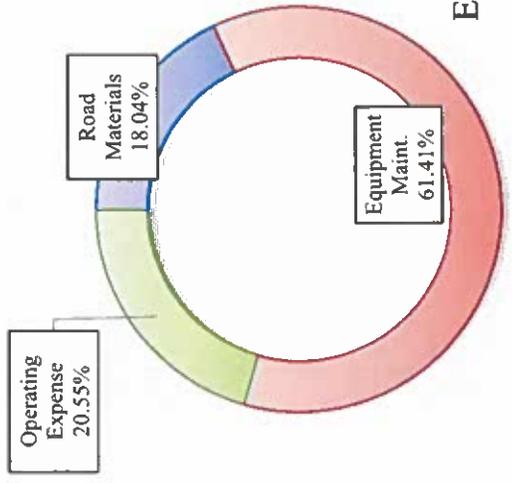


Farm to Market Expenditure Summary - December 2025

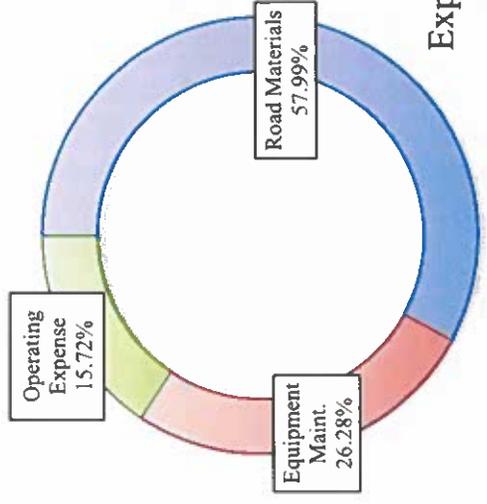
	F/M #1	F/M #2	F/M #3	F/M #4
Road Materials	\$ 41,941.86	\$ 24,654.56	\$ 50,060.26	\$ 15,690.07
Equipment Maint.	19,007.05	27,140.69	13,177.17	53,417.33
Operating Expense	11,371.95	3,670.16	11,413.54	17,878.01
Equipment/Leases				
TIRZ Payments				
	\$ 72,320.86	\$ 55,465.41	\$ 74,650.97	\$ 86,985.41



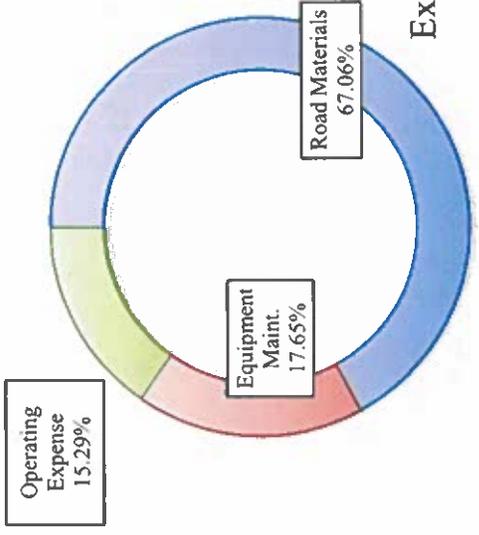
F/M 2
Expenditure Summary
January 2026
\$55,465.41



F/M 4
Expenditure Summary
January 2026
\$86,985.41

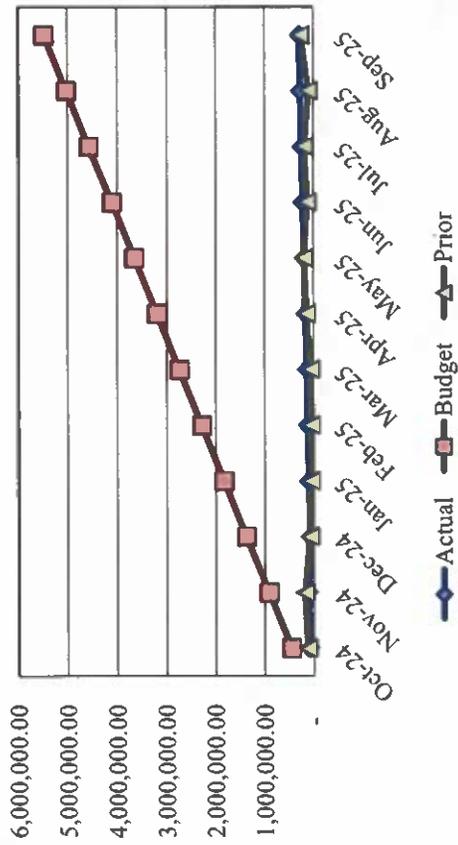


F/M 1
Expenditure Summary
January 2026
\$72,320.86

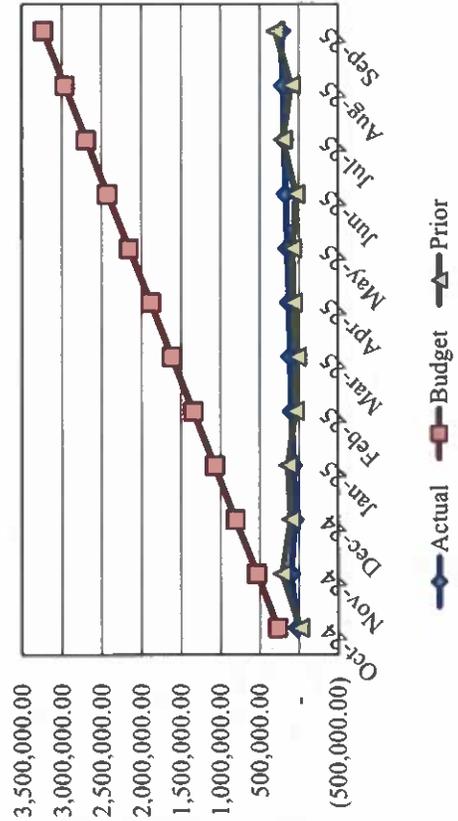


F/M 3
Expenditure Summary
January 2026
\$74,650.97

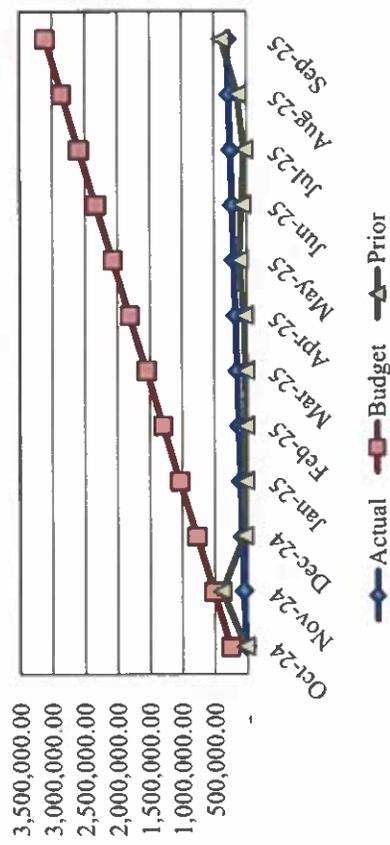
Farm to Market Pct. #1
Expenditure Projection FY2026



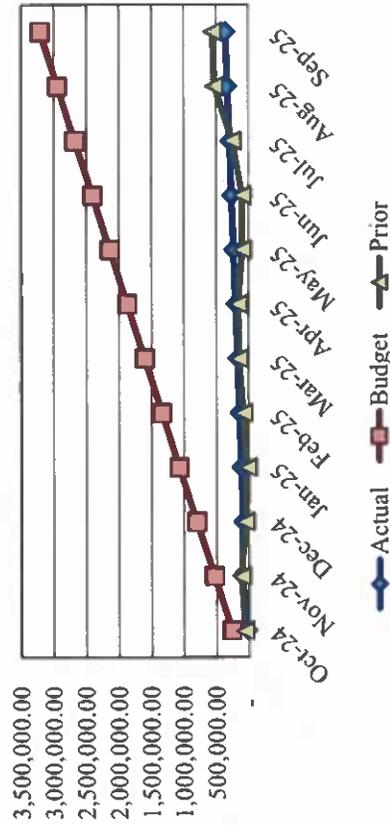
Farm to Market Pct. #2
Expenditure Projection FY2026



Farm to Market Pct. #3
Expenditure Projection FY2026



Farm to Market Pct. #4
Expenditure Projection FY2026



A.18

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: 02/23/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Staci Parr

PHONE: 972-825-5123 FAX: _____

DEPARTMENT OR ASSOCIATION: Auditors Office

ADDRESS: 101 W. Main St, Ste 301, Waxahachie, Texas 75165

PREFERRED DATE TO BE PLACED ON AGENDA: 03/03/2026

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

****Consent Agenda - Financial****

Acceptance of the County Auditors Monthly Report for January 2026 pursuant to Texas Local Government Code §114.025

Ellis County Auditor's Report
January 2026
Fiscal Year 2026

Benchmark for 4 Months = 33.33%

	<u>2026 Budget</u>	<u>YTD Rev/Exp</u> <u>as of 1/31/2026</u>	<u>% of Budget</u> <u>Received/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	106,209,937	48,441,941	45.61%	55,088,316	-12.06%
AUDITOR	12,565	(435)	-3.46%	-	N/A
INFORMATION TECHNOLOGY	-	-	N/A	-	N/A
AG EXTENSION	-	-	N/A	-	N/A
DEPARTMENT OF DEVELOPMENT	838,200	217,919	26.00%	289,156	-24.64%
VETERANS SERVICE OFFICER	24,760	4,526	18.28%	6,694	-32.39%
COVID 19 REVENUES	-	-	0.00%	-	N/A
AUXILIARY COURTHOUSE- CIVIC CENTER	-	-	N/A	-	N/A
NON-DEPARTMENTAL	-	207	N/A	-	N/A
VEHICLE REPLACEMENT FUND	-	-	0.00%	-	N/A
40TH JUDICIAL DISTRICT COURT	-	-	N/A	-	N/A
378TH JUDICIAL DISTRICT COURT	8,025	2,425	30.22%	1,508	60.81%
ELECTIONS	341,810	135,431	39.62%	61,418	120.51%
PURCHASING	1,500	-	0.00%	-	N/A
DISTRICT CLERK	973,150	354,420	36.42%	355,403	-0.28%
COUNTY CLERK	1,828,400	559,007	30.57%	636,178	-12.13%
SHERIFF REVENUES	236,050	74,641	31.62%	79,049	-5.58%
COUNTY ATTORNEY	72,640	46,361	63.82%	17,824	160.11%
TAX COLLECTOR	1,988,220	354,811	17.85%	396,118	-10.43%
CIVIL ENGINEER	95,800	64,311	67.13%	36,759	74.96%
COUNTY COURT AT LAW #1	315,560	78,954	25.02%	63,173	24.98%
COUNTY TREASURER	75	25	33.33%	50	-50.00%
EMERGENCY MANAGEMENT	-	-	N/A	-	N/A
FIRE MARSHAL	-	-	N/A	-	N/A
JUSTICE OF THE PEACE PCT. 1	219,500	70,888	32.30%	70,900	-0.02%
JUSTICE OF THE PEACE PCT. 2	223,210	73,020	32.71%	75,061	-2.72%
JUSTICE OF THE PEACE PCT. 3	171,515	60,031	35.00%	47,959	25.17%
JUSTICE OF THE PEACE PCT. 4	132,345	51,930	39.24%	38,037	36.53%
CONSTABLE PCT. 1	87,200	23,065	26.45%	30,750	-24.99%
CONSTABLE PCT. 2	63,500	19,139	30.14%	21,469	-10.85%
CONSTABLE PCT. 3	131,300	47,267	36.00%	40,269	17.38%
CONSTABLE PCT. 4	88,950	33,470	37.63%	29,640	12.92%
UNCLAIMED PROPERTY	61,873	696	1.12%	512	35.93%
LATCF REVENUE	-	-	N/A	-	N/A
BUDGETED FUND BALANCE	-	-	0.00%	-	N/A
	114,126,085	50,714,050	44.44%	57,386,240	-11.63%
General Fund Expenditures					
PROCEEDS FROM ISSUANCE OF FINANCED PURCHASES	-	-	N/A	-	N/A
SHERIFF	21,430,218	6,567,573	30.65%	5,515,395	19.08%
JAIL	16,339,532	4,631,003	28.34%	4,305,541	7.56%
MAINTENANCE	1,272,481	304,843	23.96%	330,542	-7.77%
COUNTY AUDITOR	1,464,750	434,163	29.64%	432,365	0.42%
INFORMATION TECHNOLOGY	1,758,108	940,719	53.51%	763,755	23.17%
TEXAS A&M AGRILIFE EXTENSIONS	374,213	84,233	22.51%	103,887	-18.92%
DEPARTMENT OF DEVELOPMENT	1,590,375	455,524	28.64%	434,417	4.86%
VETERANS SERVICE OFFICER	307,903	81,945	26.61%	59,422	37.90%
COMMISSIONERS	884,097	208,089	23.54%	193,861	7.34%
INDIGENT HEALTH CARE	6,336,657	2,143,999	33.83%	1,289,670	66.24%
MENTAL HEALTH JUV EXP	1,572,410	154,441	9.82%	129,058	19.67%
COVID 19 EXPENDITURES	-	-	N/A	-	N/A
VACCINE HUB	-	-	N/A	-	N/A
AUXILIARY COURTHOUSE- CIVIC CENTER	-	17,328	N/A	18,698	-7.33%
MAY SEVERE WEATHER	-	-	N/A	-	N/A
NON-DEPARTMENTAL	13,522,195	3,070,535	22.71%	2,647,390	15.98%
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	900,908	23.61%	1,116,935	-19.34%
40TH JUDICIAL DISTRICT COURT	475,119	138,792	29.21%	125,808	10.32%
378TH JUDICIAL DISTRICT COURT	1,045,831	309,835	29.63%	187,008	65.68%
443RD JUDICIAL DISTRICT COURT	427,070	137,126	32.11%	124,319	10.30%
INDIGENT DEFENSE	256,218	74,770	29.18%	40,808	83.23%
ELECTIONS	1,708,184	618,261	36.19%	734,034	-15.77%
PURCHASING	785,071	218,915	27.88%	199,969	9.47%
General Fund Expenditures (Continued)					
DISTRICT CLERK	1,721,140	486,783	28.28%	451,952	7.71%
COUNTY CLERK	1,838,659	523,739	28.48%	525,074	-0.25%
HIGHWAY PATROL	177,005	53,231	30.07%	50,842	4.70%
GAME WARDEN	-	-	0.00%	-	N/A
COUNTY ATTORNEY	9,258,047	2,361,779	25.51%	2,064,067	14.42%
TAX COLLECTOR	2,797,486	797,369	28.50%	711,751	12.03%

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Benchmark for 4 Months = 33.33%

	<u>2026 Budget</u>	<u>YTD Rev/Exp</u> <u>as of 1/31/2026</u>	<u>% of Budget</u> <u>Received/Used</u>	<u>Prior Year</u> <u>YTD</u>	<u>Increase/</u> <u>(Decrease)</u> <u>from Prior</u> <u>Year</u>
CIVIL ENGINEER	1,495,604	319,788	21.38%	271,609	17.74%
COUNTY COURT AT LAW #1	700,515	180,146	25.72%	158,188	13.88%
COUNTY COURT AT LAW #2	612,746	172,967	28.23%	144,459	19.73%
COUNTY COURT AT LAW #3	596,106	166,586	27.95%	148,667	12.05%
COUNTY JUDGE	601,795	179,026	29.75%	165,995	7.85%
504TH DISTRICT COURT	338,744	492	0.15%	-	N/A
COUNTY TREASURER	498,719	145,244	29.12%	129,568	12.10%
JUVENILE SERVICES	-	-	0.00%	-	0.00%
JUVENILE DETENTION	-	-	100.00%	-	100.00%
HUMAN RESOURCES AND SERVICES	544,617	166,518	30.58%	142,952	16.49%
EMERGENCY MANAGEMENT	418,560	99,398	23.75%	106,043	-6.27%
FIRE MARSHAL	1,010,881	270,601	26.77%	242,523	11.58%
JUSTICE OF THE PEACE PCT.1	509,034	149,488	29.37%	140,508	6.39%
JUSTICE OF THE PEACE PCT.2	669,575	201,842	30.14%	195,405	3.29%
JUSTICE OF THE PEACE PCT.3	513,597	154,842	30.15%	123,002	25.89%
JUSTICE OF THE PEACE PCT.4	514,020	121,694	23.67%	129,257	-5.85%
CONSTABLE PCT.1	414,494	120,965	29.18%	120,169	0.66%
CONSTABLE PCT.2	455,708	141,847	31.13%	117,594	20.62%
CONSTABLE PCT.3	470,836	129,508	27.51%	152,453	-15.05%
CONSTABLE PCT.4	441,339	119,147	27.00%	127,975	-6.90%
INTERFUND TRANSFERS	11,535,766	6,024,774	52.23%	736,518	718.01%
DEBT RETIREMENT	-	-	N/A	-	N/A
UNCLAIMED PROPERTY	61,873	-	0.00%	-	N/A
GRANT N - MENTAL HEALTH SERVICES	-	-	0.00%	-	N/A
	114,126,085	35,143,563	30.79%	26,472,236	32.76%
<i>Revenues Over/(Under) Expenditures</i>	-	15,570,487		30,914,004	
Road & Bridge Funds - Revenues					
ROAD & BRIDGE PCT. 1	5,192,661	1,129,156	21.75%	1,183,706	-4.61%
ROAD & BRIDGE PCT. 2	5,987,885	1,136,154	18.97%	1,248,292	-8.98%
ROAD & BRIDGE PCT. 3	2,572,017	1,179,502	45.86%	1,149,248	2.63%
ROAD & BRIDGE PCT. 4	4,454,842	1,120,758	25.16%	1,173,389	-4.49%
	18,207,405	4,565,569	25.08%	4,754,635	-3.98%
Road & Bridge Funds - Expenditures					
ROAD & BRIDGE PCT. 1	5,192,661	469,462	9.04%	753,112	-37.66%
ROAD & BRIDGE PCT. 2	5,987,885	453,134	7.57%	383,803	18.06%
ROAD & BRIDGE PCT. 3	2,572,017	588,941	22.90%	1,090,418	-45.99%
ROAD & BRIDGE PCT. 4	4,454,842	585,752	13.15%	579,965	1.00%
	18,207,405	2,097,289	11.52%	2,807,298	-25.29%
<i>Revenues Over/(Under) Expenditures</i>	-	2,468,280		1,947,337	
Farm to Market Funds - Revenues					
FARM TO MARKET 1	5,489,137	1,167,451	21.27%	1,259,796	-7.33%
FARM TO MARKET 2	3,233,990	1,141,578	35.30%	1,213,696	-5.94%
FARM TO MARKET 3	3,145,349	1,140,782	36.27%	1,212,505	-5.92%
FARM TO MARKET 4	3,215,491	1,369,306	42.58%	1,365,740	0.26%
	15,083,967	4,819,117	31.95%	5,051,737	-4.60%
Farm to Market Funds - Expenditures					
FARM TO MARKET 1	5,489,137	333,816	6.08%	431,226	-22.59%
FARM TO MARKET 2	3,233,990	302,498	9.35%	447,386	-32.39%
FARM TO MARKET 3	3,145,349	210,549	6.69%	507,741	-58.53%
FARM TO MARKET 4	3,215,491	242,371	7.54%	249,499	-2.86%
	15,083,967	1,089,233	7.22%	1,635,852	-33.41%
<i>Revenues Over/(Under) Expenditures</i>	-	3,729,884		3,415,886	
Interest & Sinking Funds - Revenues					
SERIES 16 INTEREST & SINKING	3,622,171	2,220,580	61.31%	2,525,794	-12.08%
	3,622,171	2,220,580	61.31%	2,525,794	-12.08%
Interest & Sinking Funds - Expenditures					
SERIES 16 INTEREST & SINKING	3,622,171	3,086,886	85.22%	3,052,276	1.13%
	3,622,171	3,086,886	85.22%	3,052,276	1.13%
<i>Revenues Over/(Under) Expenditures</i>	-	(866,306)		(526,482)	
Special Revenue Funds - Revenues					
LATERAL ROADS	594,903	49,653	8.35%	52,129	-4.75%
COUNTY & DISTRICT COURT TECH	63,195	1,647	2.61%	2,098	-21.48%

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Benchmark for 4 Months =

33.33%

	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 1/31/2026</u>	<u>% of Budget Received/ Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
JUSTICE COURT TECHNOLOGY	292,953	8,214	2.80%	8,873	-7.43%
DC ARCHIVES RECORDS MANAGEMENT	208,437	1,945	0.93%	3,076	-36.75%
JURY	423,000	158,702	37.52%	91,096	74.21%
LAW LIBRARY	328,449	192,439	58.59%	49,636	287.70%
RECORDS MANAGEMENT	3,835,861	171,549	4.47%	176,548	-2.83%
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	163,842	5.33%	163,834	0.00%
FIRE MARSHAL SPECIAL FUND	335,925	20,653	6.15%	27,076	-23.72%
DISTRICT COURTS RECORDS TECH	282,526	2,632	0.93%	4,217	-37.59%
DA CHECK PROCESSING	161,922	1,631	1.01%	2,431	-32.91%
DA DRUG FORFEITURE	427,846	9,737	2.28%	15,261	-36.20%
GENERAL RECORDS MGMT/PRESERVAT	1,328,745	47,556	3.58%	49,522	-3.97%
COURTHOUSE SECURITY	780,726	42,386	5.43%	43,556	-2.69%
COURT REC. PRESERVATION	310,854	13,897	4.47%	16,197	-14.20%
ELECTION ADMIN FEES	887,900	404,055	45.51%	7,264	5462.21%
SHERIFF FEDERAL FORFEITURE	870,165	57,314	6.59%	22,556	154.10%
COUNTY CLERK VITALS PRESERVATION	65,167	3,007	4.61%	3,526	-14.71%
SHERIFF SEIZURE	159,347	1,488	0.93%	2,704	-44.95%
SHERIFF FORFEITURE	508,182	5,118	1.01%	38,042	-86.55%
DA DRUG SEIZURE	996,086	8,295	0.83%	41,976	-80.24%
COURT FACILITY FEE FUND	390,021	27,857	0.00%	27,974	0.00%
OPIOID SETTLEMENT	319,694	2,261	0.00%	1,985	0.00%
CONSTABLE 2 FORFEITURE	1,582	17	1.10%	13	34.67%
CONSTABLE 1 FORFEITURE	181	-	0.00%	-	N/A
CONSTABLE 4 FORFEITURE	-	-	0.00%	-	N/A
TREASURER'S HELD PROPERTY	-	-	N/A	160	-100.00%
PAYROLL	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	-	100.00%	-	N/A
JJAEF	752,331	250,668	33.32%	154,516	62.23%
TRUANCY & PREVENTION	124,945	7,526	6.02%	6,963	8.09%
AMERICAN RESCUE PLAN ACT	9,782,786	(27,765)	-0.28%	239,715	-113.58%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
DEBT RETIREMENT/REDUCTION	-	-	N/A	-	N/A
LOCAL DIVERSION ADMINISTRATIVE FEE - JPI	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	8,834	10.56%	6,310	40.00%
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	680	2.69%	-	N/A
SEIZED FUNDS	-	-	N/A	710	-100.00%
VEHICLE REPLACEMENT FUND	2,497,220	301,804	12.09%	654	46033.23%
SB22 - Sheriff	500,000	504,801	100.96%	505,088	-0.06%
SB22 - DA	275,000	278,049	101.11%	277,377	0.24%
HAVA GRANT	52,000	-	0.00%	-	N/A
	31,018,073	2,720,491	8.77%	2,043,081	33.16%
<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	112,927	26.70%	125,325	-9.89%
LAW LIBRARY	328,449	98,876	30.10%	102,047	-3.11%
RECORDS MANAGEMENT	3,835,861	35,523	0.93%	-	N/A
CC ARCHIVES RECORDS MANAGEMENT	3,075,423	-	0.00%	-	N/A
FIRE MARSHAL SPECIAL FUND	335,925	19,045	5.67%	6,468	194.48%
DISTRICT COURTS RECORDS TECH	282,526	-	0.00%	-	N/A
DA CHECK PROCESSING	161,922	-	0.00%	502	-100.00%
DA DRUG FORFEITURE	427,846	25,979	6.07%	-	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	366,660	41.30%	-	N/A
SHERIFF FEDERAL FORFEITURE	870,165	-	0.00%	-	N/A
COUNTY CLERK VITALS PRESERVATION	65,167	74	0.11%	-	N/A
SHERIFF SEIZURE	159,347	-	0.00%	39,522	-100.00%
SHERIFF FORFEITURE	508,182	-	0.00%	-	N/A
DA DRUG SEIZURE	996,086	76,758	7.71%	11,547	564.73%
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

Ellis County Auditor's Report
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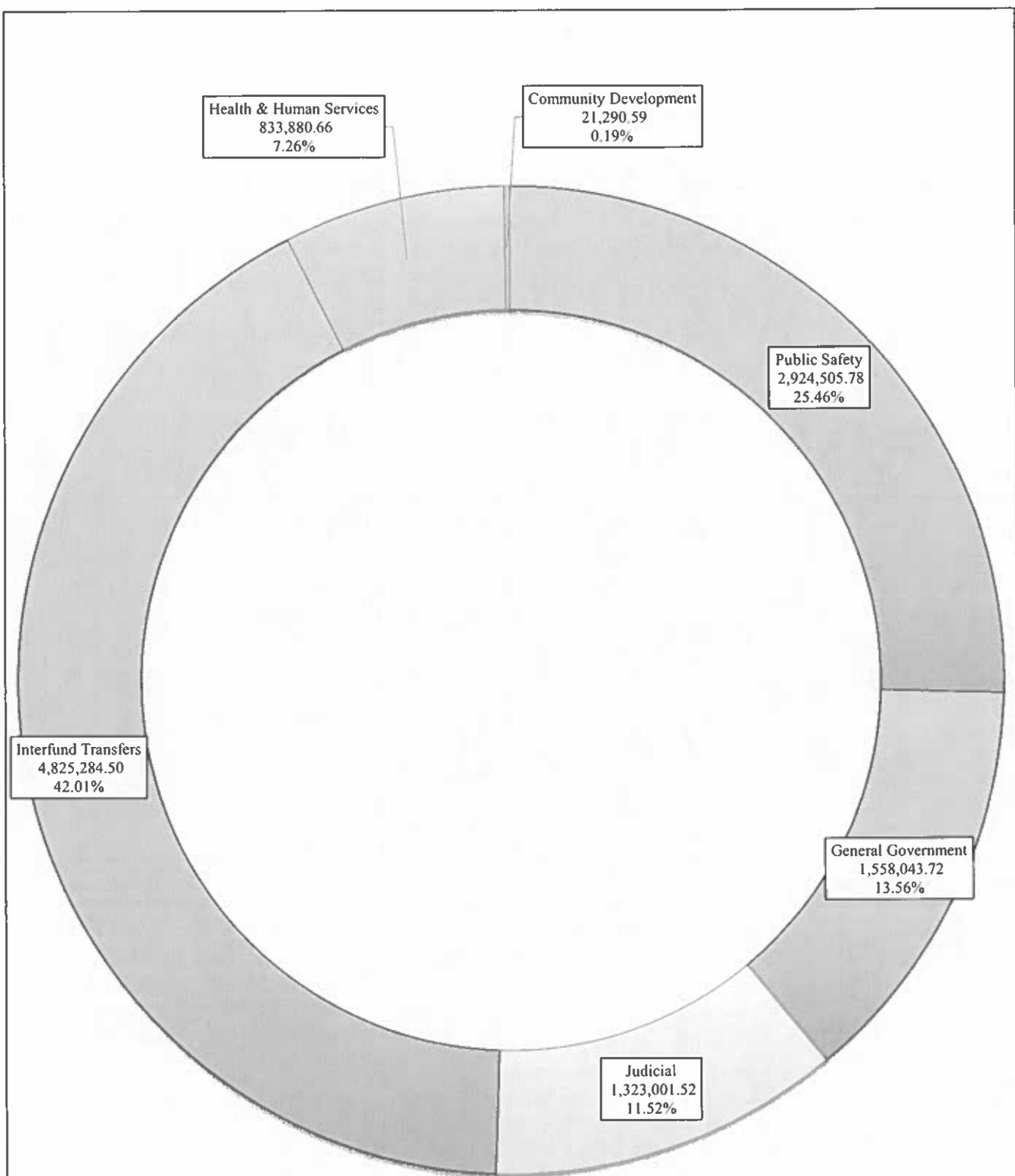
Benchmark for 4 Months =

33.33%

	<u>2026 Budget</u>	<u>YTD Rev/Exp as of 1/31/2026</u>	<u>% of Budget Received/Used</u>	<u>Prior Year YTD</u>	<u>Increase/ (Decrease) from Prior Year</u>
TRUANCY & PREVENTION	124,945	-	0.00%	-	N/A
AMERICAN RESCUE PLAN ACT	9,782,786	313,175	3.20%	1,384,158	-77.37%
SPECIAL INVENTORY - TAX OFFICE	-	-	N/A	-	N/A
TREASURER'S FIELD PROPERTY	-	-	0.00%	-	N/A
JUVENILE PROBATION FEES	82,996	962	0.00%	835	15.28%
JJAEP	752,331	185,710	24.68%	193,873	-4.21%
SB22 - Sheriff	500,000	89,278	17.86%	-	N/A
SB22 - DA	275,000	44,614	16.22%	20,847	114.01%
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%	2,490	-100.00%
DISTRICT ATTORNEY LEASE FUND	6,310	-	0.00%	-	N/A
LANGUAGE ACCESS FUND	83,640	400	0.48%	450	-11.11%
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	284,859	11.41%	249,121	14.35%
	31,018,073	1,654,986	5.34%	2,137,184	-22.56%
<i>Revenues Over/(Under) Expenditures</i>	-	<i>1,065,505</i>		<i>(94,104)</i>	
Capital Projects Funds - Revenues					
ROAD IMPROVEMENT FUND	2,154,021	20,725	0.96%	372,672	-94.44%
PERMANENT IMPROVEMENT	17,244,176	13,513,373	78.36%	4,835,661	179.45%
ROW AVAILABLE	-	-	N/A	139	-100.00%
ROAD DISTRICT 1	1,040,751	10,075	0.97%	15,499	-35.00%
ROAD DISTRICT 5	18,498	130	0.70%	275	-52.71%
ROAD DISTRICT 16	241,508	2,338	0.97%	3,597	-35.00%
SERIES 19 BOND PROJECT	-	-	N/A	-	N/A
	20,698,954	13,546,640	65.45%	5,227,842	159.12%
Capital Projects Funds - Expenditures					
ROAD IMPROVEMENT FUND	2,154,021	-	0.00%	-	N/A
PERMANENT IMPROVEMENT	17,244,176	1,743,033	10.11%	2,926,246	-40.43%
ROW AVAILABLE	-	-	N/A	134,905	-100.00%
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	1,743,033	8.42%	3,061,151	-43.06%
<i>Revenues Over/(Under) Expenditures</i>	-	<i>11,803,607</i>		<i>2,166,692</i>	
Other Funds - Revenues					
TRUST AND AGENCY FUND	-	-	0.00%	-	0.00%
LEVEE 2	284,757	9,242	3.25%	10,463	-11.67%
LEVEE 3	542,936	62,242	11.46%	56,252	10.65%
LEVEE 4	9,260	247	2.66%	192	28.63%
	836,953	71,730	8.57%	66,997	7.21%
Other Funds - Expenditures					
TRUST AND AGENCY FUND	-	-	0.00%	-	N/A
LEVEE 2	284,757	-	0.00%	10,851	-100.00%
LEVEE 3	542,936	-	0.00%	48,000	-100.00%
LEVEE 4	9,260	-	0.00%	-	N/A
	836,953	-	0.00%	58,851	-100.00%
<i>Revenues Over/(Under) Expenditures</i>	-	<i>71,730</i>		<i>8,056</i>	
Summary					
REVENUE SUMMARY	203,593,608	78,658,178	38.63%	77,056,237	2.08%
EXPENDITURE SUMMARY	203,593,608	44,814,991	22.01%	39,224,848	14.25%
<i>Revenues Over/(Under) Expenditures</i>	\$ -	<i>33,843,187</i>		<i>37,831,389</i>	

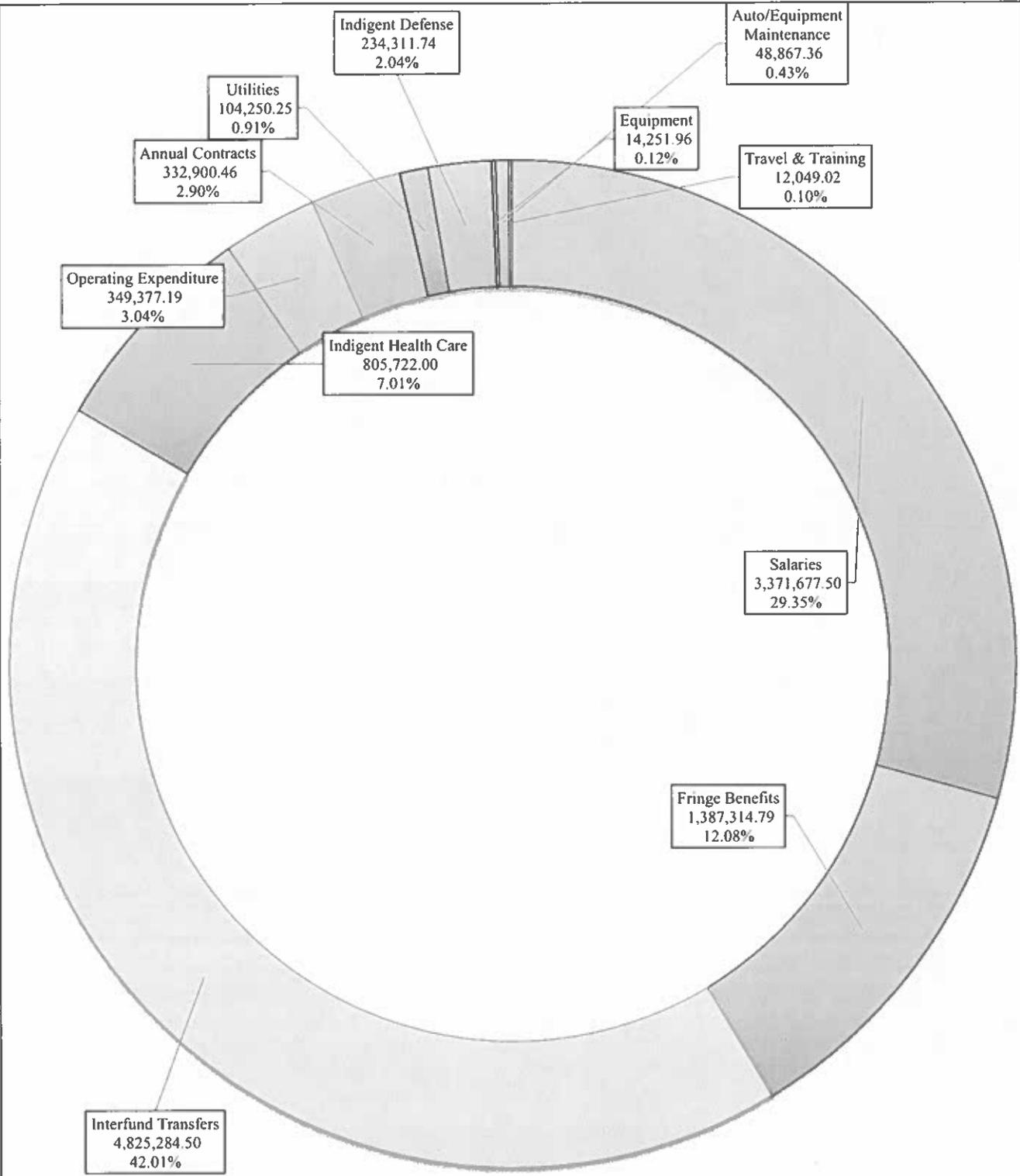
**Statement of Revenues, Expenditures, and changes in Fund Balance
January 2026**

	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	\$ 35,758,647.70	\$ 625,357.20	\$ 625,357.20	\$ 625,357.20	\$ 625,357.20	\$ 847,180.49	\$ 847,180.49	\$ 847,180.49	\$ 847,180.49
Property Taxes	-	-	-	-	-	-	-	-	-
Mixed Beverage Taxes	-	-	-	-	-	-	-	-	-
License and permits	-	-	-	-	-	-	-	-	-
Fines & Fees	477,592.01	134,853.86	134,853.84	134,853.80	134,853.80	-	-	-	-
Charges for Services	64,404.80	-	-	-	-	-	-	-	-
Grant Revenue	38,343.38	-	-	-	-	-	-	-	-
Intergovernmental	54,701.98	-	-	-	-	-	-	-	107,688.00
Interfund Transfers	-	-	-	-	-	-	-	-	-
Investment income	244,472.33	10,426.00	12,824.81	1,947.62	7,625.31	13,823.04	5,694.30	5,473.08	7,293.46
Sale of Equipment	-	-	-	-	-	-	-	-	-
Beginning Fund Balance	-	-	-	-	-	-	-	-	-
Miscellaneous	42,761.58	-	-	76,400.00	-	-	-	-	-
Total Revenues	<u>36,680,923.78</u>	<u>770,637.06</u>	<u>773,035.85</u>	<u>838,558.62</u>	<u>767,836.31</u>	<u>861,003.53</u>	<u>852,874.79</u>	<u>852,653.57</u>	<u>962,161.95</u>
EXPENDITURES									
General Government	1,558,043.72	-	-	-	-	-	-	-	-
Public Safety	2,924,505.78	-	-	-	-	-	-	-	-
Judicial	1,323,001.52	-	-	-	-	-	-	-	-
Community Development	21,290.59	-	-	-	-	-	-	-	-
Infrastructure and Environmental	-	108,083.08	103,265.90	120,926.79	133,988.23	72,275.15	118,339.09	66,122.37	30,517.45
Interfund Transfers	4,825,284.50	-	-	-	-	-	-	-	-
Health and Human Services	833,880.66	-	-	-	-	-	-	-	-
Corrections & Rehabilitation	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-
Interest & Fiscal Charges	-	-	-	-	-	-	-	-	-
Total Expenditures	<u>11,486,006.77</u>	<u>108,083.08</u>	<u>103,265.90</u>	<u>120,926.79</u>	<u>133,988.23</u>	<u>72,275.15</u>	<u>118,339.09</u>	<u>66,122.37</u>	<u>30,517.45</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	25,194,917.01	662,553.98	669,769.95	717,631.83	633,848.08	788,728.38	734,535.70	786,531.20	931,644.50
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	25,194,917.01	662,553.98	669,769.95	717,631.83	633,848.08	788,728.38	734,535.70	786,531.20	931,644.50
FUND BALANCE, BEGINNING	<u>22,967,207.94</u>	<u>3,072,264.48</u>	<u>3,834,387.13</u>	<u>392,288.72</u>	<u>2,145,606.74</u>	<u>3,827,144.18</u>	<u>1,380,200.19</u>	<u>1,262,261.40</u>	<u>1,965,713.54</u>
PRIOR PERIOD ADJUSTMENT	10,751.55	10.96	10.96	10.96	10.96	-	-	-	-
FUND BALANCE, ENDING	<u>\$ 48,172,876.50</u>	<u>\$ 3,734,829.42</u>	<u>\$ 4,504,168.04</u>	<u>\$ 1,109,931.51</u>	<u>\$ 2,779,465.78</u>	<u>\$ 4,615,872.56</u>	<u>\$ 2,114,735.89</u>	<u>\$ 2,048,792.60</u>	<u>\$ 2,897,358.04</u>



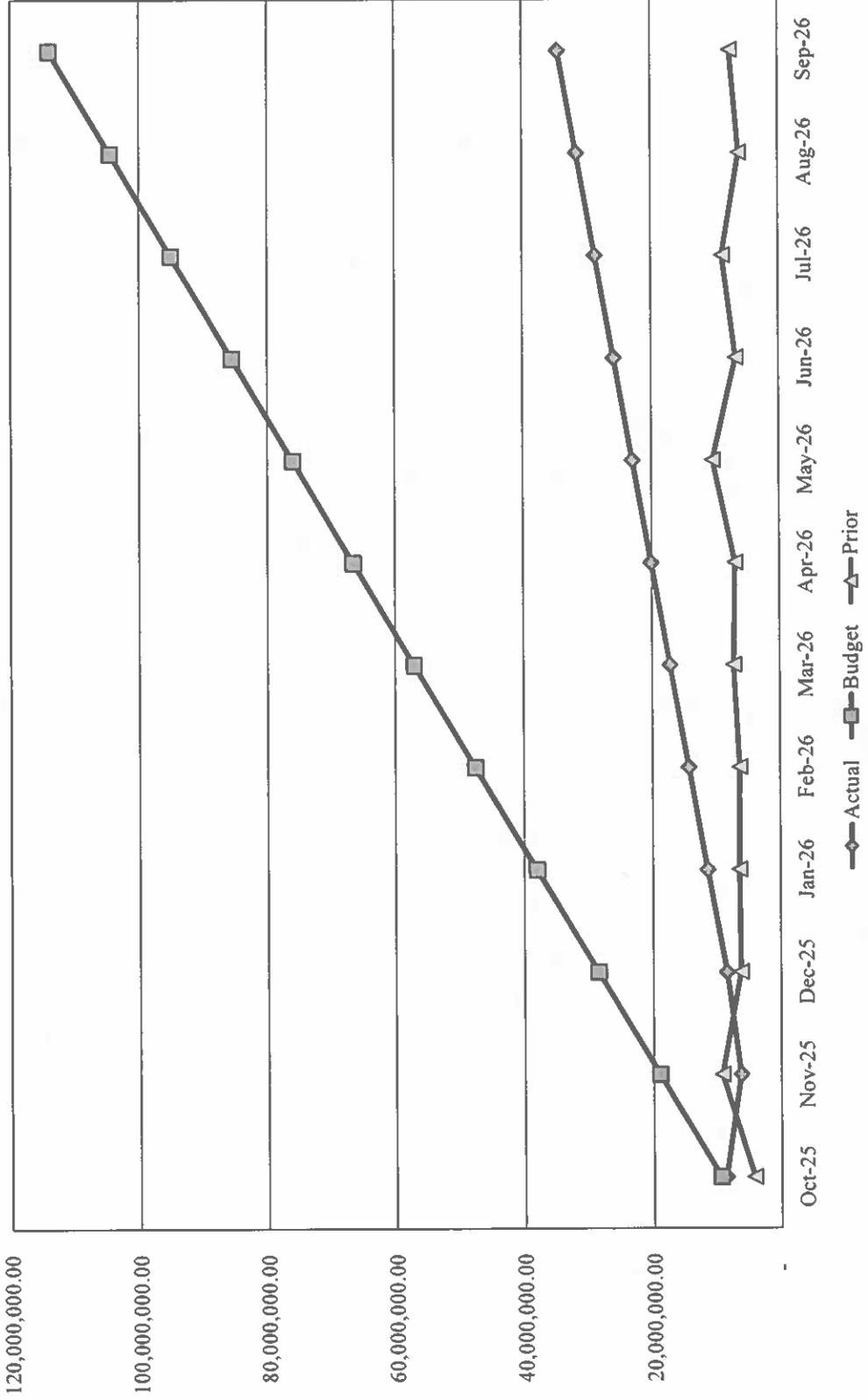
Ellis County
January 2026 Expenditures

General Fund



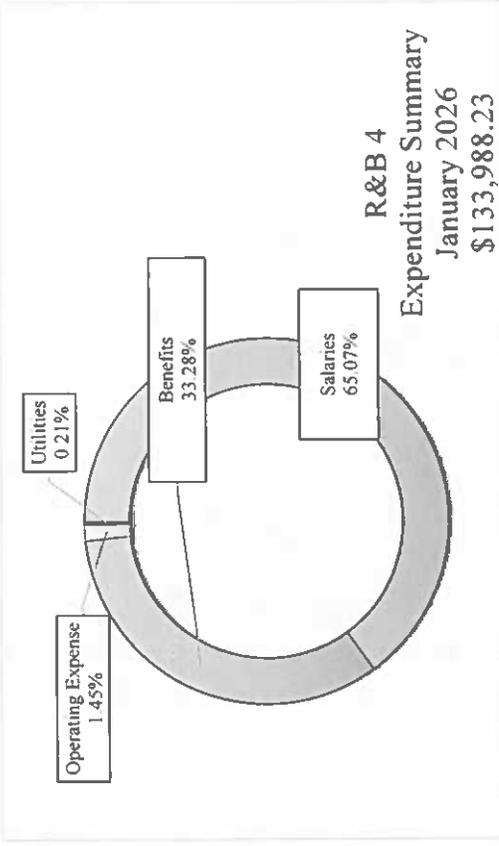
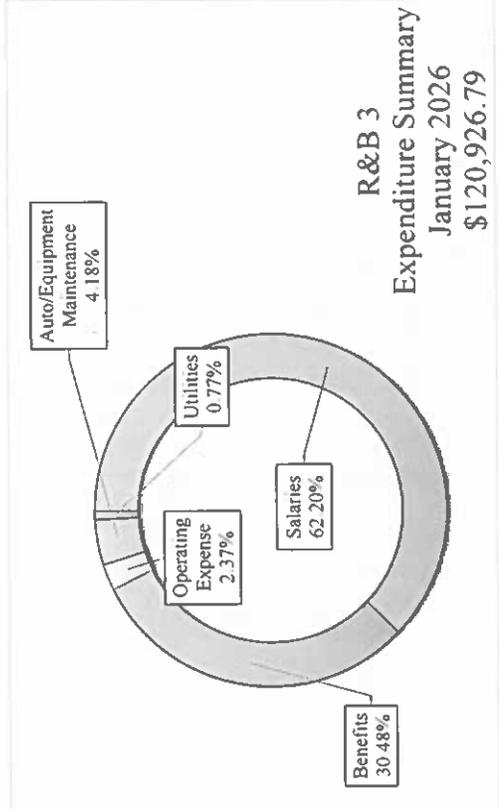
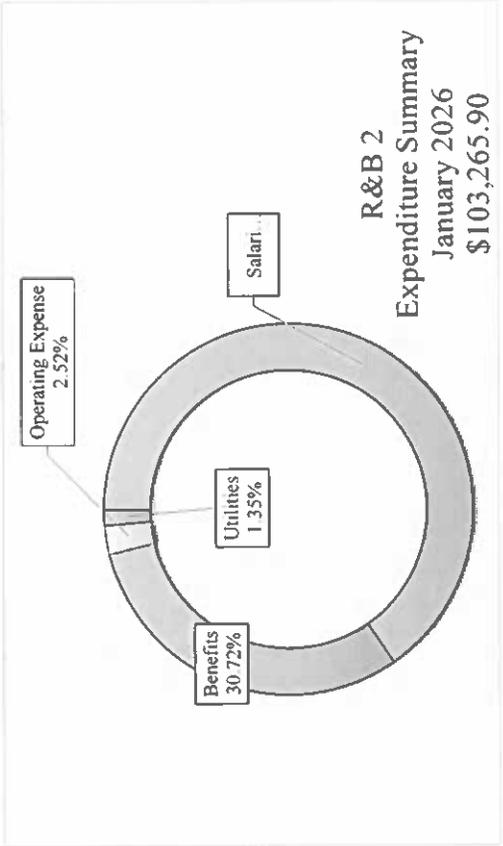
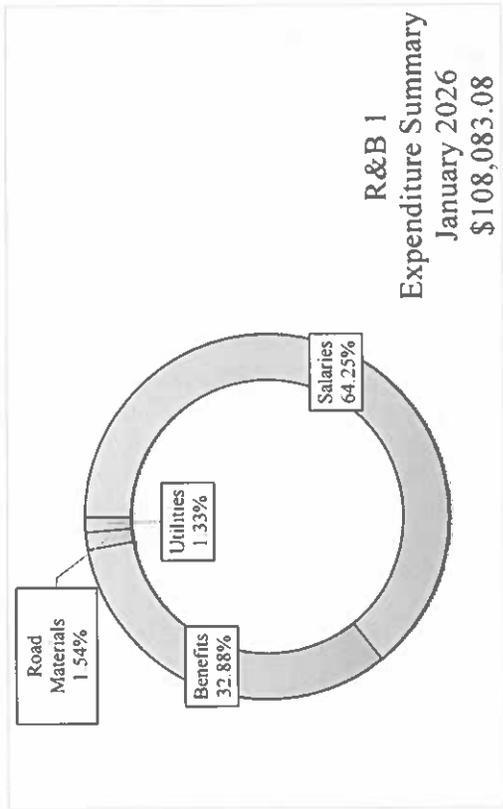
Ellis County
January 2026 Expenditures
General Fund

General Fund Expenditure Projection FY2026

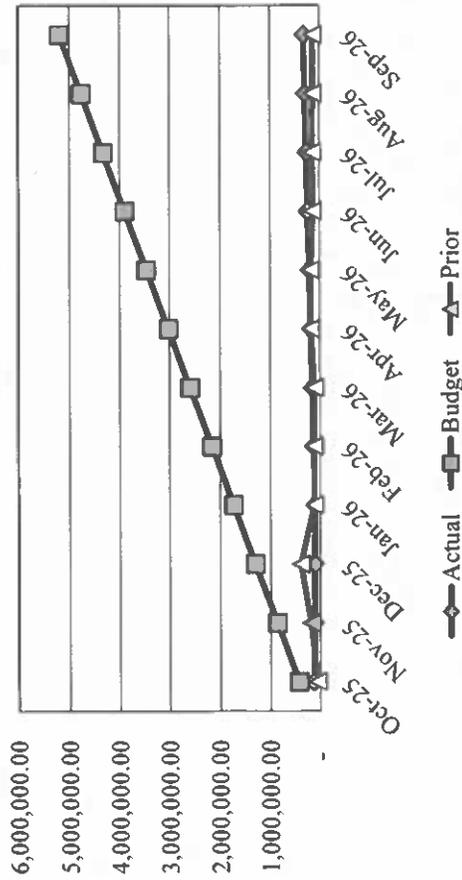


Road & Bridge Expenditure Summary - January 2026

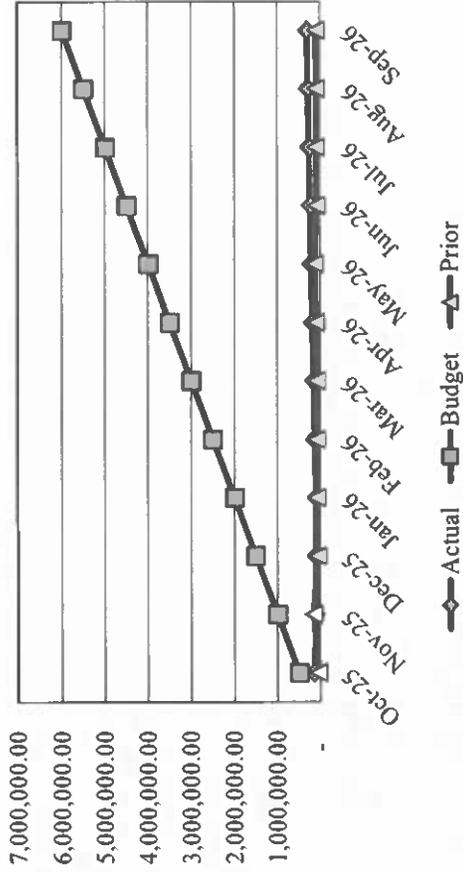
	R&B #1	R&B #2	R&B #3	R&B #4
Salaries	\$ 69,445.87	\$ 67,555.15	\$ 75,212.85	\$ 87,181.28
Benefits	35,535.80	31,721.65	36,861.54	44,586.89
Operating Expense		2,598.67	2,866.59	1,940.31
Road Materials	1,660.90			
Auto/Equipment Maintenance			5,057.56	
Equipment/Leases				
Utilities	1,440.51	1,390.43	928.25	279.75
Debt Service - Interest				
Debt Service - Principal				
	\$ 108,083.08	\$ 103,265.90	\$ 120,926.79	\$ 133,988.23



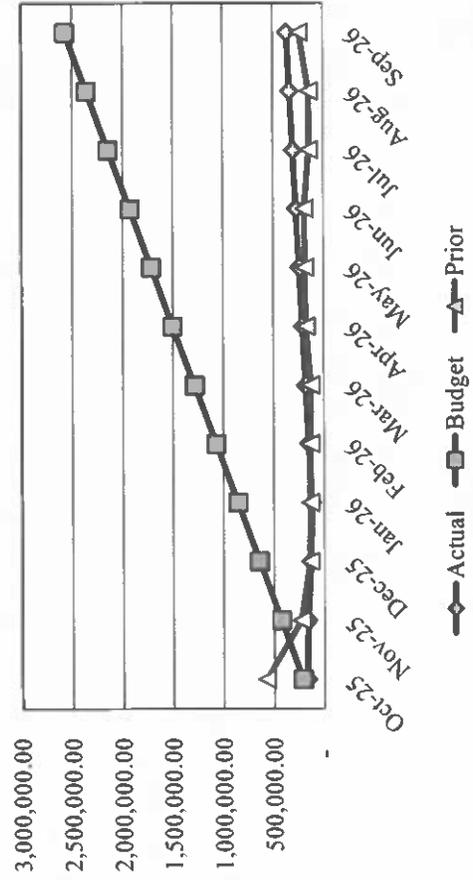
Road & Bridge Pct. #1
Expenditure Projection FY2026



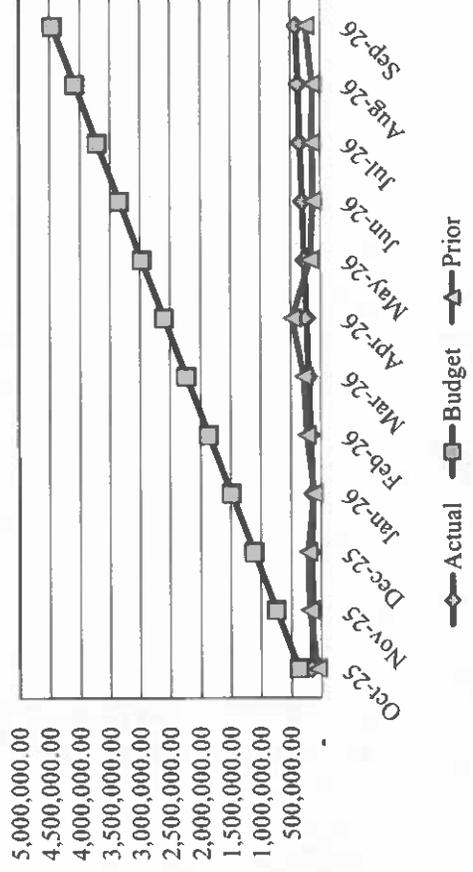
Road & Bridge Pct. #2
Expenditure Projection FY2026



Road & Bridge Pct. #3
Expenditure Projection FY2026

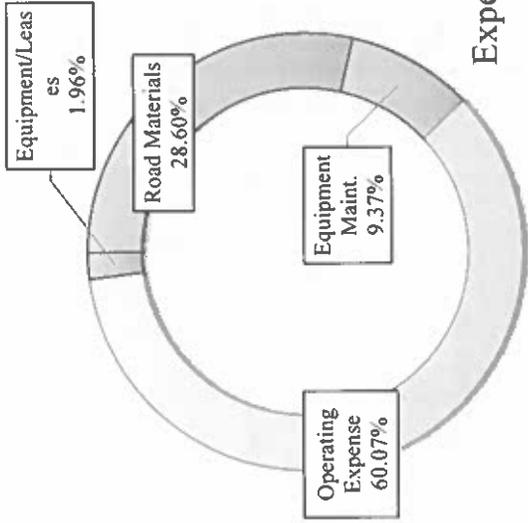


Road & Bridge Pct. #4
Expenditure Projection FY2026

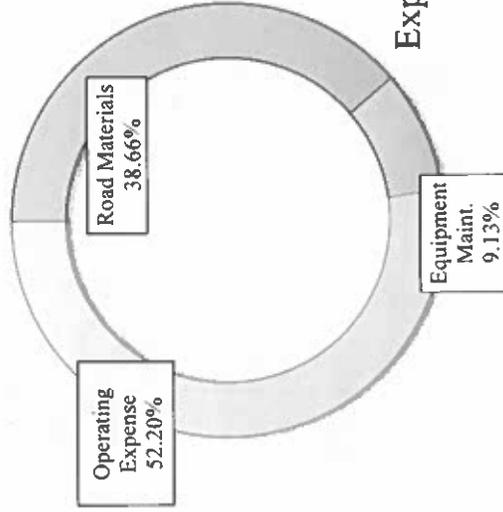


Farm to Market Expenditure Summary - January 2026

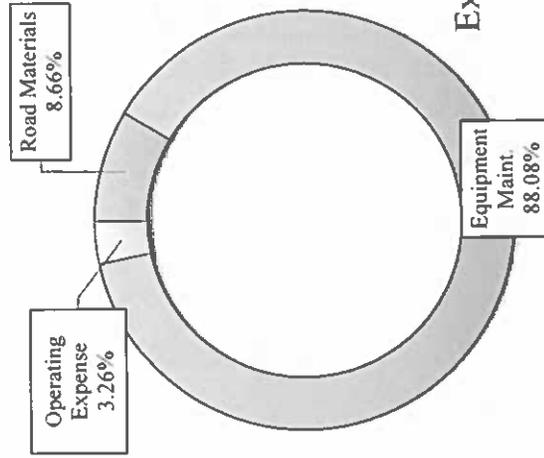
	F/M #1	F/M #2	F/M #3	F/M #4
Road Materials	\$ 20,670.08	\$ 45,752.31	\$ 5,725.48	\$ 7,948.40
Equipment Maint.	6,774.86	10,809.65	58,238.74	7,001.14
Operating Expense	43,415.61	61,777.13	2,158.15	15,567.91
Equipment/Leases	1,414.60			
TIRZ Payments				
	\$ 72,275.15	\$ 118,339.09	\$ 66,122.37	\$ 30,517.45



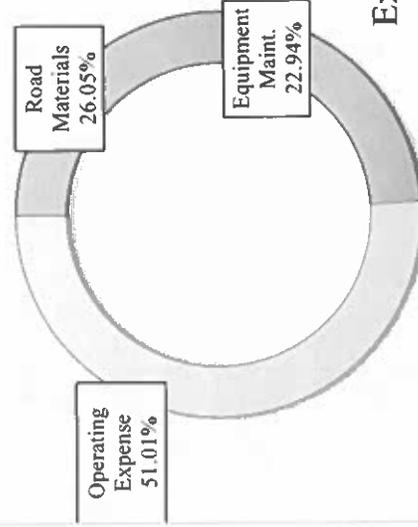
F/M 1
Expenditure Summary
January 2026
\$72,275.15



F/M 2
Expenditure Summary
January 2026
\$118,339.09

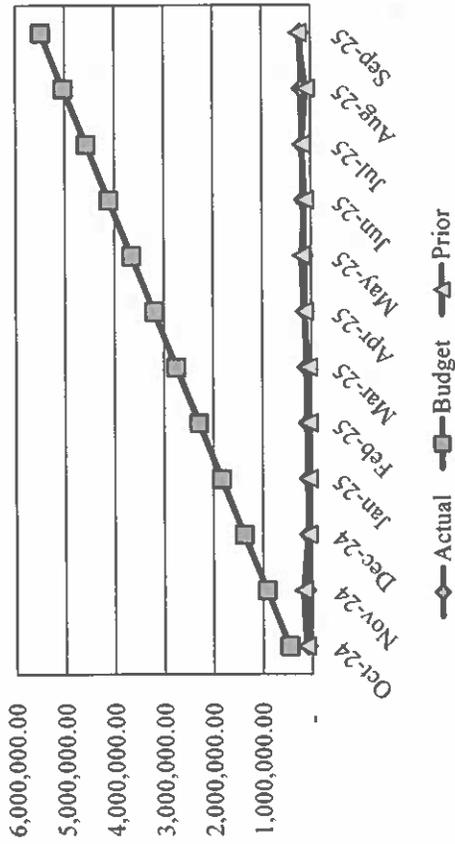


F/M 3
Expenditure Summary
January 2026
\$66,122.37

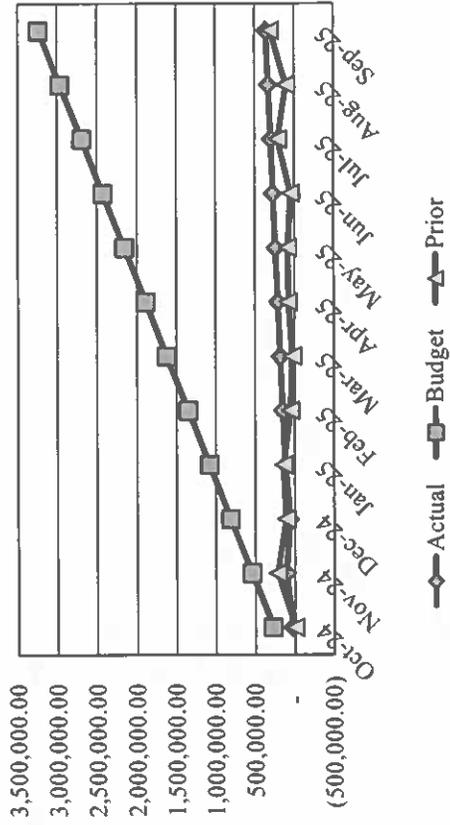


F/M 4
Expenditure Summary
January 2026
\$30,517.45

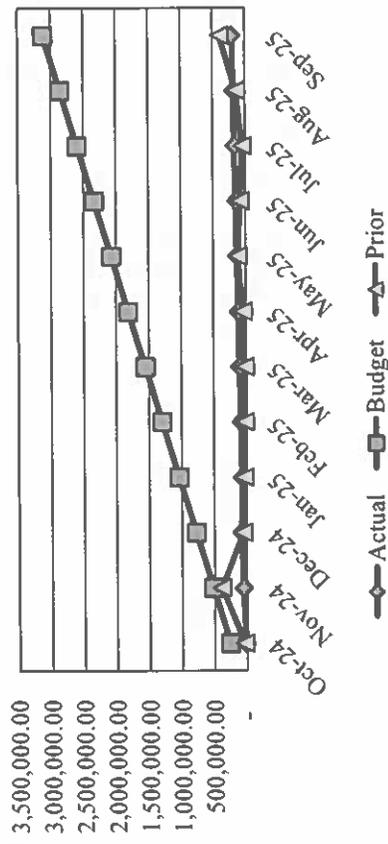
Farm to Market Pct. #1
Expenditure Projection FY2026



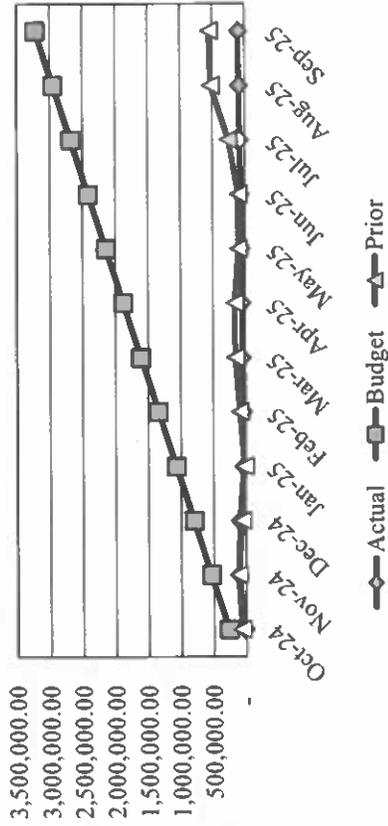
Farm to Market Pct. #2
Expenditure Projection FY2026



Farm to Market Pct. #3
Expenditure Projection FY2026



Farm to Market Pct. #4
Expenditure Projection FY2026



A-19

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: **Feb 11**

PREFERRED DATE TO BE PLACED ON AGENDA: **3/3/2026**

NAME: **Erik Test** PHONE: _____

ADDRESS: _____

DEPARTMENT OR ASSOCIATION: **County Judge's Office**

***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):

Resolution in support of Constables to Apply for the Texas Body-Worn Camera Grant.

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.**



Resolution No. 2026-3

The Historic Courthouse • 101 W. Main, Waxahachie, Texas 75165 • (972) 825-5011

**A Resolution by the Ellis County Commissioners Court
Supporting the Ellis County Constables Application for the Texas Body-Worn Camera Grant**

WHEREAS, Ellis County constables regularly perform duties that require them to enter situations that may later be subject to thorough review and scrutiny by elected officials, the Texas Commission on Law Enforcement, the judicial system, and the public; and

WHEREAS, advancements in camera technology have made it possible for law enforcement officers to utilize compact, body-worn cameras to document interactions with suspects, detainees, and individuals being served, thereby promoting transparency, adherence to departmental policies, legal safeguards, and the protection of civil rights for both officers and the public; and

WHEREAS, for the mutual benefit of officers and the communities they serve, most states, local jurisdictions, and law enforcement agencies now equip, and frequently require, law enforcement personnel to wear body-worn cameras; and

WHEREAS, through the Texas Body-Worn Camera Grant Program (Fiscal Year 2027), the State of Texas seeks to assist peace officers statewide in obtaining and deploying body-worn camera technology; and

WHEREAS, the Ellis County Commissioners Court supports the efforts of local law enforcement agencies to secure the necessary tools to effectively enforce the law and maintain public order, including equipping constables with modern body-worn camera technology;

NOW, THEREFORE, BE IT RESOLVED that we, the Commissioners Court of Ellis County, Texas, do hereby authorize, support, and endorse the Ellis County constables in applying for grant funding through the Texas Body-Worn Camera Grant Program (Fiscal Year 2027).

IN WITNESS WHEREOF, SIGNED AND ENACTED this 3rd day of March 2026.

John Wray, Ellis County Judge

Randy Stinson, Commissioner, Precinct 1

Lane Grayson, Commissioner, Precinct 2

Louis Ponder, Commissioner, Precinct 3

Kyle Butler, Commissioner, Precinct 4

Attest: Krystal Valdez, County Clerk

F1

COMMISSIONERS COURT AGENDA REQUEST

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

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

The **deadline** for submitting an agenda request with the supporting information is **12:00 noon on the 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: 02/20/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: John Wray

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Judge

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 03/03/26

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

<p>**Financial Consent Agenda** Line Item Transfer</p> <p>DECREASE 001-0140-508190 Computer Equipment by \$50,000 DECREASE 001-0140-508030 Furniture/ Fixtures by \$10,750 INCREASE 001-0140-508590 Systems Administration Fees by \$5,500 INCREASE 001-0140-508040 Postage by \$40,000 INCREASE 001-0137-508680 Contract Services by \$15,250</p>
--



ELLIS COUNTY LINE ITEM ADJUSTMENT

FISCAL YEAR FY26

I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to the FY26 Budget as follows:

TRANSFER FROM		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
	Non- Departmental	
001-0140-508190	Computer Equipment	\$ 50,000.00
001-0140-508030	Furniture/ Fixtures	\$ 10,750.00
	TOTAL:	\$ 60,750.00

TRANSFER TO		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
	Non- Departmental	
001-0140-508560	System Administration Fees	\$ 5,500.00
001-0140-508040	Postage	\$ 40,000.00
	Auxiliary Courthouse	
001-0137-508680	Contract Services	\$ 15,250.00
	TOTAL:	\$ 60,750.00

John W. [Signature]
02/19/2026
County Judge

Signature
Date
Department

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

APPROVED THIS _____ DAY OF _____, _____.

_____ COUNTY JUDGE

_____ COMMISSIONER PCT. 1

_____ COMMISSIONER PCT. 2

_____ COMMISSIONER PCT. 3

_____ COMMISSIONER PCT. 4

REVIEWED BY COUNTY AUDITOR'S OFFICE: Patricia Bremer

F.Z

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: 02/20/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: John Wray

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: County Judge

ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: 03/03/26

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

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

DECREASE 018-0908-599980 Historic Courthouse Restoration by \$456,800
INCREASE 018-0908-509730 JP2 Sub-Courthouse -Soft Cost by \$6,800
INCREASE 018-0908-509804 C&A Building - Hard Cost by \$250,000
INCREASE 018-0908-507135 New Detention Facility - Soft Cost by \$200,000



ELLIS COUNTY LINE ITEM ADJUSTMENT

FISCAL YEAR FY26

I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to the FY26 Budget as follows:

TRANSFER FROM		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
	Permanent Improvement	
018-0908-599980	Historic Courthouse Restoration	\$ 456,800.00
	TOTAL:	\$ 456,800.00

TRANSFER TO		
ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
	Permanent Improvement	
018-0908-509730	JP2 Sub-courthouse- Soft Costs	\$ 6,800.00
018-0908-509804	C&A Building- Hard Costs	\$ 250,000.00
018-0908-507135	New Detention Facility- Soft Costs	\$ 200,000.00
	TOTAL:	\$ 456,800.00

[Signature]
02/19/2026
County Judge

Signature
Date
Department

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

APPROVED THIS _____ DAY OF _____, _____

_____ COUNTY JUDGE

_____ COMMISSIONER PCT. 1

_____ COMMISSIONER PCT. 2

_____ COMMISSIONER PCT. 3

_____ COMMISSIONER PCT. 4

REVIEWED BY COUNTY AUDITOR'S OFFICE: Patricha Bremer

F.3

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: 02/09/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Keith Roberts

PHONE: _____ FAX: _____

DEPARTMENT OR ASSOCIATION: Maintenance

ADDRESS: _____

 PREFERRED DATE TO BE PLACED ON AGENDA: 03/03/2026

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

<p>**Financial Consent Agenda** Line Item Transfer</p> <p>DECREASE 001-0020-508100 Auto Tires by \$1,200 INCREASE 001-0020-508090 Auto Repairs by \$1,200</p>
--



DOD
1.1-1.3
P.1

**Department of Development Agenda Items
Ellis County Commissioners' Court -
March 3, 2026
2:00 PM**

CONSENT AGENDA

Agenda Item No. 1

Ratify staff action of approval on a final plat of Lear East Estate, Lot 1, Block A. The ± 1.131-acre site is located ± 855 feet southeast of the intersection of Skrivanek Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.

Agenda Item No. 2

Ratify staff action of approval on a final plat of Lear West Estate, Lot 1, Block A. The ± 1.309-acre site is located at the intersection of Eason Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.

Agenda Item No. 3

Ratify staff action of approval on a final plat of Chavera Addition, Lots 1 & 2, Block A. The ± 11.100-acre site is located ± 1,045 feet northeast of the intersection of Sandwitch Road and Colvin Road, Ennis, Road and Bridge Precinct No. 2.

Agenda Item No. 4

Ratify staff action of approval on a final plat of Wood Duck Landing, Lots 1 & 2. The ± 3.177-acre site is located at the intersection of Lake Sawyer Road and Tom Sawyer Road, in the extraterritorial jurisdiction (ETJ) of the City of Alma, Road and Bridge Precinct No. 2.

Agenda Item No. 5

Ratify staff action of approval of the final plat of National IOS - Waxahachie 33L Lot 1, Block A. The ± 6.009-acre site is located ± 570 east of the intersection of FM 66 and Howland Lane, situated in the J. Drinkard Survey, Abstract No. 273, Waxahachie, Road and Bridge Precinct No. 3.

ADMINISTRATIVE AGENDA

Agenda Item No. 1

Discussion, consideration, and action to accept the performance bond for the National IOS - Waxahachie 33L subdivision. The ± 26.89-acre site is located ± 570 feet east of the intersection of FM 66 and Howland Lane, Waxahachie, Road and Bridge Precinct No. 3.



Agenda Item No. 1.2

Discussion, consideration, and action to release a performance bond and accept a maintenance bond for the Estates of Hidden Creek. The ± 44.50-acre site is located ± 1,335 feet north of the intersection of the northern portion of Stonebriar Drive and FM 387, Waxahachie, Road & Bridge Precinct No. 4.

Public Hearing Item No. 1

Conduct a public hearing for two (2) proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, consisting of Amendment No. 1 - specifically amending Marion Road and Murr Road to FM 2258, and proposed Amendment No. 2 – the general area near Dale Acres Road and Hooser Road, located in Road and Bridge Precincts No. 3 and No. 4.

Agenda Item No. 1.3

Discussion, consideration, and action for two (2) proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, consisting of Amendment No. 1 – specifically amending Marion Road and Murr Road to FM 2258, and Amendment No. 2 – the general area near Dale Acres Road and Hooser Road, located in Road and Bridge Precincts No. 3 and No. 4

EXECUTIVE SESSION

Special Districts / MUD (if needed)

ELLIS COUNTY COMMISSIONERS COURT		March 3, 2026	
REPORTING DEPARTMENT: Department of Development (DoD)			
AGENDA TYPE	Lear East Estate, Lot 1, Block A Pct. No. 1 CONSENT AGENDA ITEM NO. 1		
<input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:
Ratify staff action of approval on a final plat of Lear East Estate, Lot 1, Block A. The ± 1.131-acre site is located ± 855 feet southeast of the intersection of Skrivanek Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.

CASE TYPE:

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

PARCEL ID OR ADDRESS:
 Parcel ID No. 178042

APPLICANT(s):
 Patrick & Mary Jo Lear, owner

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 wishes to create one (1) lot for residential use.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Skrivanek Road	Local (60 ft.)	30 ft.	Yes

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Rice Water Supply	2-inch	01/28/2026

NOTICE REQUIREMENTS (if applicable):

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

ANALYSIS:
 Staff reviewed this plat on February 17th, 2026, and recommends **approval of this plat, subject to the following five (5) conditions:**

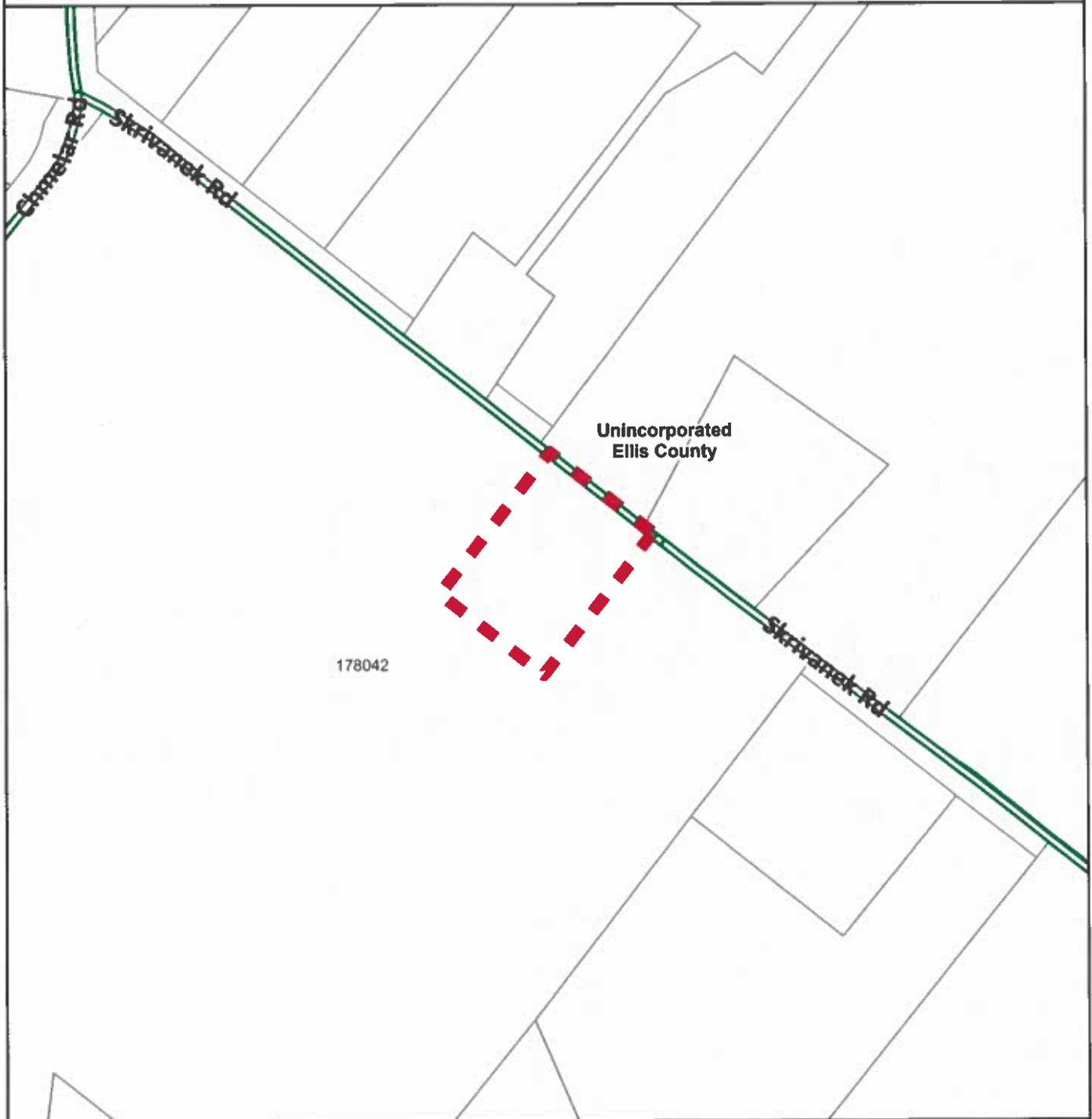
Surveyor Comments:

- Revise the plat title block to be a final plat.
- Revise the property location within the plat title block and written description to be the Extraterritorial Jurisdiction (ETJ) of the City of Ennis, Ellis County, Texas.
- Label Chmelar Road on the plat drawing north of the juncture of Chmelar Road and Skrivanek Road.
- Remove "Remainder: 63.823 acres" from the plat drawing for the adjacent Slovacek property. The remaining acreage is incorrect.
- Revise the front building line setback to be twenty-five (25) feet for Lot 1.

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

Name: **Lear East Estate**
Case Number:
Parcel ID: **178042**

Department of Development
Case Location Map
Date Printed: **2/6/2026**



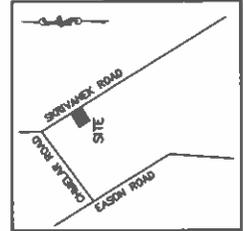
Cases **County Line**

Parcels

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.

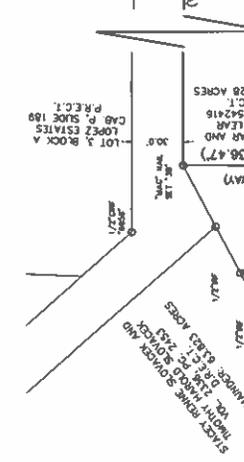
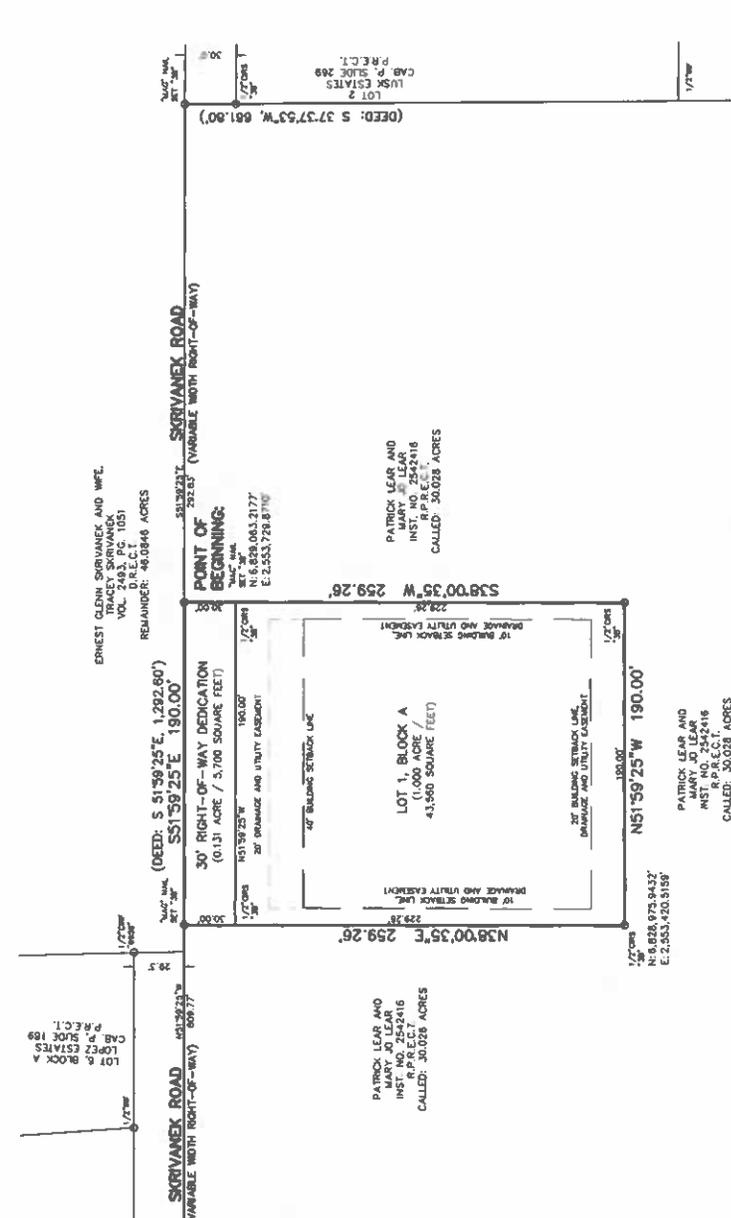
Coordinate System: , Projection: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet, Units: Foot US





LEGEND

- DIS CAPPED IRON ROD SET
- WF IRON ROD FOUND
- CAJ CABINET
- INST. NO. INSTRUMENT NUMBER
- PC PAGE
- VOL. VOLUME
- DEED RECORDS ELLIS COUNTY, TEXAS
- PLAT RECORDS ELLIS COUNTY, TEXAS
- ALPHABETIC REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS



LEGEND

- DIS CAPPED IRON ROD SET
- WF IRON ROD FOUND
- CAJ CABINET
- INST. NO. INSTRUMENT NUMBER
- PC PAGE
- VOL. VOLUME
- DEED RECORDS ELLIS COUNTY, TEXAS
- PLAT RECORDS ELLIS COUNTY, TEXAS
- ALPHABETIC REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS



PLAT

LOT 1, BLOCK A

LEAR EAST ESTATE

1 RESIDUAL LOT

BEING 1.131 ACRES OUT OF THE
 RAFAEL PENA SURVEY, ABSTRACT NO. 3
 ELLIS COUNTY, TEXAS

OWNERS
 PATRICK LEAR AND
 MARY JO LEAR
 305 Skirvanek Road
 Ennis, Texas 75119
 (469) 688-0650
 Contact: Patrick Lear

SURVEYOR
 3B LAND SURVEYING, INC
 656 Bacak Rd
 Ennis, Texas 75119
 Contact: Edward Scott Bacak
 TBPLS No. 10194480

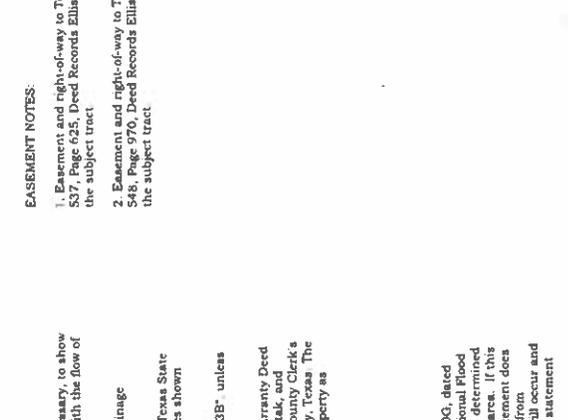
Dated: January 28, 2028 Sheet 1 of 2

EASEMENT NOTES:

1. Easement and right-of-way to Texas Power & Light Company recorded in Volume 537, Page 625, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.
2. Easement and right-of-way to Texas Power & Light Company recorded in Volume 548, Page 970, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

GENERAL NOTES:

1. A drainage / utility easement (D.U.E.) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2. Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
3. All bearings and coordinates shown hereon are relative to the Texas State Plane Coordinate System, North, Central Zone (4202). All distances shown hereon are surface distances.
4. All corners are a one-half inch iron rod set with cap stamped "3B", unless otherwise noted hereon.
5. Deed calls, as shown hereon, are referenced in the General Warranty Deed from Sharon Kay Kudrna, Stephanie Ann Nicholas, Danny Ray Pasak, and Sheila Gayle Cox to Patrick Lear and Mary Jo Lear recorded in County Clerk's Instrument Number 2542416, Real Property Records Ellis County, Texas. The plat boundary defined hereon, only includes a portion of the property as defined in said deed.



FLOOD STATEMENT: According to Community Panel No. 48139C0250G, dated October 19, 2023, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "A", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. This site is not within an identified flood hazard area. Therefore, this flood statement does not imply or predict any future flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



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

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

February 17, 2026

Patrick Lear
305 Skrivanek Rd
Ennis, TX 75119

Re: Plat Application Submission Action for Lear East Estate, Lot 1, Block A (Parcel No. 178042)

The Department of Development (DoD) received your plat application for Lear East Estate, Lot 1, Block A on February 2, 2026, for one (1) proposed lot consisting of \pm 1.131 acres. After staff review, the Director of Planning & Development **approves*** this plat application, subject to meeting the following conditions and/or requirements:

Applicant Comment:

1. At the time of final plat delivery, please provide an original 2025 Tax Certificate with a raised seal issued by the Tax Office indicating a zero-dollar balance.

Surveyor Comments:

1. Revise the plat title block to be a final plat.
2. Revise the property location within the plat title block and written description to be the Extraterritorial Jurisdiction (ETJ) of the City of Ennis, Ellis County, Texas.
3. Label Chmelar Road on the plat drawing north of the juncture of Chmelar Road and Skrivanek Road.
4. Remove "Remainder: 63.823 acres" from the plat drawing for the adjacent Slovacek property. The remaining acreage is incorrect.
5. Revise the front building line setback to be twenty-five (25) feet for Lot 1.

Please forward a revised plat by email for review. Once a plat drawing has been approved by staff without any outstanding comments or conditions, staff will need five (5) revised sets of the plat on 18"x 24" regular print sheets with original wet stamps, seals, and signatures before court signature and filing. As stated in the county's development regulations (Volume I, Section III), the ensuing step is final ratification from the Ellis County Commissioners Court at their next available meeting. Based on this cycle, your plat application is tentatively scheduled for court action on **March 3rd, 2026**. Please contact me should there be any questions, or if I can be of further assistance.

All County offices will be closed on Monday, March 2, 2026. Plats approved for print and intending to be signed at the March 3rd Commissioners' Court meeting are due by the end of business on Friday, February 27th, 2026.

Respectfully,

Angelica Barber, Planner

Ellis County Department of Development

Phone: 972-825-5200 Email: angelica.barber@co.ellis.tx.us

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

Sara Garcia, Assistant Director of Planning & Development

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		March 3, 2026	
REPORTING DEPARTMENT: Department of Development (DoD)			
AGENDA TYPE	Lear West Estate, Lot 1, Block A Pct. No. 1 CONSENT AGENDA ITEM NO. 2		

CAPTION:
Ratify staff action of approval on a final plat of Lear West Estate, Lot 1, Block A. The ± 1.309-acre site is located at the intersection of Eason Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.

CASE TYPE:

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

PARCEL ID OR ADDRESS:
Parcel ID No. 178042

APPLICANT(s):
Patrick & Mary Jo Lear, owner

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 wishes to create one (1) lot for residential use.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Eason Road	Local (60 ft.)	30 ft.	Yes
Chmelar Road	Local (60 ft.)	30 ft.	Yes

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
East Garrett W.S.C.	4-inch	01/30/2026

NOTICE REQUIREMENTS (if applicable):

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

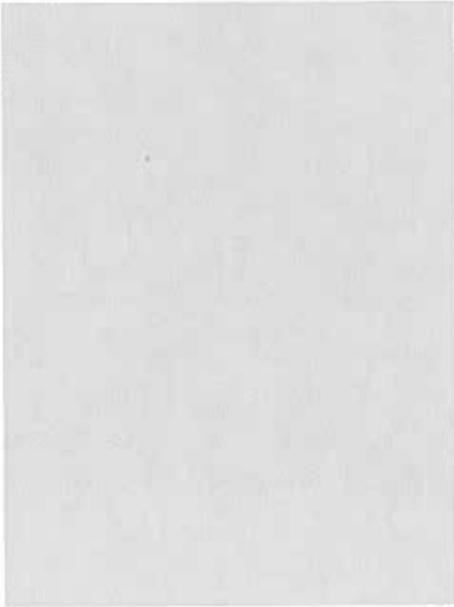
ANALYSIS:
Staff reviewed this plat on February 17th, 2026, and recommends **approval of this plat, subject to the following five (5) conditions:**

Applicant Comment:

1. Upon review of the application, it was confirmed that the proposed property line traverses the existing OSSF. Prior to plat filing, an approved septic alteration permit is required. Septic alteration permit applications are submitted to the Department of Development.

Surveyor Comments:

1. Revise the plat title block to be a final plat.
2. Revise the property location within the plat title block and written description to be the Extraterritorial Jurisdiction (ETJ) of the City of Ennis, Ellis County, Texas.
3. Remove the forty (40) foot building setback line along Chmelar Road and revise the building setback line along Eason Road to twenty-five (25) feet.

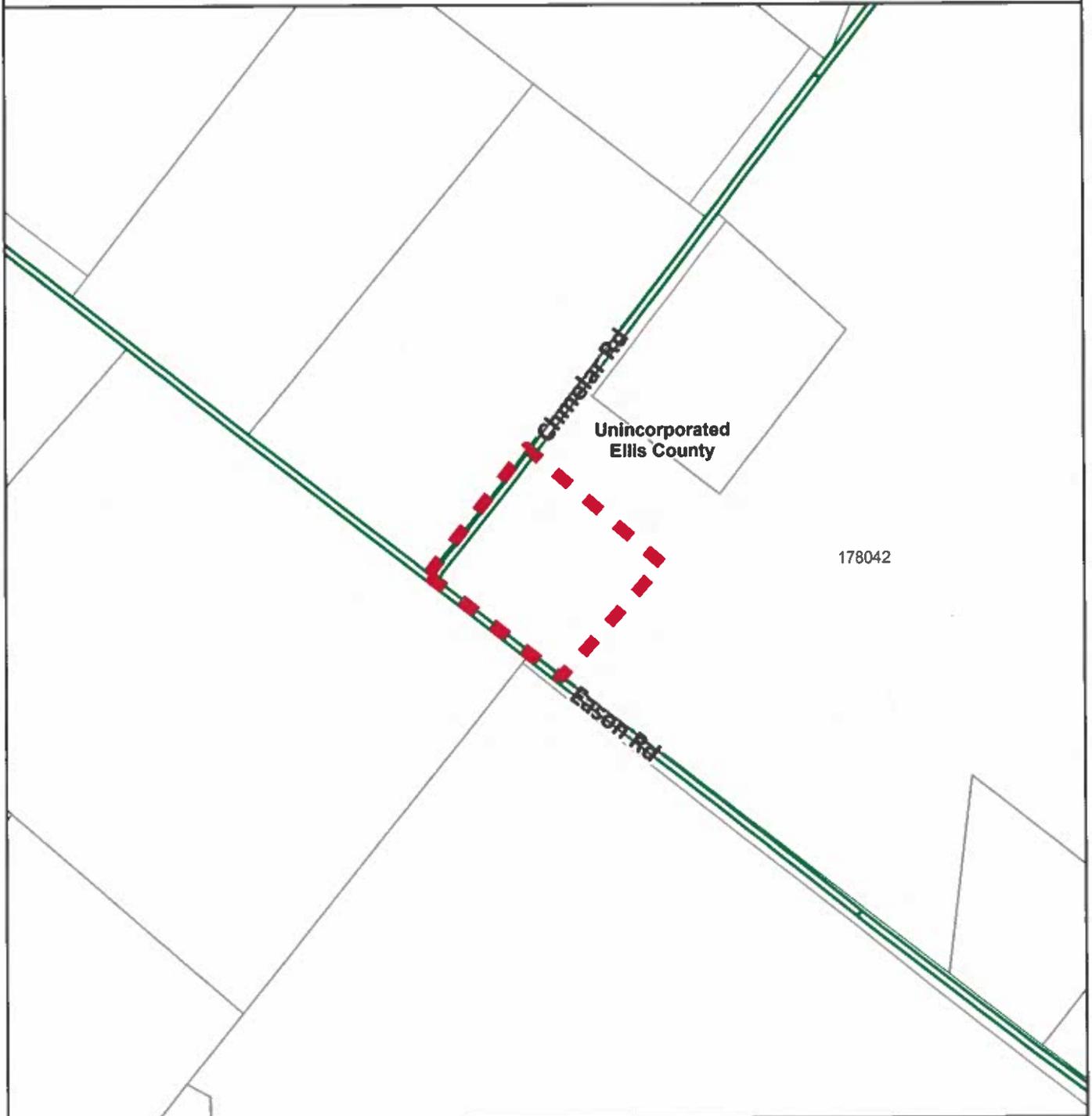


4. Revise the drainage and utility easement along Chmelar Road to be ten (10) feet.

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

Name: **Lear West Estate**
Case Number:
Parcel ID: **178042**

Department of Development
Case Location Map
Date Printed: **2/6/2026**



Cases

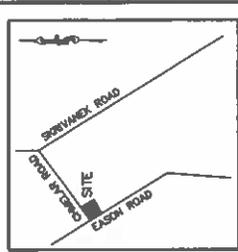
County Line

Parcels

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

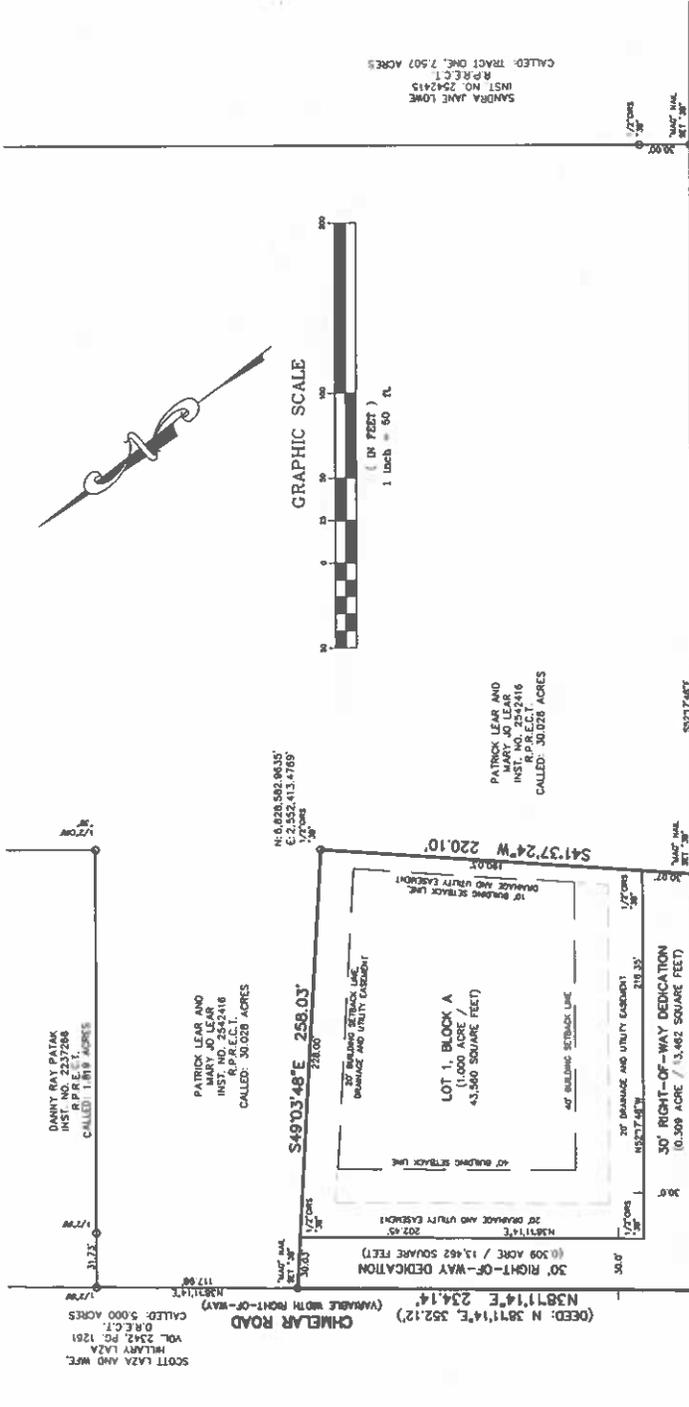
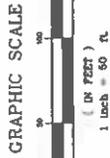




LOCATION MAP
"NOT TO SCALE"

LEGEND:

CRS	CAPPED IRON ROD SET
IR	IRON ROD FOUND
CR	CABINET
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
VL.	VOLUME
DEEDS	DEED RECORDS
ELLS	ELLIS COUNTY, TEXAS
PLAT	PLAT RECORDS
ELLS	ELLIS COUNTY, TEXAS
APPALLET	REAL PROPERTY RECORDS
ELLS	ELLIS COUNTY, TEXAS



POINT OF BEGINNING:

KENNETH F. RILEY AND
M/E 828,567,9940
VOL. 337, PG. 201
E:2,552,073,7890
D.R.E.C.T.

POINT OF BEGINNING:

CHARLES L. LAROCK &
M/E 828,567,9940
VOL. 337, PG. 201
E:2,552,073,7890
D.R.E.C.T.

GENERAL NOTES:

1. A drainage / utility easement (D.U.E.) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2. Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
3. All bearings and coordinates shown hereon are relative to the Texas State Plane Coordinate System, North, Central Zone (4202). All distances shown hereon are surface distances.
4. All corners are a one-half inch iron rod set with cap stamped "IB", unless otherwise noted hereon.
5. Deed calls as shown hereon, are referenced in the General Warranty Deed from Sharon Kay Kudrno, Stephanie Ann Nichols, Danny Roy Pasak, and Sheila Gayle Cox to Patrick Lear and Mary Jo Lear recorded in County Clerk's Instrument Number 2542416. Real Property Records Ellis County, Texas. The plat boundary defined hereon, only includes a portion of the property as defined in said deed.

EASEMENT NOTES:

1. Easement and right-of-way to Texas Power & Light Company recorded in Volume 537, Page 625, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.
2. Easement and right-of-way to Texas Power & Light Company recorded in Volume 548, Page 970, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

PLAT

**LOT 1, BLOCK A
LEAR WEST ESTATE**

1 RESIDENTIAL LOT

BEING 1.309 ACRES OUT OF THE
RAFAEL PENIA SURVEY, ABSTRACT NO. 3

ELLIS COUNTY, TEXAS

**PATRICK LEAR AND
MARY JO LEAR**

305 Skirvonek Road
Ennis, Texas 75119
Contact: Patrick Lear

OWNERS
(489) 688-0650

3B LAND SURVEYING, INC

656 Bacak Rd
Ennis, Texas 75119
Contact: Edward Scott Bacak
TBPLS No. 10194480

SURVEYOR

(972) 825-7949

Dated: January 28, 2026

Sheet 1 of 2

FLOOD STATEMENT: According to Community Panel No. 48139C0250G, dated October 19, 2023, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. This site is not within an identified floodplain, which is not a special flood hazard area. No mapping or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



DEPARTMENT OF DEVELOPMENT

Ellis County

302 N Monroe St 2nd Floor
Waxahachie, TX 75165

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

February 17, 2026

Patrick Lear
305 Skrivanek Rd
Ennis, TX 75119

Re: Plat Application Submission Action for Lear West Estate, Lot 1, Block A (Parcel No. 178042)

The Department of Development (DoD) received your plat application for Lear West Estate, Lot 1, Block A on February 2, 2026, for one (1) proposed lot consisting of ± 1.309 acres. After staff review, the Director of Planning & Development **approves*** this plat application, subject to meeting the following conditions and/or requirements:

Applicant Comments:

1. Upon review of the application, the Department's RS confirmed that the proposed property line traverses the existing OSSF. Prior to plat filing, an approved septic alteration permit is required. Septic alteration permit applications are submitted to the Department of Development.
2. At the time of final plat delivery, please provide an original 2025 Tax Certificate with a raised seal issued by the Tax Office indicating a zero-dollar balance.

Surveyor Comments:

1. Revise the plat title block to be a final plat.
2. Revise the property location within the plat title block and written description to be the Extraterritorial Jurisdiction (ETJ) of the City of Ennis, Ellis County, Texas.
3. Remove the forty (40) foot building setback line along Chmelar Road and revise the building setback line along Eason Road to twenty-five (25) feet.
4. Revise the drainage and utility easement along Chmelar Road to be ten (10) feet.

Please forward a revised plat by email for review. Once a plat drawing has been approved by staff without any outstanding comments or conditions, staff will need five (5) revised sets of the plat on 18"x 24" regular print sheets with original wet stamps, seals, and signatures before court signature and filing. As stated in the county's development regulations (Volume I, Section III), the ensuing step is final ratification from the Ellis County Commissioners Court at their next available meeting. Based on this cycle, your plat application is tentatively scheduled for court action on **March 3rd, 2026**. Please contact me should there be any questions, or if I can be of further assistance.

All County offices will be closed on Monday, March 2, 2026. Plats approved for print and intending to be signed at the March 3rd Commissioners' Court meeting are due by the end of business on Friday, February 27th, 2026.

Respectfully,

Angelica Barber, Planner
Ellis County Department of Development
Phone: 972-825-5200 Email: angelica.barber@co.ellis.tx.us
cc: Alberto Mares, AICP, DR, CPM, Director of Planning & Development
Sara Garcia, Assistant Director of Planning & Development
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		March 3, 2026	
REPORTING DEPARTMENT: Department of Development (DoD)			
AGENDA TYPE	Chavera Addition, Lots 1 & 2, Block A Pct. No. 2 CONSENT AGENDA ITEM NO. 3		
<input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:
 Ratify staff action of approval on a final plat of Chavera Addition, Lots 1 & 2, Block A. The ± 11.100-acre site is located ± 1,045 feet northeast of the intersection of Sandwitch Road and Colvin Road, Ennis, Road and Bridge Precinct No. 2.

CASE TYPE:

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

PARCEL ID OR ADDRESS:
 Parcel ID No. 313232

APPLICANT(s):
 Chavera LLC, owner
 Amy Rader, applicant

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 wishes to create two (2) lots for residential use.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Sandwitch Road	Minor Arterial (100 ft.)	50 ft.	Yes

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Prairielands GCD	N/A	01/30/2026

NOTICE REQUIREMENTS (if applicable):

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

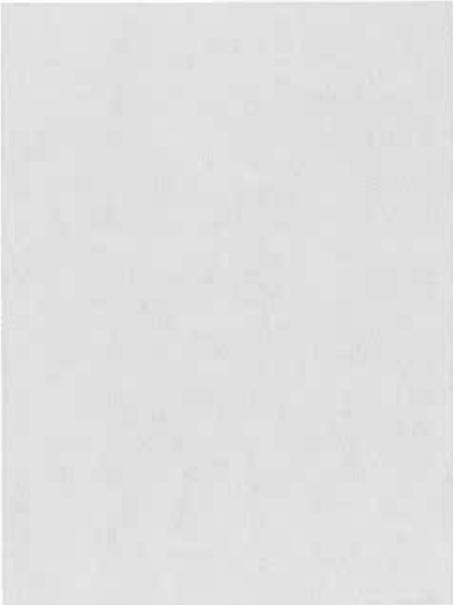
ANALYSIS:
 Staff reviewed this plat on February 17th, 2026, and recommends **approval of this plat, subject to the following six (6) conditions:**

Applicant / Surveyor Comment:

- The plat application and notarized TIA form should match the authorized agent as shown on the plat. Please confirm whether Amy Rader or Josh Rader is acting as the authorized representative for Chavera, LLC, and revise the plat or provide a corrected application and notarized TIA form.

Surveyor Comments:

- Shade in the floodplain on the plat drawing.
- Update the Firm Map Panel No. to 48139C0525F, effective date June 3, 2013, within the floodplain statement on Sheet 1.
- Revise or remove the acreage label on the plat drawing for the adjacent Bendayan tract.
- The sum of the values on the plat drawing equate to 483,517 square feet, whereas the written property description states 483,516 square feet. Please review and revise.

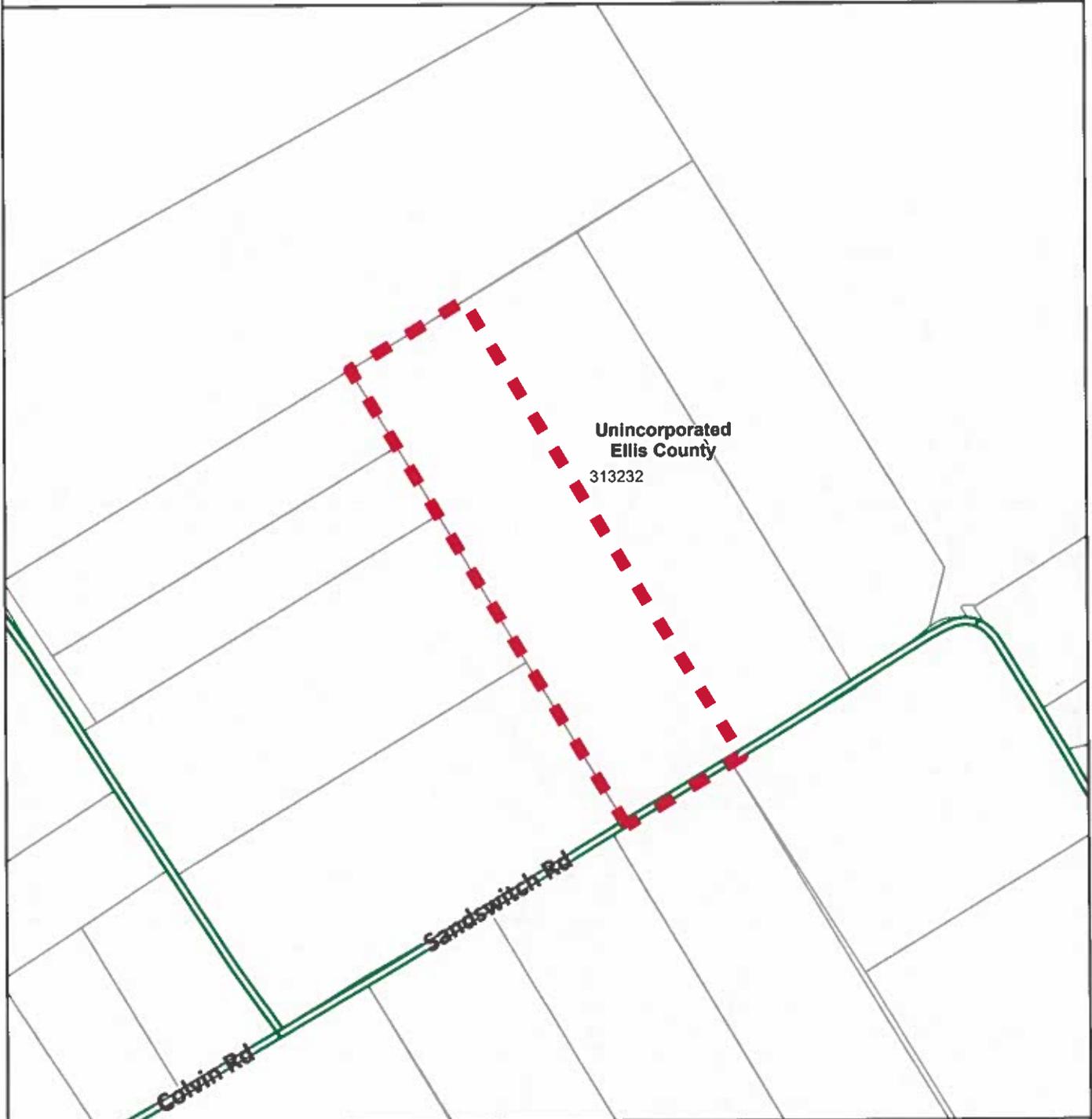


5. Update the ownership information on the plat drawing and within the property description for the Shekoni / Gadohi tract.

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

Name: **Chavera Addition**
Case Number:
Parcel ID: **313232**

Department of Development
Case Location Map
Date Printed: **2/6/2026**



Cases

County Line

Parcels

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

Ellis County

N
W E
S





DEPARTMENT OF DEVELOPMENT

Ellis County

302 N Monroe St 2nd Floor

Waxahachie, TX 75165

✉: dod@co.ellis.tx.us

📞: 972-825-5200

🌐: ellispermits.com

February 17, 2026

Chavera LLC
Amy Rader
2974 FM 66
Waxahachie, TX 75167

Re: Plat Application Submission Action for Chavera Addition, Lots 1 & 2, Block A (Parcel No. 313232)

The Department of Development (DoD) received your plat application for Chavera Addition, Lots 1 & 2, Block A on February 2, 2026, for two (2) proposed lots consisting of ± 11.100 acres. After staff review, the Director of Planning & Development **approves*** this plat application, subject to meeting the following conditions and/or requirements:

Applicant / Surveyor Comment:

1. The plat application and notarized TIA form should match the authorized agent as shown on the plat. Please confirm whether Amy Rader or Josh Rader is acting as the authorized representative for Chavera, LLC, and revise the plat or provide a corrected application and notarized TIA form.

Applicant Comment:

1. At the time of plat delivery, provide an original 2025 Tax Certificate with a raised seal from the Tax Office indicating a zero-dollar balance.

Surveyor Comments:

1. Please shade in the floodplain on the plat drawing.
2. Update the Firm Map Panel No. to 48139C0525F, effective date June 3, 2013, within the floodplain statement on Sheet 1.
3. Revise the label on the plat drawing for the adjacent Bendayan tract to be *the remainder of* a called Tract 1, 124.084 acres.
4. The sum of the values on the plat drawing equate to 483,517 square feet, whereas the written property description states 483,516 square feet. Please review and revise.
5. Update the ownership information on the plat drawing and within the property description for the Shekoni / Gadohi tract.

Please forward a revised plat by email for review. Once a plat drawing has been approved by staff without any outstanding comments or conditions, staff will need five (5) revised sets of the plat on 18"x 24" regular print sheets with original wet stamps, seals, and signatures before court signature and filing.

As stated in the county's development regulations (Volume I, Section III), the ensuing step is final ratification from the Ellis County Commissioners Court at their next available meeting. Based on this cycle, your plat application is tentatively scheduled for court action on **March 3rd, 2026**. Please contact me should there be any questions, or if I can be of further assistance.

All County offices will be closed on Monday, March 2, 2026. Plats approved for print and intending to be signed at the March 3rd Commissioners' Court meeting are due by the end of business on Friday, February 27th, 2026.

ELLIS COUNTY COMMISSIONERS COURT		March 3, 2026	
REPORTING DEPARTMENT: Department of <i>Development (DoD)</i>			
AGENDA TYPE <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing	Wood Duck Landing, Lots 1 & 2 Pct. No. 2 CONSENT AGENDA ITEM NO. 4		

CAPTION:
Ratify staff action of approval on a final plat of Wood Duck Landing, Lots 1 & 2. The ± 3.177-acre site is located at the intersection of Lake Sawyer Road and Tom Sawyer Road, in the extraterritorial jurisdiction (ETJ) of the City of Alma, Road and Bridge Precinct No. 2.

CASE TYPE:

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

PARCEL ID OR ADDRESS:
 Parcel ID No. 151719

APPLICANT(s):
 Eric Sherrard, owner

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 wishes to create two (2) lots for residential use.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
Lake Sawyer Road	Local (60 ft.)	0 ft.	TBD
Tom Sawyer Road	Local (60 ft.)	30 ft.	Yes

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Rice Water Supply	2 ½-inch	11/14/2025

NOTICE REQUIREMENTS (if applicable):

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

ANALYSIS:
 Staff reviewed this plat on February 17th, 2026, and recommends **approval of this plat, subject to the following twenty-two (22) conditions:**

- Surveyor Comments:**
- Reserve at least a 12-inch by 1 ½-inch margin on the upper right corner top page for filing information.
 - Update the plat title block to match the sample plat.
 - Add Page 1 of 1 to the bottom of the plat page.
 - Relocate the scale key to be closer to the graphic scale on the plat drawing.
 - The road names within the vicinity map are not legible. Revise the vicinity map to clearly label Tom Sawyer Rd, Lake Sawyer Rd, and an additional cross street such as Kaspar Lane.
 - Remove General Plat Note No's. 4, 6, 7 and 8 from the plat.
 - Revise the owner's statement on the plat to match the nine-point owner's certificate in the sample final plat.

8. Revise all signature blocks, approval dates, and corresponding notary statements on the plat to match the sample final plat.
9. Lake Tom Sawyer is an unrecorded subdivision; therefore, this plat is considered a final plat rather than a replat. Update the plat to reflect this revision.
10. The property is in the extraterritorial jurisdiction (ETJ) of the City of Alma. Update the written description, plat drawing and title block.
11. The written description, plat drawing, and title block indicate the property is situated in the Henry Bland Survey, Abstract No. 136, whereas the deed indicates the property is part of the Thomas Smith Survey, Abstract No. 1046. Review and revise the plat if necessary.
12. Remove the fence, structures, and driveway from the plat drawing.
13. Label two (2) survey benchmarks with coordinates on the plat drawing.
14. Update the plat name to be as follows: Wood Duck Landing, Lots 1 & 2.
15. Update the plat drawing to label the calls in parenthesis as deed calls.
16. The following deed call on the plat drawing is incorrect: S 58° 54' 00" W. Update the plat drawing.
17. Add a twenty-five (25) foot front building setback line to both lots on the plat drawing, with the front setback being along Lake Sawyer Road for Lot 2.
18. Revise the easements for both lots on the plat drawing to measure the following widths: twenty (20) feet along the front and rear and ten (10) feet along the sides. Label the easements as drainage and utility.
19. Revise the label "0.408 acres in road dedication by this plat" on the plat drawing to be as follows: 0.408 acres of right-of-way dedication by this plat.
20. Label the existing right-of-way width for Lake Sawyer Road on the plat drawing. A minimum of thirty (30) feet of right-of-way (measured from the centerline of the road) is required for Lake Sawyer Road. Additional right-of-way dedication may be required if the existing right-of-way does not meet the minimum requirements.
21. Identify the monument for the southeast corner of the property on the plat drawing and within the written description.
22. Identify the monument for the northwest corner of the property within the written description.

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

Name: **Lake Tom Sawyer Replat**
Case Number:
Parcel ID: **151719**

Department of Development
Case Location Map
Date Printed: **2/6/2026**



Cases

County Line

Parcels

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

Ellis County



PRELIMINARY REPLAT OF LOT 75, LAKE TOM SAWYER, INTO LOTS 75-R1 AND 75-R2, LAKE TOM SAWYER, HENRY BLAND SURVEY, ABSTRACT NO. 136 ELLIS COUNTY, TEXAS



LEGEND	
1/2" IRON ROD	1/2" IRON ROD
3/4" IRON ROD	3/4" IRON ROD
1" IRON ROD	1" IRON ROD
2" IRON ROD	2" IRON ROD
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97" IRON ROD	97" IRON ROD
98" IRON ROD	98" IRON ROD
99" IRON ROD	99" IRON ROD
100" IRON ROD	100" IRON ROD

LEGAL DESCRIPTION

Being a 3.176 acre tract or parcel of land situated in the Henry Bland Survey, Abstract No. 136, Ellis County, Texas, being all of that certain called 3.17 acre tract of land conveyed to Eric B. Sherrard, recorded in Instrument No. 1732004, Official Public Records of Ellis County, Texas, also known as Lot 75, Lake Tom Sawyer (Unrecorded), and being more particularly described by metes and bounds as follows:

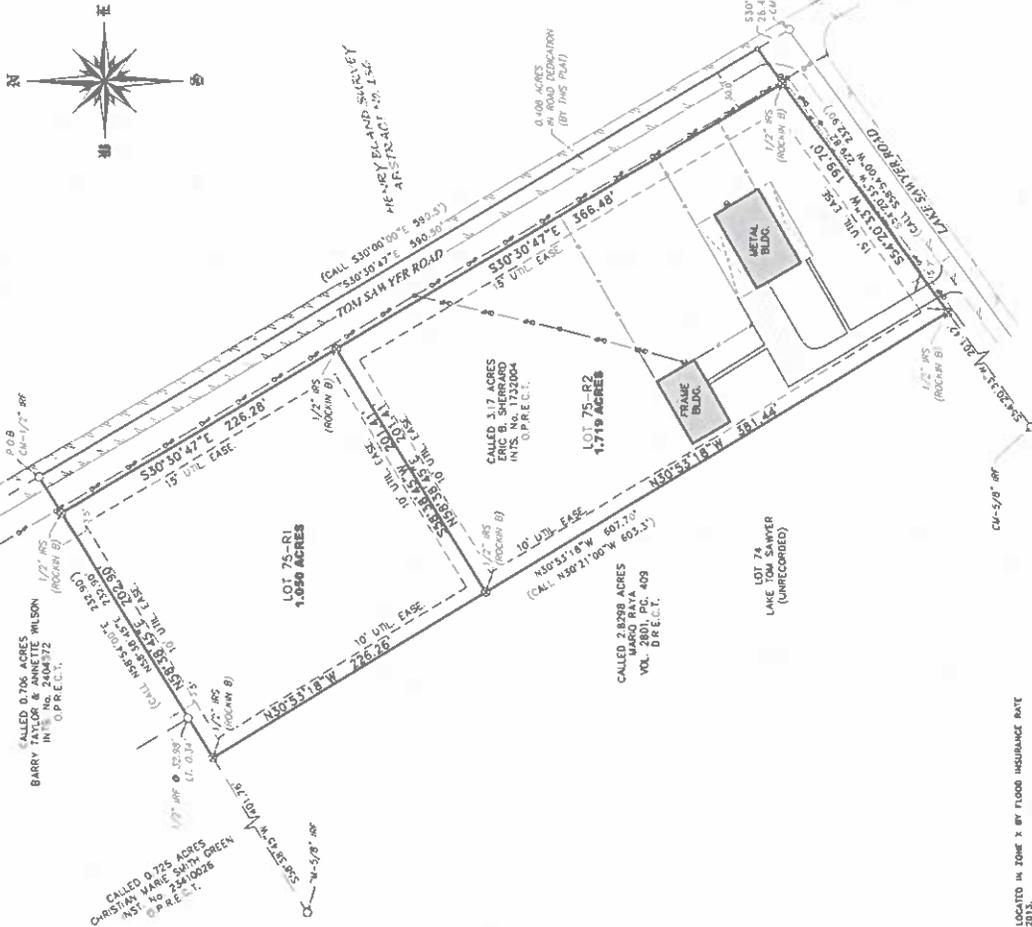
BEGINNING at a 1/2" iron rod found, at or near the centerline of Tom Sawyer Road, at the Northeast corner of said 3.17 acre tract, and at the Southeast corner of a certain called 0.706 acre tract of land conveyed to Barry Taylor & Annette Wilson, recorded in Instrument No. 2404572, Official Public Records of Ellis County, Texas;

THENCE South 30 Degrees 30 Minutes 47 Seconds East, along or near the centerline of Tom Sawyer Road and with the East line of said 3.17 acre tract, a distance of 590.50 feet to a point (or corner), at the Southeast corner of said 3.17 acre tract, from which a 1/2" iron rod found bears, South 30 Degrees 30 Minutes 47 Seconds East, a distance of 26.45 feet;

THENCE South 54 Degrees 20 Minutes 53 Seconds West, along the North margin of Lake Sawyer Road and with the South line of said 3.17 acre tract, passing at a distance of 30.12 feet to a 1/2" iron rod set (ROCKIN B), continuing on with common lines a distance of 229.92 feet to a 1/2" iron rod set (ROCKIN B), at or near a fence, at the Southwest corner of said 3.17 acre tract, and at the Southeast corner of that certain called 2.6238 acre tract of land, conveyed to Mario Ryo, recorded in Volume 2801, Page 409, Deed Records of Ellis County, Texas, also known as Lot 74, Lake Tom Sawyer (Unrecorded), from which a 5/8" iron rod found bears, South 54 Degrees 20 Minutes 33 Seconds West, a distance of 201.42 feet;

THENCE North 30 Degrees 53 Minutes 18 Seconds West, along or near a fence, with the West line of said 3.17 acre tract, and with the East line of said Lot 74, a distance of 607.70 feet to a 1/2" iron rod set, at the Northwest corner of said 3.17 acre tract, at the Northeast corner of said Lot 74, and on the South line of that certain called 0.725 acre tract of land, conveyed to Christian Marie Smith Green, recorded in Instrument No. 23410026, Official Public Record of Ellis County, Texas, from which a 5/8" iron rod found bears, South 58 Degrees 38 Minutes 45 Seconds West, a distance of 401.76 feet;

THENCE North 58 Degrees 38 Minutes 45 Seconds East, with the North line of said 3.17 acre tract and with the South line of said 0.725 acre tract, passing at a distance of 32.98 feet to a 1/2" iron rod found, left of line 0.34 feet, at the Southeast corner of said 0.725 acre tract, and at the Southwest corner of said 0.706 acre tract, continuing on with said line and with the South line of said 0.706 acre tract, a distance of 232.90 feet to the POINT OF BEGINNING and CONTAINING 3.176 Acres of Land.



DATE: 12-19-2026
 REVISED: 01-12-2026

1. Where applicable, EPLS No. 6039, do hereby certify that the Plat of Survey shown herein is a correct and accurate representation of the property lines, and dimensions as indicated. Use of this number by any other person without the written consent of the Surveyor is prohibited, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 12-19-2026
 REVISED: 01-12-2026

PRELIMINARY
 PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS No. 6039

OWNER:
 ERIC B. SHERRARD
 1010 LAKE SAWYER ROAD,
 ENNIS, TEXAS
 PHONE - 214-949-9761

OWNER'S STATEMENT:
 I, Eric B. Sherrard do hereby adopt this report, designating the hereinabove described property as REPLAT of Lot 75 of LAKE TOM SAWYER (Unrecorded), and do accept this report as my plan for dividing into Lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2026.

By: _____
 Eric B. Sherrard

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2026.

Notary Public

STATE OF TEXAS
 COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS:
 Certificate of approval by the Commissioners Court of Ellis County, Texas.

Approved this the _____ day of _____, 2026.

County Judge _____

Commissioner Precinct #1 _____

Commissioner Precinct #2 _____

Commissioner Precinct #3 _____

Commissioner Precinct #4 _____

STATE OF TEXAS
 COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS:
 THAT I, COUNTY CLERK FOR THE COUNTY OF ELLIS DO HEREBY CERTIFY THAT THE FORGOING REPLAT WAS FILED IN MY OFFICE ON THIS _____ day of _____, 2026.

COUNTY CLERK _____

STATE OF TEXAS
 COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS:
 The Platified area meets or exceeds the minimum requirements established by the Texas Department of Transportation for On-Site Sewerage Facilities, to be licensed by Ellis County Authorized Agent.

Approved this the _____ day of _____, 2026.

Designated Rep., Ellis County _____

1" = 60'

APPROVED BY:
 ERIC B. SHERRARD
 SURVEYING, INC.

P.O. BOX 3082
 MABANK, TEXAS 75147
 FIRM NO. 10104744
 903-288-0810
 JOB NO. 2025-500

- NOTES:
- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48130C0000, DATED JUNE 3, 2013.
 - 2) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL ZONE, AS OBSERVED BY GPS.
 - 3) ALL SET BACKS HAVE A 5/8" IRON ROD SET AND A 1/2" IRON ROD SET.
 - 4) SEPTIC SYSTEMS-HORIZONTAL FACILITIES LICENSED BY MAHAR COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
 - 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
 - 7) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE CASERTES, AND FILLING OR OBSTRUCTING DRAINAGE CASERTES, OR CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY, OR ANY OF THE SURVEYED TRACTS WILL BE PROHIBITED AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS AND ELLIS COUNTY WILL BE RESPONSIBLE FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
 - 8) THERE SHALL BE A 15' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A 10' UTILITY EASEMENT ALONG THE REAR AND SIDES OF ALL LOTS - AS SHOWN.
 - 9) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.





DEPARTMENT OF DEVELOPMENT

Ellis County

302 N Monroe St 2nd Floor
Waxahachie, TX 75165

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

February 17, 2026

Eric Sherrard
1010 Lake Sawyer Rd
Ennis, TX 75119

Re: Plat Application Submission Action for Lake Tom Sawyer, Lots 75-R1 & 75-R2 (Parcel No. 151719)

The Department of Development (DoD) received your plat application for Lake Tom Sawyer, Lots 75-R1 & 75-R2 on February 2, 2026, for two (2) proposed lots consisting of ± 3.177 acres. After staff review, the Director of Planning & Development **approves*** this plat application, subject to meeting the following conditions and/or requirements:

Surveyor Comments:

1. Please reserve at least a 12-inch by 1 ½-inch margin on the upper right corner top page for filing information. See the attached sample final plat.
2. Update the plat title block to match the sample plat.
3. Add Page 1 of 1 to the bottom of the plat page.
4. Relocate the scale key to be closer to the graphic scale on the plat drawing.
5. The road names within the vicinity map are not legible. Revise the vicinity map to clearly label Tom Sawyer Rd, Lake Sawyer Rd, and an additional cross street such as Kaspar Lane.
6. Remove General Plat Notes Nos. 4, 6, 7 and 8 from the plat.
7. Revise the owner's statement on the plat to match the nine-point owner's certificate in the sample final plat.
8. Revise all signature blocks, approval dates, and corresponding notary statements on the plat to match the sample final plat.
9. Lake Tom Sawyer is an unrecorded subdivision; therefore, this plat is considered a final plat rather than a replat. Update the plat to reflect this revision.
10. The property is in the extraterritorial jurisdiction (ETJ) of the City of Alma. Update the written description, plat drawing and title block.
11. The written description, plat drawing, and title block indicate the property is situated in the Henry Bland Survey, Abstract No. 136, whereas the deed indicates the property is part of the Thomas Smith Survey, Abstract No. 1046. Review and revise the plat if necessary.
12. Remove the fence, structures, and driveway from the plat drawing.
13. Label two (2) survey benchmarks with coordinates on the plat drawing.
14. Update the lot numbers as this is a final plat rather than a replat and embolden the lot labels on the plat drawing.
15. Update the plat drawing to label the calls in parenthesis as deed calls.
16. The following deed call on the plat drawing is incorrect: S 58° 54' 00" W. Update the plat drawing.
17. Add a twenty-five (25) foot front building setback line to both lots on the plat drawing, with the front setback being along Lake Sawyer Road for Lot 75-R2.
18. Revise the easements for both lots on the plat drawing to measure the following widths: twenty (20) feet along the front and rear and ten (10) feet along the sides. Label the easements as drainage and utility.

19. Revise the label "0.408 acres in road dedication by this plat" on the plat drawing to be as follows: 0.408 acres of right-of-way dedication by this plat.
20. Label the existing right-of-way width for Lake Sawyer Road on the plat drawing. A minimum of thirty (30) feet of right-of-way (measured from the centerline of the road) is required for Lake Sawyer Road. Additional right-of-way dedication may be required if the existing right-of-way does not meet the minimum requirements.
21. Identify the monument for the southeast corner of the property on the plat drawing and within the written description.
22. Identify the monument for the northwest corner of the property within the written description.

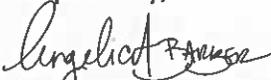
Please forward a revised plat by email for review. Once a plat drawing has been approved by staff without any outstanding comments or conditions, staff will need five (5) revised sets of the plat on 18"x 24" regular print sheets with original stamps, seals, and signatures before court signature and filing.

As stated in the county's development regulations (Volume I, Section III), the ensuing step is final ratification from the Ellis County Commissioners Court at their next available meeting. Based on this cycle, your plat application is tentatively scheduled for court action on **March 3rd, 2026**.

Please contact me should there be any questions, or if I can be of further assistance.

All County offices will be closed on Monday, March 2, 2026. Plats approved for print and intending to be signed at the March 3rd Commissioners' Court meeting are due by the end of business on Friday, February 27th, 2026.

Respectfully,



Angelica Barber, Planner

Ellis County Department of Development

Phone: 972-825-5200

Email: angelica.barber@co.ellis.tx.us

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

Sara Garcia, Assistant Director of Planning & Development

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		March 3, 2026	
REPORTING DEPARTMENT: Department of <i>Development (DoD)</i>			
AGENDA TYPE	National IOS - Waxahachie 33L Lot 1, Block A Final Plat Pct. No. 3 CONSENT AGENDA ITEM NO. 5		
<input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:

Ratify staff action of approval of the final plat of National IOS - Waxahachie 33L Lot 1, Block A. The ± 6.009-acre site is located ± 570 east of the intersection of FM 66 and Howland Lane, situated in the J. Drinkard Survey, Abstract No. 273, Waxahachie, 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. 182189

APPLICANT(s):
Property Owners:
NIOS Waxahachie LLC, Easton Turner, representative,

MZM Holdings, LLC, John C. Riley, 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 wishes to create one (1) lot for commercial use.
- A preliminary plat of National IOS – Waxahachie 33L was approved by Commissioners’ Court on July 8, 2025, consisting of 6 lots along a newly constructed cul-de-sac (proposed Tailwind Drive) comprised of ± 32.899 acres.
- A performance bond is forthcoming for court approval for construction of the infrastructure for the remaining lots.
- A temporary access driveway permit has been granted by TxDOT on October 17, 2025, for the construction of a commercial access point abutting FM 66.

RIGHT-OF-WAY OR THOROUGHFARE PLAN DEDICATION:

ROADWAY	CLASSIFICATION	ROW DEDICATION	COMPLIANCE
FM 66	Principal Arterial (140 feet)*	20 feet	Yes

**In accordance with the TLGC §232.102, the maximum amount of right-of-way dedication allowed by law is 120 ft., unless included on the regional plan.*

WATER SOURCE:

PROVIDER	Line Size	Date of Confirmation
Buena Vista-Bethel	12-inches	2/9/2026

NOTICE REQUIREMENTS (if applicable):

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

ANALYSIS:
Staff reviewed the final plat and **conditionally approved** the application on February 17, 2026, provided the 13 conditions are met below:

Surveyor comments:

1. Update the owner's certificate and signature block to match the attached sample plat.
2. Add the court signature block shown on the sample plat to page 2 of this plat.
3. Add the OSSF statement and signature line from the sample plat to page 2 of this plat.
4. Print the name of each owner beneath the signature line within the owner's certificate.
5. Print the name of each owner within notary statement following the owner's signature block on page 2. Please see the sample plat for reference.
6. Add a CIRS to the northeast corner of the proposed lot (less right-of-way dedication) within the plat drawing.
7. Update the ownership and recording information for Lot 1 of West Business Park, Unit One. Revise the written description referencing this property accordingly.
8. Update the page number for the recording information for Ellis County Emergency Services District No. 6 on the plat drawing.
9. Remove General Note No. 3 from the plat.
10. Revise the ghost lettering shown on Lot 1 to normal type.
11. Label any recorded easements (access or existing utility) as necessary.

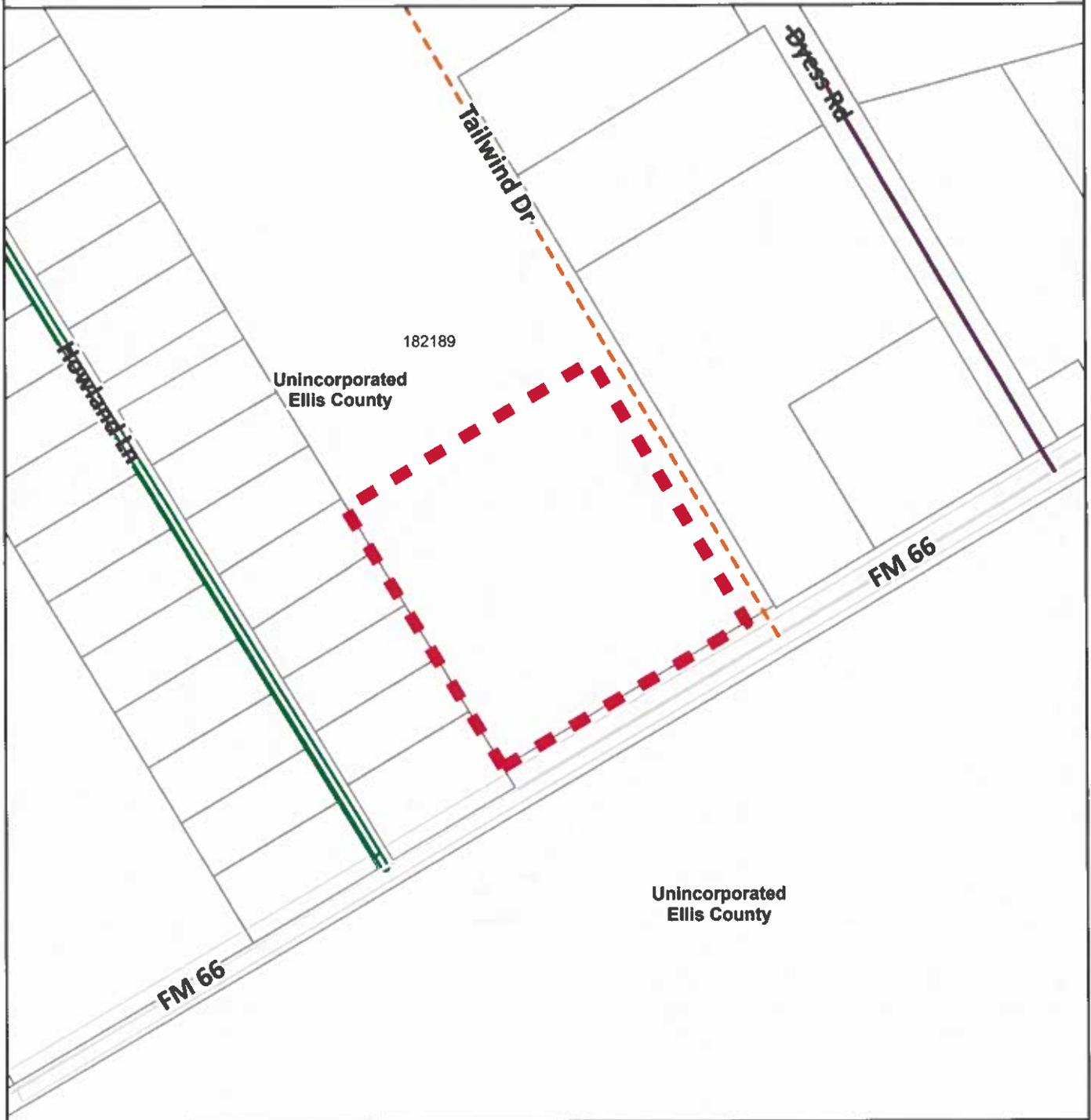
Applicant comments:

1. 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.
2. A 2025 tax certificate (with raised seal) confirming that all taxes have been paid for the property is required by the County Clerk's Office to file the final plat. This may be delivered in conjunction with the signed final plat copies.
3. Ensure adherence to the terms and conditions as indicated within the temporary access driveway permit approved by TxDOT on October 17, 2025.

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

Name: **National IOS**
Case Number:
Parcel ID: **182189**

Department of Development
Case Location Map
Date Printed: **2/17/2026**



Cases

County Line

City Limits

Parcels

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

Ellis County

N
W E
S





DEPARTMENT OF DEVELOPMENT

Ellis County

302 N. Monroe Street, Ste. 208

Waxahachie, TX 75165

✉: dod@co.ellis.tx.us

☎: 972-825-5200

🌐: ellispermits.com

February 17, 2026

Easton Turner
c/o NIOS Waxahachie
12404 Park Central Drive Ste. 350-N
Dallas, TX 75251

Re: Plat Application Review for National IOS - Waxahachie 33L Lot 1, Block A (Parcel ID No. 182189)

The Department of Development (DoD) received the plat application for the National IOS – Waxahachie 33L Lot 1, Block A, on February 10, 2026, for 1 proposed lot on ± 6.009 acres. After staff review, the Director of Planning & Development deems this plat application as **approved***, subject to meeting the following conditions and/or requirements:

Surveyor comments:

1. Update the owner's certificate and signature block to match the attached sample plat.
2. Add the court signature block shown on the sample plat to page 2 of this plat.
3. Add the OSSF statement and signature line from the sample plat to page 2 of this plat.
4. Print the name of each owner beneath the signature line within the owner's certificate.
5. Print the name of each owner within notary statement following the owner's signature block on page 2. Please see the sample plat for reference.
6. Add a circle iron rod set (CIRS) to the northeast corner of the proposed lot (less right-of-way dedication) within the plat drawing.
7. Update the ownership and recording information for Lot 1 of West Business Park, Unit One. Revise the written description referencing this property accordingly.
8. Update the page number for the recording information for Ellis County Emergency Services District No. 6 on the plat drawing.
9. Remove general note no. 3 from the plat.
10. Revise the ghost lettering shown on Lot 1 to normal type.
11. Label any recorded easements (access or existing utility) as necessary.

Applicant comments:

1. 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.
2. A 2025 tax certificate (with raised seal) confirming that all taxes have been paid for the property is required by the County Clerk's Office to file the final plat. This may be delivered in conjunction with the signed final plat copies.
3. Ensure adherence to the terms and conditions as indicated within the temporary access driveway permit approved by TxDOT on October 17, 2025.

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.



DEPARTMENT OF DEVELOPMENT

Ellis County

302 N. Monroe Street, Ste. 208

Waxahachie, TX 75165

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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 plat application resubmission request is tentatively scheduled for court action on **March 3, 2026**.

Please note that the County will be closed on Monday, March 2, 2026, in observance of Texas Independence Day. **Plats intending to be signed and filed following the March 3, 2026, Commissioners' Court meeting must be delivered to the Department of Development with all applicable documentation (2025 Tax Certificate and TIA Waiver signed and notarized by all owners) no later than the end of business on Friday, February 27, 2026.**

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

Kind regards,

Sara Garcia

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		March 3, 2026	
REPORTING DEPARTMENT: Department of <i>Development (DoD)</i>			
AGENDA TYPE	National IOS – Waxahachie 33L Performance Bond Acceptance Pct. No. 3 AGENDA ITEM NO. 1.1		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing			

CAPTION:
Discussion, consideration, and action to accept the performance bond for the National IOS – Waxahachie 33L subdivision. The ± 26.89-acre site is located ± 570 feet east of the intersection of FM 66 and Howland Lane, Waxahachie, 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. 182189

APPLICANT(s):
NIOS Waxahachie, LLC,
MZM Holdings, LLC

ATTACHMENTS:

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

STAFF RECOMMENDATION:

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

PROPOSAL & BACKGROUND INFORMATION:

- The applicant requests that the County accept the following Performance Bond for the construction of the National IOS – Waxahachie 33L subdivision:
 - Bond No.4490295-** in the amount of five hundred sixty-one thousand six hundred forty-seven dollars & 00/100 (\$561,647.00) issued by SureTec Insurance Company.
- The Commissioners’ Court approved the preliminary plat consisting of 6 lots for non-residential use on July 8, 2025.
- The civil plans for National IOS – Waxahachie 33L were approved by the County Engineer’s Office on November 4, 2025.
- The applicant has submitted a final plat for Lot 1, Block A for court approval, appearing on this agenda as Consent Agenda Item No. 5. Lot 1 will have direct temporary access to FM 66 until the proposed Tailwind Drive is complete and accessible.
- Once the infrastructure is completed for the following street within the subdivision, a maintenance bond will be forthcoming for acceptance. Streets to be completed during construction of the National IOS – Waxahachie 33L, are:
 - Tailwind Drive - ± 1,695 linear feet.

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

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



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

- **Bond No. 4490295** - in the amount of five hundred sixty-one thousand six hundred forty-seven dollars & 00/100 (\$561,647.00) issued by SureTec Insurance Company.

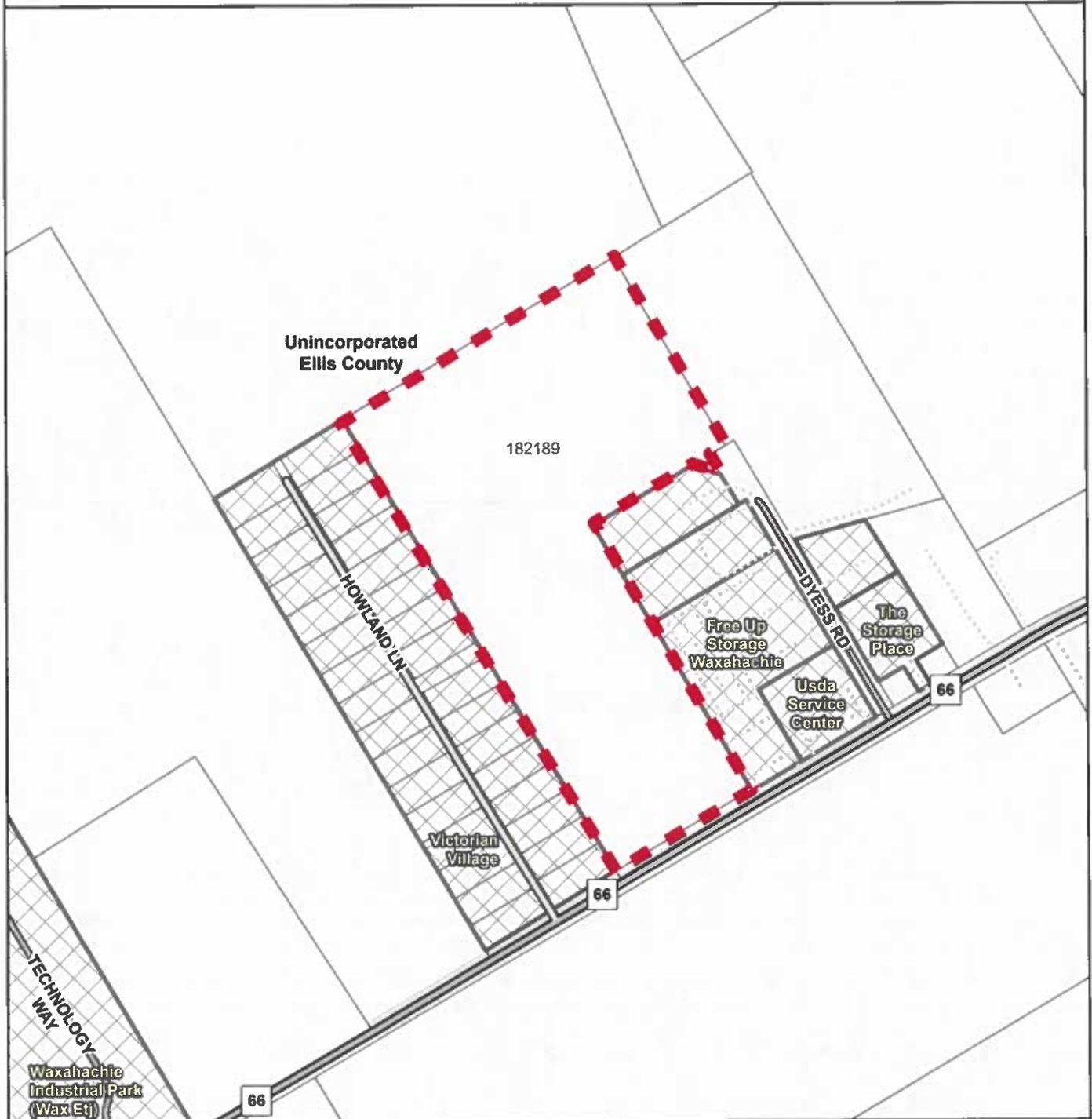
Agenda Item No. 1.1 – National IOS Waxahachie 33L Performance Bond Acceptance

Report Authored by: Sara Garcia – Assistant Director

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

Name **National IOS - Waxahachie 33L**
 Case Number:
 Parcel ID: **182189**

Department of Development
 Case Location Map
 Date Printed: **6/17/2025**



Cases



Defined Areas



County Line



City Limits



Parcels



Road Centerlines



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Ellis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

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



Agenda Item No. 1.1 – National IOS Waxahachie 33L Performance Bond Acceptance

Report Authored by: Sara Garcia – Assistant Director

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

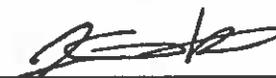
PERFORMANCE BOND

THAT, MZM Holdings, LLC and NIOS Waxahachie, LLC
(hereinafter called the Principal), as Principal, and, SureTec Insurance Company
(hereinafter called the Surety), a corporation organized under the laws of the State of Texas
licensed to do business in the State of Texas and admitted to write bonds, as Surety, in the State
of Texas, are held and firmly bound unto Judge Todd Little, Ellis County Judge, or their successor(s) in
office (hereinafter called the Obligee), in the amount of five hundred sixty one thousand six
hundred forty-seven dollars and no cents Dollars (USD) (\$561,647), for
the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators,
executors, successors, and assigns, jointly and severally, firmly by these presents.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that the roads
and streets and drainage requirements for the subdivision known as NOIS Waxahachie FM
66L Waxahachie, TX 75168 shall be constructed by Principal in accordance with the
specifications and standards adopted by the Ellis County Commissioners' Court and within the time
set by the Court, which is two (2) years from the below date of execution of this bond, then this
obligation shall be null and void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 232.004
of the Texas Local Government Code and all liabilities on this bond shall be determined in accordance
with the provisions, conditions, and limitations of said Chapter to the same extent as if it were copied at
length herein.

IN WITNESS WHEREOF, the said Principal and Surety, have signed and sealed this instrument
this the 19th day of February, 2026.



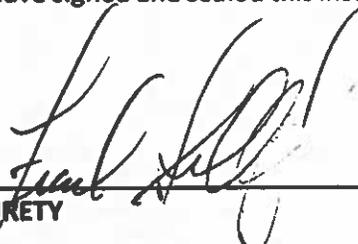
PRINCIPAL(S)

Clint Riley

PRINTED NAME

Managing Member

TITLE



SURETY

Frank Swingle

PRINTED NAME

Power of Attorney

TITLE

SEAL

COMMISSIONERS COURT OF ELLIS COUNTY
ORDER NO. _____

On this 3rd day of March 2026, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said Court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present to wit:

COUNTY JUDGE:

Judge John Wray

COMMISSIONERS:

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

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

**AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS,
 ACCEPTING THE PERFORMANCE BOND (EXHIBIT A) FOR THE CONSTRUCTION OF
 NATIONAL IOS – WAXAHACHIE 33L AS SHOWN IN EXHIBIT B. THE ± 26.89-ACRE
 SITE IS LOCATED ± 570 FEET EAST OF THE INTERSECTION OF FM 66 AND
 HOWLAND LANE, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3.,
 PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, AND
 PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

SECTION 1. ACCEPTANCE OF PERFORMANCE BOND

The Commissioners' Court finds that the proposed bonds satisfy the criteria outlined in Section VII of the adopted Development Regulations and hereby approves the following performance bond for the completion of National IOS – Waxahachie 33L:

- **Bond No. 4490295** - in the amount of five hundred sixty-one thousand six hundred forty-seven dollars & 00/100 (\$561,647.00) issued by SureTec Insurance Company.

SECTION 2. CONFLICTS.

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

SECTION 3. SEVERABILITY CLAUSE

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

SECTION 4. EFFECTIVE DATE.

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

PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, ON THIS DAY THE 3rd DAY OF March 2026.

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. 4490295

PERFORMANCE BOND

THAT, MZM Holdings, LLC and NIOS Waxahachie, LLC (hereinafter called the Principal), as Principal, and, SureTec Insurance Company (hereinafter called the Surety), a corporation organized under the laws of the State of Texas licensed to do business in the State of Texas and admitted to write bonds, as Surety, in the State of Texas, are held and firmly bound unto Judge Todd Little, Ellis County Judge, or their successor(s) in office (hereinafter called the Obligee), in the amount of five hundred sixty one thousand six hundred forty-seven dollars and no cents Dollars (USD) (\$561,647), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that the roads and streets and drainage requirements for the subdivision known as NOIS Waxahachie FM 66L Waxahachie, TX 75168 shall be constructed by Principal in accordance with the specifications and standards adopted by the Ellis County Commissioners' Court and within the time set by the Court, which is two (2) years from the below date of execution of this bond, then this obligation shall be null and void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 232.004 of the Texas Local Government Code and all liabilities on this bond shall be determined in accordance with the provisions, conditions, and limitations of said Chapter to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety, have signed and sealed this instrument this the 19th day of February, 2026.

[Signature]
PRINCIPAL(S)

Clint Riky
PRINTED NAME

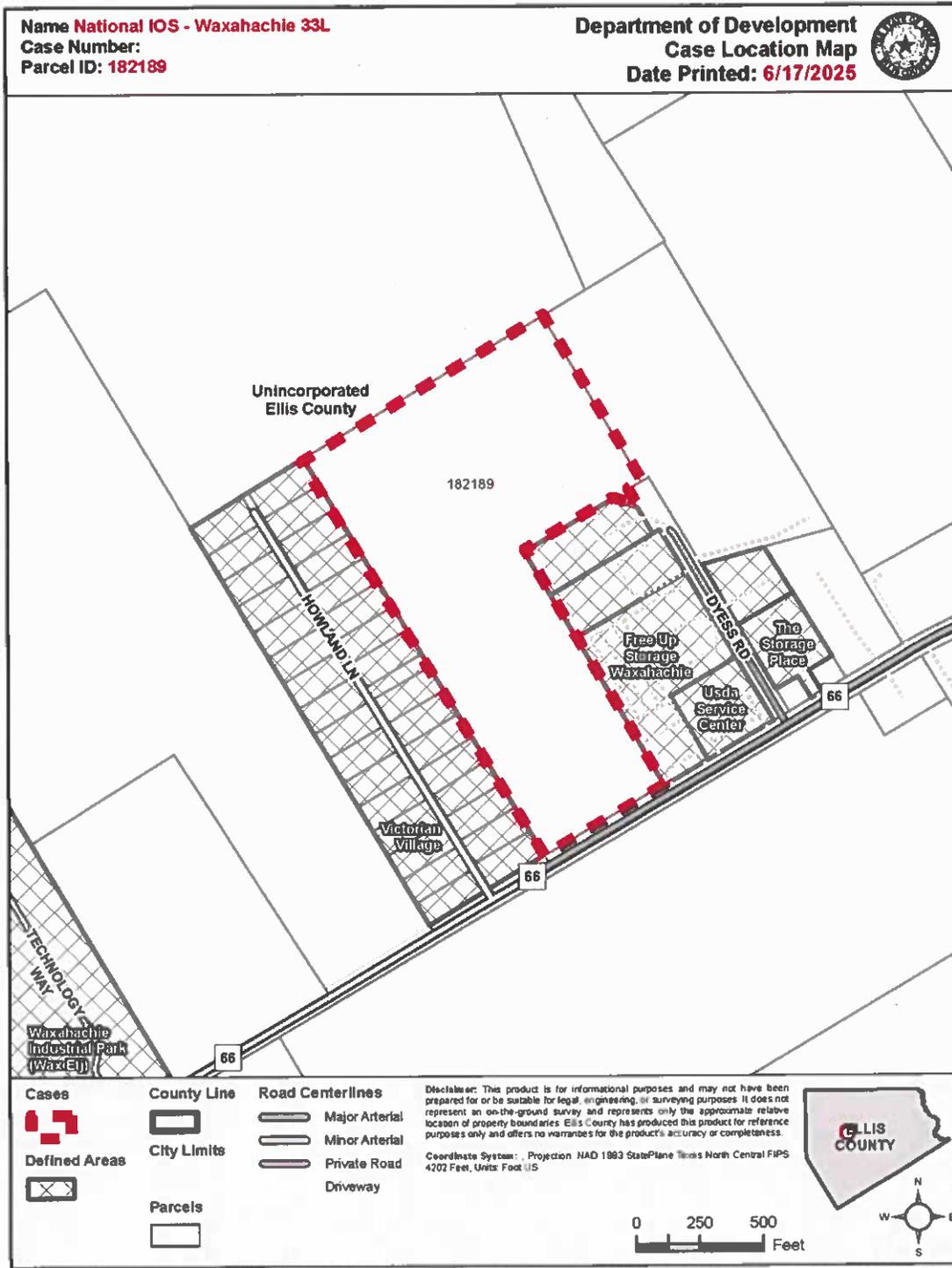
Managing Member
TITLE

[Signature]
SURETY

Frank Swingle
PRINTED NAME

Power of Attorney
TITLE

SEAL



86.880595°W 32.371072°N Author: nick.magnis GIS@co.ellis.tx.us Date Printed: 6/17/2025 G:\GIS\Maps\Templates\OOD_Template\DOC_Template.aprx

ELLIS COUNTY COMMISSIONERS COURT		March 3, 2026	
REPORTING DEPARTMENT: DoD			
AGENDA TYPE <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input type="checkbox"/> Public Hearing	Release Performance Bond Accept Maintenance Bond for The Estates of Hidden Creek Pct. No. 4 AGENDA ITEM NO. 1.2		

CAPTION:
 Discussion, consideration, and action to release a performance bond and accept a maintenance bond for the Estates of Hidden Creek. The ± 44.50-acre site is located ± 1,335 feet north of the intersection of the northern portion of Stonebriar Drive and FM 387, Waxahachie, Road & Bridge Precinct No. 4.

CASE TYPE:

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

PARCEL ID OR ADDRESS:
 North of Westgrove Ln.

APPLICANT(s):
 J & K Excavation, LLC

ATTACHMENTS:

- 1) Maintenance Bond
- 2) Draft Order w/copy of Location Map

STAFF RECOMMENDATION:

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

BACKGROUND:

- The applicant requests that the County release Performance Bond No. GM255332 – in the amount of: one million two hundred nineteen thousand four hundred twenty-seven & 50/100 dollars (\$1,219,427.50) following the completion of construction of the northern portion of the Estates of Hidden Creek Subdivision
- The Commissioners’ Court accepted the performance bond for the northern portion of Estates at Hidden Creek at its meeting on January 6, 2026.
- The Commissioners’ Court approved the final plat consisting of 67 lots for residential use and three (3) open space lots maintained by the HOA on November 3, 2020.
- In its place, a maintenance bond will replace it upon acceptance.
 - Maintenance Bond No. GM255331 in the amount of: three hundred thirty-five thousand five hundred fifty & 00/100 dollars (\$335,550.00), issued by Great Midwest Insurance Company for paving.

FINAL ANALYSIS:
 Staff recommends that the Commissioners’ Court proceed in the manner described below:

- **Approve** this request to release Performance Bond No. **GM255332** – in the amount of: one million two hundred nineteen thousand four hundred twenty-seven & 50/100 dollars (\$1,219,427.50) issued by Great Midwest Insurance Company.
- **Approve** this request to accept Maintenance Bond No. **GM255331** in the amount of three hundred thirty-five thousand, five hundred fifty & 0/100 dollars (\$335,550.00) issued by Great Midwest Insurance Company for paving.

MAINTENANCE BOND

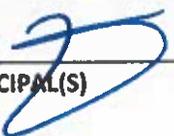
KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, J&K Excavation, LLC, as Principal(s), and the Great Midwest Insurance Company, a corporation existing under the laws of the State of Texas and duly authorized and licensed to do business in the State of Texas as a Surety, are held and firmly bound unto Ellis County Judge Todd Little, or their Successor(s) in office, in the penal sum of Three hundred thirty five thousand five hundred fifty & no/100 (USD) (\$335,550.00), 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 17th day of October, 2025 .

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas, the above-named Principal(s) did on this 8th day of April, 2025 enter into a contract with Ellis County Judge Todd Little, or their successors in office, for the construction of Paving in the subdivision, Estates of Hidden Creek- Phase II to the satisfaction of the Ellis County Department of Development.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said J&K Excavation, LLC shall maintain and make good all defects appearing in the work performed by J&K Excavation, LLC due to faulty workmanship or materials which may develop during the period of twenty (24) months from October 17, 2025 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.



PRINCIPAL(S)



SURETY

PRINTED NAME

Sheri R Allen

PRINTED NAME

TITLE

Attorney-in-Fact

TITLE

COMMISSIONERS COURT OF ELLIS COUNTY

ORDER NO. _____

On this, the 3rd day of March 2026, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present, to wit:

COUNTY JUDGE:

- Judge John Wray

COMMISSIONERS:

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

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

AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, RELEASING PERFORMANCE BOND NO. GM255332 ISSUED BY GREAT MIDWEST INSURANCE COMPANY, IN THE AMOUNT OF ONE MILLION, TWO HUNDRED NINETEEN THOUSAND, FOUR HUNDRED TWENTY-SEVEN & 50/100 DOLLARS (USD) (\$1,219,427.50) AND ACCEPTING MAINTENANCE BOND NO. GM255332 IN THE AMOUNT OF THREE HUNDRED THIRTY-FIVE THOUSAND FIVE HUNDRED FIFTY & 0/100 DOLLARS (\$335,550.00) ISSUED BY GREAT MIDWEST INSURANCE COMPANY, FOR THE NORTHERN PORTION OF THE ESTATES OF HIDDEN CREEK SUBDIVISION, AS DESCRIBED IN EXHIBIT A, ROAD AND BRIDGE PRECINCT NO. 4, 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, "Development Regulations," Section VII (C) (1) states, "After completion and approved by the County, all required infrastructure (i.e., streets, roads, signs, drainage ditches, erosion control measures, and drainage structures/channels, and all other areas to be maintained by the County. etc.) shall be secured by the developer for two (2) years by an approved maintenance bond or irrevocable letter of credit.";

WHEREAS, "Development Regulations," Section VII (C) (4) states at the time the civil plans were submitted, "The amount of the maintenance bond for two (2) years shall be equal to one-hundred percent (100%) of the construction bond as outlined in Section VII (B) (2)."

WHEREAS, "Development Regulations," Section VII (C) (5) states, "Periodic inspection of all required infrastructure for which maintenance security is held shall be made by Ellis County during the two (2) year period of liability covered by the maintenance bond or letter of credit."

WHEREAS "Development Regulations," Section VII (C) (6) states, "If maintenance or repairs are required to be made to a road before acceptance of any construction by the Commissioners' Court before acceptance into the County's public road system, the County may elect to accomplish the work and draw the cost against the developer's security and has the option to extend it beyond the required two (2) additional years."

WHEREAS "Development Regulations," Section VII (C) (7) 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 into the County's public road system."

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

SECTION 1. RELEASE OF PERFORMANCE BOND

The Commissioners' Court finds that the infrastructure constructed in the northern portion of the Estates of Hidden Creek Subdivision has been built in accordance with the County's adopted Development Regulations in effect of civil plan submittal, and the infrastructure has been maintained, thereby satisfying the criteria outlined in Section VII (B) (3) (i) of the adopted Development Regulations. Ellis County Commissioners' Court releases Performance Bond No. GM255332 in the amount of one million two hundred nineteen thousand four hundred twenty-seven & 50/100 dollars (USD) (\$1,219,427.50) issued by Great Midwest Insurance Company for the construction of the northern portion of the Estates of Hidden Creek Subdivision.

SECTION 2. ACCEPTANCE OF MAINTENANCE BONDS

The Commissioners' Court accepts Maintenance Bond No. GM255331 in the amount three hundred thirty-five thousand five hundred fifty & 0/100 dollars (USD) (\$335,550.00) issued by Great Midwest Insurance Company for paving.

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. Accordingly, 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 THIS THE 3RD DAY OF MARCH 2026.

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



88.807128 32.484001 Author: rebecca.charles GIS@co.ellis.tx.us Date Printed: 4/25/2020 O:\GIS\Maps\Templates\Ellis County Layouts\11 DOD\00 Case Location.mxd

ELLIS COUNTY COMMISSIONERS COURT		March 3, 2026	
REPORTING DEPARTMENT: Department of Development (DoD)			
AGENDA TYPE <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda <input checked="" type="checkbox"/> Public Hearing	THOROUGHFARE PLAN AMENDMENTS – MARION ROAD, MURR ROAD, DALE ACRES ROAD, HOOSER ROAD PUBLIC HEARING NO. 1 & AGENDA ITEM NO. 1.3		

CAPTION:

Public Hearing Item No. 1

Conduct a public hearing for two (2) proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, consisting of Amendment No. 1 - specifically amending Marion Road and Murr Road to FM 2258, and proposed Amendment No. 2 – the general area near Dale Acres Road and Hooser Road, located in Road and Bridge Precincts No. 3 and No. 4.

Agenda Item No. 1.3

Discussion, consideration, and action for two (2) proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, consisting of Amendment No. 1 – specifically amending Marion Road and Murr Road to FM 2258, and Amendment No. 2 – the general area near Dale Acres Road and Hooser Road, located in Road and Bridge Precincts No. 3 and No. 4.

CASE TYPE:

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

Location:

Amendment No. 1 - Parcel ID No. 295696 – 470 Marion Road,
Amendment No. 2 – near Parcel ID No’s 185531,188979,191614,191621,196574

APPLICANT(S):

Amendment No. 1
 Heath & Stephanie LeMoine, owner

Amendment No. 2

JT Executive Properties, Joshua Trees – Representative, Alan Lauhoff, Atlas Associates – Project Engineer

PROPOSAL & BACKGROUND INFORMATION:

- The Commissioners’ Court approved an updated County Thoroughfare Plan in November 2024, its first major update since 2019. Several amendments have been approved since the update in 2024, revising the following roads or intersections:
 - April 29, 2025 - revising a proposed minor arterial along Bozek Lane south of Hwy 34 and FM 985.
 - December 9, 2025 - revising a proposed minor arterial road along Saralvo Road, from Honeysuckle Road to the US Hwy 287 Service Road, Road and Bridge Precinct No 4.
- The adopted Thoroughfare Plan is a living, breathing document and provides guidance on configuring the transportation network and system to support the community’s future needs.

Proposed Amendment No. 1 - Marion Road and Murr Road/FM 2258:

- On January 5, 2026, the LeMoine’s submitted an amending plat application for a lot located along Marion Road (Matthews Farms Addition Lot 4A, Block B, Phase One), requesting to remove the remaining portion of a driveway access easement adjoining the LeMoine’s driveway (Lot 4) and the adjacent lot (Lot 3).

ATTACHMENTS:

- 1) Draft Order w/ Proposed Amendments

STAFF RECOMMENDATION:

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

- At the time of the plat application, Marion Road is classified as a proposed collector road (80 feet ROW). The 2019 plan did not have this classification.
- County regulations require lots with direct driveway access onto roads designated on the Master Thoroughfare Plan to either have a parallel slip street or shared access drives and easements. This regulation is intended to reduce the number of drive cuts on roads expected to carry significant traffic.
- The final approved plat showed a shared access easement and thus the need for an amending plat to remove it.
- shared driveways along any
- After reviewing the request thoroughly, along with other recent development patterns in the area, staff decided to proceed with a proposed amendment and instead shift the proposed thoroughfare designation to Murr Road/FM 2258 (about a mile north) to better serve the area adjacent to a future municipal utility district (MUD), where additional traffic is expected due to the higher density development.
- One of the conditions of approval staff included in the approval of the amending plat was a future thoroughfare plan amendment to Marion Road, prior to its filing. The Commissioners Court conditionally approved the plat on February 3, 2026.
- Below is a brief description of the requested changes to the plan:

Amendment No. 1

- Terminate the proposed collector road classification (80 feet) from its current alignment along Marion Road in its entirety from FM 157 to Armstrong Road. This will revert it back to a 60-foot right-of-way.
- Upgrade Murr Road from its existing 60-foot right-of-way to a proposed major arterial road, requiring 120 feet of right-of-way from FM 157 to FM 2258.

Proposed Amendment No. 2 – general area near Dale Acres Road and Hooser Road

- The Commissioners’ Court conditionally approved a revised preliminary plat of Legendary Hills on Hamrock Road, consisting of ± 198 residential lots on ± 296 acres, on December 22, 2025.
- As a condition of approval for the revised preliminary plat, the applicant was required to submit a redesign/realignment of streets and lots around the

proposed area, known in the preliminary plat as the Phyllis Street, Makinnon Way, and Dale Acres Road intersection and area, affecting the overall flow of future traffic surrounding the proposed subdivision.

- After speaking with the applicant and discussing with staff, in addition to those proposed changes, it made more sense to examine a larger area to ensure the roads in this vicinity are logical for the long term.

Amendment No. 2

- Terminate the proposed minor arterial road classification (100 feet) of Dale Acres Road, beginning at the intersection of Dale Acres Road and Morgan Road, going easterly towards the intersection of Dale Acres Road and Hamrock Road.
- Straightening out the curve portion of Hooser Road near Hamrock Road by straightening it out with the existing Hooser Road alignment.
- Continue the proposed alignment of the existing minor arterial (100 feet ROW) known as Morgan Road south of Dale Acres Road for a distance of approximately 3,950 feet, aligning with the southern line of Parcel ID 183474. Then continuing that minor arterial (100 feet ROW) east until the intersection of Hamrock Road and Hooser Road.

If approved, these amendments allow for a better traffic configuration to support long-term growth and development in these areas.

PUBLIC NOTICE REQUIREMENT:

As required, an advertisement for this public hearing appeared in the Waxahachie Sun on Wednesday, February 11, 2026, at least 15 days before the public hearing date of March 3, 2026.

ANALYSIS:

Staff reviewed these proposed amendments carefully and determined that the request aligns with the spirit of the existing plan. Therefore, staff recommends **approval** of these proposed amendments.

COMMISSIONERS' COURT OF ELLIS COUNTY

ORDER NO. _____

AMENDMENTS TO THE 2024 ELLIS COUNTY MASTER THOROUGHFARE PLAN, CONSISTING OF AMENDMENT NO. 1 – SPECIFICALLY AMENDING MARION ROAD AND MURR ROAD TO FM 2258, AND AMENDMENT NO. 2 – THE GENERAL AREA NEAR DALE ACRES ROAD AND HOOSER ROAD, LOCATED IN ROAD AND BRIDGE PRECINCTS NO. 3 AND NO. 4.

On this day, the 3rd day of March, 2026, 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, AMENDING THE 2024 ELLIS COUNTY MASTER THOROUGHFARE PLAN AS SHOWN IN EXHIBIT B, CONSISTING OF AMENDMENT NO. 1 – SPECIFICALLY AMENDING MARION ROAD AND MURR ROAD TO FM 2258, AND AMENDMENT NO. 2 – THE GENERAL AREA NEAR DALE ACRES ROAD AND HOOSER ROAD, LOCATED IN ROAD AND BRIDGE PRECINCTS NO. 3 AND NO. 4. ; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Texas State Legislature officially established Ellis County on December 20, 1849, under a bill sponsored by General Edward H. Tarrant; and,

WHEREAS, Chapter 232.102 of the Texas Government Code grants the County the power to adopt a thoroughfare plan to dedicate right-of-way after notification in a newspaper of general circulation in the County; and,

WHEREAS, the County placed notifications of the public hearing on February 11, 2026, in the Waxahachie Sun to satisfy the notification requirement; and,

WHEREAS, desires to ensure that the community develops in a manner that reflects the objectives and values of the community's citizenry, property owners, and decision-makers; and

WHEREAS, the County desires to update the 2024 Ellis County Master Thoroughfare Plan to address future transportation and mobility needs due to expected population and employment growth over the next 25-30 years throughout the County; and

WHEREAS, the County held multiple meetings with the applicant and the precinct commissioner to discuss these amendments; and,

WHEREAS, in compliance with the laws of the State of Texas, the County has given all the required notices, received public input from all interested persons regarding the proposed amendment to the 2024 Ellis County Master Thoroughfare Plan described herein, the Commissioners' Court deems it is in the best interest of all its citizens to amend the 2024 Ellis County Master Thoroughfare Plan with this set of amendments and in the exercise of its legislative discretion, have concluded that this proposal should be approved;

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

SECTION 1. That the amendment to the 2024 Ellis County Master Thoroughfare Plan, attached hereto as Exhibit "B," is adopted as the official policy of the County to use to ensure right-of-way dedication for current or future roads upon subdivision of property and as a planning document to help determine the approximate location of future roads in the County's road network. Below is a list of amendments within this update, with the remaining in full force and effect:

Amendment No. 1

- Terminate the proposed collector road classification (80 feet) from its current alignment along Marion Road in its entirety from FM 157 to Armstrong Road. This will revert it back to a 60-foot right-of-way.
- Upgrade Murr Road from its existing 60-foot right-of-way to a proposed major arterial road, requiring 120 feet of right-of-way from FM 157 to FM 2258.

Amendment No. 2

- Terminate the proposed minor arterial road classification (100 feet) of Dale Acres Road, beginning at the intersection of Dale Acres Road and Morgan Road, going easterly towards the intersection of Dale Acres Road and Hamrock Road.
- Straightening out the curve portion of Hooser Road near Hamrock Road by straightening it out with the existing Hooser Road alignment.
- Continue the proposed alignment of the existing minor arterial (100 feet ROW) known as Morgan Road south of Dale Acres Road for a distance of approximately 3,950 feet, aligning with the southern line of Parcel ID 183474. Then continuing that minor arterial (100 feet ROW) east until the intersection of Hamrock Road and Hooser Road.

SECTION 2. CONFLICTS.

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

SECTION 3. SEVERABILITY CLAUSE

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

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective and after the date of its passage on March 3, 2026, and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS, ON THIS DAY, THE 3RD DAY OF MARCH, 2026.

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

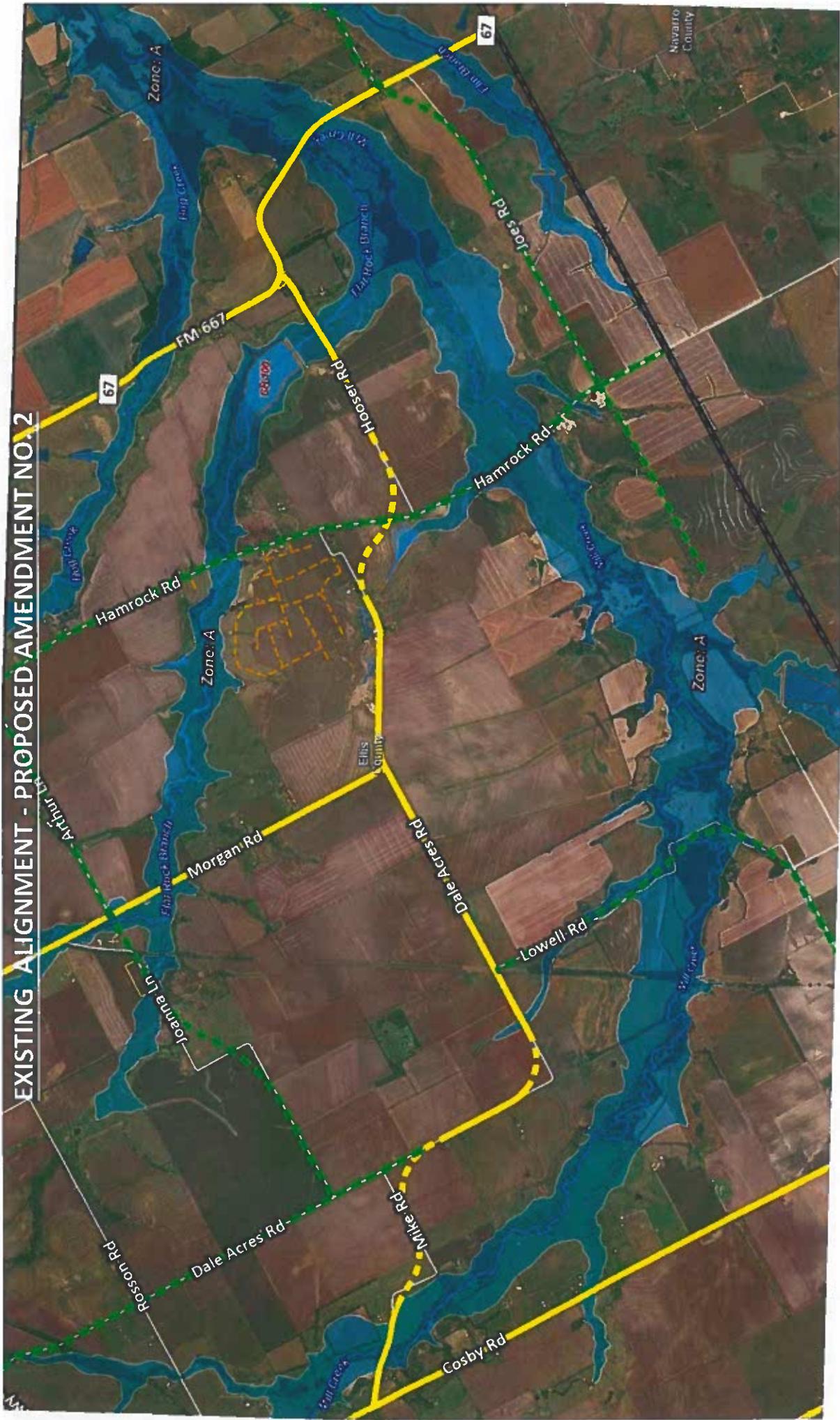
ATTEST:

Krystal Valdez, County Clerk

EXISTING ALIGNMENT - PROPOSED AMENDMENT NO.1



EXISTING ALIGNMENT - PROPOSED AMENDMENT NO. 2



Navarro
County

Zone: A

67

FM 667

Hamrock Rd

Zone: A

Morgan Rd

Joana Ln

Rosson Rd

Dale Acres Rd

Mike Rd

Cosby Rd

Hoser Rd

Hamrock Rd

Joe's Rd

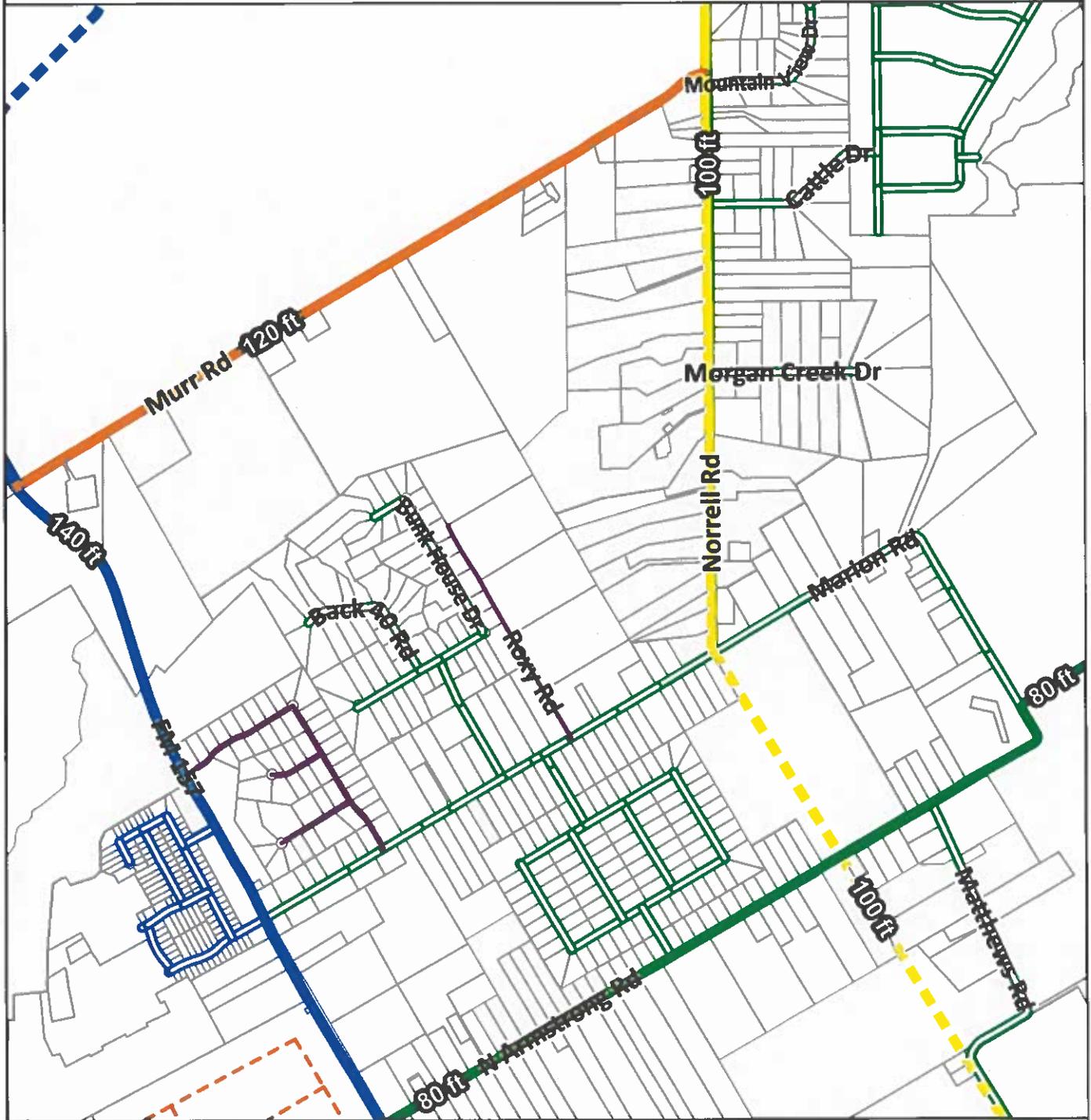
Zone: A

Lowell Rd

67

Name: **Proposed Amendment No 1**
 Case Number:
 Parcel ID:

Department of Development
 Case Location Map
 Date Printed: **2/20/2026**



Cases	County Line
	City Limits
	Parcels

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.

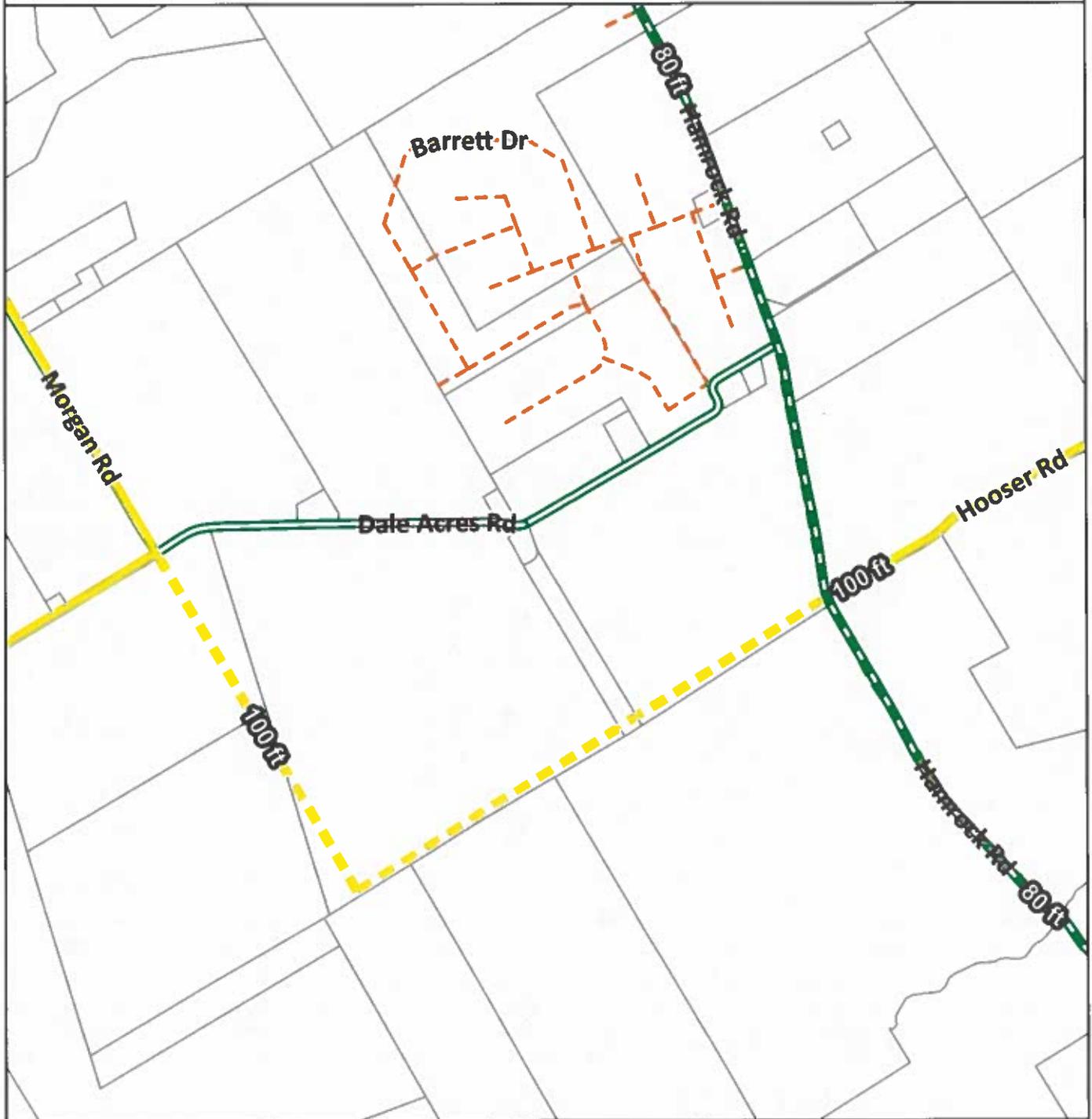
Coordinate System: , Projection: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet, Units: Foot US



0 0.13 0.25
 Miles

Name: **Proposed Amendment No 2**
Case Number:
Parcel ID:

Department of Development
Case Location Map
Date Printed: **2/20/2026**



Cases

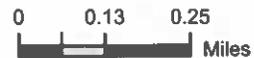
County Line

Parcels

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

Ellis County



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: **February 23, 2026**

PREFERRED DATE TO BE PLACED ON AGENDA: **March 3, 2026**

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

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 action to purchase a 2020 Freightliner M2 106 for Commissioner Precinct 4 in an amount of \$31,500.00 to Lone Star Truck Group.

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.**



Lonestar Truck Group | Bryan

7575 N HWY 6

BRYAN TX, 77807

(979)778-3640



2020 Freightliner M2 106

Vehicle Details

Stock#	LDMA9374
Year	2020
Make	Freightliner
Model	M2 106
VIN	3ALACXFC0LDMA9374
Odometer	210987
Color	White-Tan
Wheelbase	204
Frame	Standard Steel
GVWR	33,000
Fifth Wheel	None
Steering	Tilt Telescopic
Driver Seat	Air Ride
Passenger Seat	Bench
Radio	Bluetooth
Sleeper	
Sleeper	None
Sleeper Type	Daycab
Engine	
Engine	Cummins
Engine Model	B6.7
HP	260
Engine Brake	No
Transmission	
Transmission	Allison
Transmission Model	2500 RDS
Speeds	2500 RDS
Axle Information	
Axles	Single Axle
FA Weight	12,000
RA Weight	21,000
Ratio	4.78
Suspension	
Suspension	21,000
Suspension Type	Spring
Fuel Tank	
Fuel Tanks	1
Fuel Type	Diesel
Tank LH	50
Wheels/Tires	
Tire Size	22.5 LP
Wheels	All Steel



\$32,900.00

For More Info Contact: Shane Winkler | (936)661-3829 | Shane.Winkler@tntxtruck.com



LONESTAR TRUCK GROUP | BRYAN

7575 N HWY 6
 BRYAN, TX 77807
 (979)778-3640

Sales Quote

DE-52534

02/19/2026

Contact: Shane Winkler | Phone: 979-778-3640 | Mobile: 936-661-3829 | Email: Shane.Winkler@tnbtruck.com

Bill To:
 2024220
ELLIS COUNTY ROAD & BRIDGE PCT 4
 1011 EASTGATE RD
 MIDLOTHIAN TX 76065-6233
 Phone:(972)825-5305

Sold To:
ELLIS COUNTY ROAD & BRIDGE PCT 4
 1011 EASTGATE RD
 MIDLOTHIAN TX 76065-6233

3ALACXFC0LDMA9374	Used - 2020 Freightliner M2 106	\$31,500.00
	Unit Total:	\$31,500.00
Total Sales Price		\$31,500.00
Net Sales Price		\$31,500.00
AMOUNT DUE		\$31,500.00
Cash / Down Payment		-\$0.00
Amount Financed/Cash Due		\$31,500.00

This contract is subject to additional provisions set forth on page two of this document, which is incorporated here in by inference, AND WHICH TERMS INCLUDE A COMPLETE DISCLAIMER OF ALL WARRANTIES. The purchaser agrees that this order includes all the terms and conditions on both pages of this order and that this order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of this agreement, relating to the subject matters covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY THE DEALER PRINCIPAL OR HIS/HER AUTHORIZED REPRESENTATIVE. Purchaser by his/her execution of this order acknowledges that he/she has read its terms and conditions and has received a copy of the order. A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW. IF THE PURCHASED VEHICLE(S) SOLD TO PURCHASER BY DEALER UNDER THIS ORDER IS SOLD AS A USED VEHICLE, THE VEHICLE IS SOLD "AS IS" AND "WITH ALL FAULTS." DEALER MAKES NO GUARANTEE OR WARRANTY OF ANY NATURE WHATSOEVER IN CONNECTION WITH THE PURCHASED VEHICLE(S), EXPRESS OR IMPLIED, (INCLUDING NO WARRANTY THAT THE ODOMETER READING ON THE PURCHASED VEHICLE(S) REPRESENTS THE ACTUAL MILEAGE TRAVELED) OR ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF ANY NATURE WHATSOEVER. PURCHASER AGREES TO USE THE PURCHASED VEHICLE(S) AND/OR CHASSIS AT PURCHASER'S OWN RISK AND HEREBY RELEASES SELLER, ITS AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL CLAIMS FOR ANY DAMAGES OR INJURIES OF ANY NATURE WHATSOEVER TO THE FULL EXTENT PERMITTED BY LAW.

QUOTING PURPOSE ONLY

Purchase By	_____	_____	_____
Dealer	Name (Printed)	Signature	Date
	_____	_____	_____
	Sales Rep (Signature)	General Manager's Approval (Signature)	Date
	_____	_____	_____

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: 2/20/26

PREFERRED DATE TO BE PLACED ON AGENDA: 3/3/2026

NAME: Casey Borders PHONE: _____

ADDRESS: _____

DEPARTMENT OR ASSOCIATION: Constable Precinct 2

***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):

3.1 Discussion, consideration, and action to allow the locally assigned Texas Game Warden to utilize Office 112H in the Ellis County Constable Precinct #2 department located at Ellis County Sub-Courthouse Precinct #2, 2675 Business 287, Waxahachie, TX.

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.**



Ellis County Constable's Office Pct. 2 Constable Casey Borders

With the approval and consent of the Ellis County Judge, John Wray, along with the Ellis County Commissioners Court we are happy to offer you office space in our building. We are offering this space for set time periods and ask that we renew the agreement in set increments.

The first time period will be from the date of your agreement through December 31, 2026. As I mentioned and we agreed, this space is offered provided our office does not have need for the space and shall be terminated upon notice of that need or upon request of either party. It can be renewed as needed on an annual basis with approval of the Commissioners Court.

Upon acceptance of this agreement, we will issue you the following:

➤ **3 (Three) Cormax Best Patented keys**

These keys must be returned at the termination of the agreement:

1. 2.1 key (opens exterior doors)
2. 2C5 key (opens the clerk/reception door)
3. 2C4 key (opens your office)

You will be assigned office # 112H.

With your signature below you will be acknowledging this agreement and the receipt of the keys as outlined.



Cody Ray, Game Warden
Texas Parks and Wildlife

John Wray, County Judge
Ellis County

2675 W. 287 BUS, STE 120
Waxahachie Texas, 75167
972-825-5027

3.2

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: 02/11/2026 SUPPORTING DOCUMENT(S) ATTACHED? Yes

NAME: Casey Borders/Jackie Miller Jr.

PHONE: 972-825-5023/5027 FAX: _____

DEPARTMENT OR ASSOCIATION: JP2/Constable 2

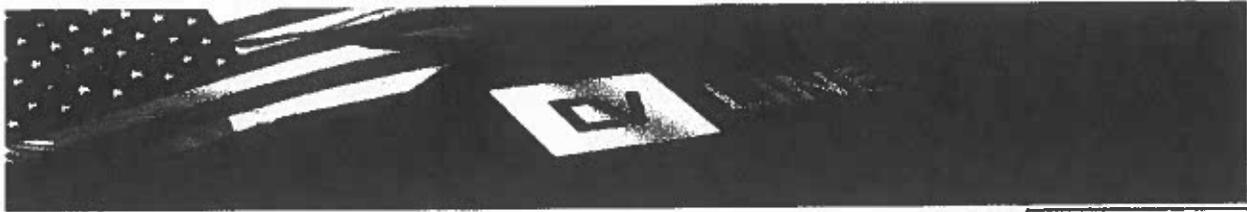
ADDRESS: _____

PREFERRED DATE TO BE PLACED ON AGENDA: Next available

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

Discussion, consideration, & approval to purchase extended warranty, A-eye software and training for operators of the scanner.

There are quotes attached for a 36 month or 60 month option. After speaking with a Linev sales rep, I learned the machine is typically good for 10 years. The scanner was purchased using BuyBoard Contract #669-22 and was funded by the Courthouse Security fund.



13631 Poplar Circle
 Conroe, TX 77304
 Phone: 936.588.2064
 Emily Fain
efain@linevsystems.com

DATE	2/11/2026
QUOTE #	EF21126ETXW
VALID UNTIL	3/13/2026

CUSTOMER

Casey Borders
 Ellis County Constable Pct. 2
 701 South Interstate 35 East
 Waxahachie, TX 75165
casey.borders@co.ellis.tx.us

TERMS

Payment: Net 30 Days
 Warranty: 7/28/29 or 7/28/31

ITEMS	QTY	UNIT PRICE	AMOUNT
BV5030 - ANNUAL EXTENDED WARRANTY (3 YEARS)	3	\$ 3,600.00	\$ 10,800.00
A-EYE SOFTWARE LICENSE (ANNUAL LICENSE)	3	\$ 1,000.00	\$ 3,000.00
BV5030 - ANNUAL EXTENDED WARRANTY (5 YEARS)	5	\$ 3,600.00	\$ 18,000.00
A-EYE SOFTWARE LICENSE (ANNUAL LICENSE)	5	\$ 1,000.00	\$ 5,000.00
WARRANTY INCLUDES			
ANNUAL PREVENTATIVE MAINTENANCE VISIT			
TECHNICAL SUPPORT			
PARTS AND SHIPPING			
LABOR			
TECHNICIAN TRAVEL			
30% DISCOUNT ON HARDWARE UPGRADES			
S/N EU2190153			
WEB-BASED TRAINING LICENSES			
Radiation Protection Program - State Specific	1	\$ 895.00	\$ 895.00
Radiation Safety Officer Training/person	1	\$ 895.00	\$ 895.00
Radiation Operator Training/person	3	\$ 175.00	\$ 525.00

36 MONTH	\$ 16,115.00
60 MONTH	\$ 25,315.00

TERMS AND CONDITIONS

- These prices do not include sales tax, if applicable.
- Purchase Orders shall be written to:
Linev Systems US, Inc., 13631 Poplar Circle, Conroe, TX 77304
- Late fees may be applied to past due invoices.
<https://linevsystems.us/terms-and-conditions/>

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: 2/17/2026

PREFERRED DATE TO BE PLACED ON AGENDA: 3/3/2026

NAME: Sharon Mancilla PHONE: 972-825-5161

ADDRESS: 302 N Monroe St, Ste 338, Waxahachie, TX 75165

DEPARTMENT OR ASSOCIATION: Human Resources

***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 for the County Judge to sign the ARTS Renewal Agreement with Texas Association of Counties (TAC) for the purpose of 1094C and 1095C reporting.

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.**



TEXAS ASSOCIATION *of* COUNTIES HEALTH AND EMPLOYEE BENEFITS POOL

February 2, 2026

Affordable Care Act Reporting and Tracking Service (ARTS) Renewal Information

The Texas Association of Counties Health and Employee Benefits Pool (TAC HEBP) has begun the renewal process for those counties and districts participating in the Affordable Care Act Reporting and Tracking Service (ARTS). Renewal will enable your entity to produce the forms required by IRS Sections 6055/6056 for calendar year 2026, assuming this reporting continues to be a requirement. Reporting will consist of Form 1095C in electronic format, which must be made available to employees and filed with the IRS (plus transmittal Form 1094C, filed with IRS). Current law requires all employers with 50 or more full-time equivalent employees to file these forms. ARTS will provide measurement period tracking for 2026 and beyond (to determine whether an employee must be offered health coverage), as well as affordability testing for groups that require employee contributions toward the cost of their own health coverage.

As your county or district provides health benefits through TAC HEBP, ARTS will continue to be available at NO COST in 2026, assuming program deadlines are met.

Your entity will need to continue sending employee, payroll, and unpaid leave of absence files to TAC HEBP in order to utilize this service for the 2026 reports. **Payroll data must be provided for each payroll cycle. Employee files must be provided, at a minimum, once per quarter. LOA files may be provided if and when applicable.** The information provided will be used to determine:

- 1) whether individuals are eligible for a federal premium subsidy or tax credit; and
- 2) whether your entity is subject to penalties under the ACA employer mandate.

Some payroll vendors have worked with TAC to produce these files for you. You will be responsible for the completion of required information in your payroll system and submission to TAC, but this eliminates the need for manually producing additional spreadsheets.

If you use a payroll system that will produce the required IRS forms, and you determine that your entity does not need measurement period tracking or affordability monitoring, you may not need ARTS. It is a service offered by TAC and is completely optional.

Enclosed is the **2026 ARTS Renewal Confirmation Program Agreement** on page 1. Please return a signed copy (initials on pages 1 and 2, signature on page 3) to your Employee Benefits Consultant or email to ARTS@county.org no later than **3/31/2026** if your entity wishes to continue its participation in the program. If you have any questions, please contact your Employee Benefits Consultant at (800) 456-5974.



TEXAS ASSOCIATION of COUNTIES HEBP Member: (Pooled Group or ASO)

ACA Reporting and Tracking Service (ARTS) 2026 ARTS Renewal Confirmation Program Agreement HEBP Member: (Pooled Group or ASO)

Program Services

The ARTS program includes the following services:

- *Measurement, Administrative, and Stability Period tracking for 2026 and notification of eligibility for part-time / variable / seasonal employees (can provide tracking back to beginning of Measurement Period if 2025 data was provided by county/district).*
- *Reporting for your county/district regarding the status of potential benefits-eligible employees.*
- *Production of your county/district's 1095C forms, provided electronically* in PDF format*
- *Transmission of your county/district's 1094C and 1095C forms to the IRS.*

*optional: printed forms to employer or direct mail service to employees for additional fee(s)

Program Requirements

- 1) Participants agree to provide employer, payroll, employee and unpaid leave of absence (LOA) files related to the group's Health Benefits Plan in the file format designated by TAC HEBP (ARTS Data File Guide attached):
 - Payroll data files must be provided for each payroll cycle and should be submitted at least once per calendar month.
 - Employee data files must be provided, at a minimum, once per quarter.
 - LOA data files may be provided if and when applicable.

NOTE: *It is critical that we receive the files in the proper format and the correct naming convention. Failure to do so may result in our inability to provide this service to your county or district.*

- 2) Group agrees to pay program fees as described in the **2026 ARTS Fee Schedule** on page 2.

Enrollment and Data Submission Deadlines

- Please refer to the enclosed "2026 Deadlines for ARTS Files" document for details.
- Groups who wish to participate in the ARTS program must return the signed documents to TAC HEBP no later than **March 31, 2026** in order to participate.
- Data file transmission to TAC HEBP must begin no later than August 7, 2026, to avoid late fees, however, we recommend that you continue sending your files after each payroll or at least monthly to avoid getting backlogged.

_____ **Initials**



TEXAS ASSOCIATION of COUNTIES HEALTH AND EMPLOYEE BENEFITS POOL

ACA Reporting and Tracking Service (ARTS) HEBP Member (Fully Insured or ASO) 2026 Fee Schedule for Renewing Participant

1	<input checked="" type="checkbox"/>	ARTS Annual Subscription Fee	*\$4.75 / form	Waived
2	<input type="checkbox"/>	Late fee for service election form <i>(after 3/31/2026)</i>	\$1,500	
3	<input type="checkbox"/>	Late fee for data submission <i>(after 8/7/2026 and/or 1/8/2027)</i>	\$3,000	If applicable, will be billed in 2027 after forms are produced
4	<input type="checkbox"/>	Optional Printed Forms** <i>(group chooses to have TAC print forms and mail to group contact listed on page 3)</i>	\$3 / form	If applicable, will be billed in 2027 after forms are produced
5	<input type="checkbox"/>	Optional Forms Distribution Postage <i>(group chooses to have TAC mail printed forms directly to employees)</i>	\$1.50 / form	If applicable, will be billed in 2027 after forms are produced
		Total Amount Due: <i>(if zero, enter 0.00)</i>	\$ <u>0.00</u>	

***Per 1095C form**

**** You are not required to provide printed forms. If you do not, the requirements for making forms available to your employees are:**

- Provide a written notification to your full-time / benefits-eligible employees to let them know that printed forms will not be automatically provided to them.
- Provide a place on your County/District website where employees can request a copy of their 1095-C form.
- Upon receipt of a request, you have 30 days to respond and provide the requested form.

Note: Fees subject to change annually

_____ **Initials**



TEXAS ASSOCIATION of COUNTIES HEALTH AND EMPLOYEE BENEFITS POOL

ACA Reporting and Tracking Service (ARTS) Contact Designation Form

Contracting Authority: ELLIS COUNTY (Group Name) hereby designates and appoints, as indicated in the space provided below, a Contracting Authority of department head rank or above and agrees that any notice to, or agreement by, a Group's Contracting Authority, with respect to service or claims hereunder, shall be binding on the Group. Each Group reserves the right to change its Contracting Authority from time to time by giving written notice to HEBP.

Name: John Wray **Title:** County Judge
Address: 101 W Main Street, Ste 104, Waxahachie, TX 75165
Phone: 972-825-5011 **Fax:** 972-825-5012
Email: countyjudge@elliscountytexas.gov

Primary Contact: Main contact for data file and reporting matters pertaining to the ARTS program.

Name: Sharon Mancilla **Title:** Human Resources Director
Mailing Address: 302 N Monrow Street, Ste 3
Delivery Address (no PO Boxes): 302 N Monrow Street, Ste 338, Waxahachie, TX 75165
Phone: 972-825-5161 **HIPAA Secured Fax#:** 972-825-5162
Email: sharon.mancilla@elliscountytexas.gov

Other Contact Emails for ARTS correspondence regarding data files, if any:
humanresources@elliscountytexas.gov

Signature of County Judge or Contracting Authority

Date

John Wray, County Judge

Print Name and Title

Payroll Software provider: Innoprise

Software Version #: 24.06.8

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: 2/20/26

PREFERRED DATE TO BE PLACED ON AGENDA: 3/3/2026

NAME: Kyle Butler PHONE: _____

ADDRESS: _____

DEPARTMENT OR ASSOCIATION: Commissioner Precinct 4

***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 contract with Texas Materials Group, Inc. for the resurfacing of Joe Wilson Road, Road and Bridge Precinct 4, in the amount of \$161,522.52. Costs will be split evenly between Precinct 4 and the County Judge's Office Road Improvement project expense line item.

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.**



Texas Materials Group, Inc.
420 Decker Drive, Suite 200
Irving, TX 75062
Phone: (214) 741-3531

A CRH COMPANY

PROPOSAL AND CONTRACT
(Ellis County Contract)

To: Ellis County PCT 4| 2nd Half

Effective Date: February 11, 2026

Texas Materials Group, Inc., offers to furnish all material, labor and equipment required for the performance of the following described work subject to the terms and conditions of the Ellis County RFB NO 2024-010.

Description of Work and Price: Pulverize existing roadway to the required depth and Incorporate approx 24 lbs/SY cement. The stabilized material will be graded and compacted. After stabilization, we will place 2 inches of Hot mix asphalt and provide all required traffic control.

<u>Location</u>	<u>Limits</u>	<u>Description</u>	<u>Units</u>	<u>Unit Price</u>	<u>Approx. Total</u>
Joe Wilson Rd	MOB CHARGE	Mobilization	1	\$2,000	\$2,000
Joe Wilson Rd	**See Attached Sheet"	2" Overlay	5,878	\$16.40	\$96,399.20
Joe Wilson Rd	**See Attached Sheet"	Cement Stabilization	6,389	\$9.88	\$63,123.32
0	**See Attached Sheet"	Haul Off Excess	0	\$0.00	\$0.00
					\$161,522.52

****See Attached Sheet"**

Unless the words "Lump Sum" appear next to an item of work, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the state unit prices for actual quantities of work performed by TexasMaterials

This estimate expires thirty (30) days from the above date.

Texas Materials Group, Inc

ACCEPTED: **Ellis County PCT 4| 2nd Half**

William "Luke" Warner
Account Manager
214-926-9072



Date: _____

William.Warner@Texasmaterials.com

County Judge



3.5

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 due to holidays and special meetings. Due dates are specified via reminder email.

This deadline ensures adequate time to prepare the agenda.

Please fill out this form completely:

SUBMISSION DATE: 2/23/2026

PREFERRED DATE TO BE PLACED ON AGENDA: 3/3/2026

NAME: Erik Test PHONE: _____

ADDRESS: _____

DEPARTMENT OR ASSOCIATION: County Judge Office

***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 possible action regarding the Maintenance Facility Director position.

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.**