

ELLIS COUNTY COMMISSIONERS COURT  
OFFICIAL MINUTES – OCTOBER 14, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, OCTOBER 14, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2<sup>ND</sup> FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

**MEMBERS PRESENT:**

**COUNTY CLERK: KRYSTAL VALDEZ**

COUNTY JUDGE JOHN WRAY

**COMMISSIONERS:**

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

PRECINCT 4 COMMISSIONER KYLE BUTLER

**OPENING COURT:**

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

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

**RECOGNITIONS**

- R.1 PROCLAMATION FOR THE FIRE PREVENTION MONTH AS OCTOBER FROM FIRE MARSHAL TIM BIRDWELL, WITH SPECIAL GUEST ‘SPARKY’ IN ATTENDANCE.
- R.2 RECOGNITION OF ELIZABETH NORWOOD FOR EXHIBITING THE RESERVE GRAND CHAMPION STEER AT THE 2025 STATE FAIR OF TEXAS.

**CONSENT AGENDA: MINUTE ORDER 434.25**

**ADMINISTRATIVE:**

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS’ REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING THE COMMISSIONERS’ COURT REGULAR MEETING MINUTES FROM SEPTEMBER 30TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PRECINCT 1 JUDGE CHRIS MACON*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PRECINCT 2 JUDGE JACKIE MILLER, JR.*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PRECINCT 3 DAN COX*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PRECINCT 4 JAMES “BUTCH” BRYANT*

- A.7 APPROVING OF 'AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT' BETWEEN THE COUNTY OF ELLIS, TAX OFFICE AND THE NORTH TEXAS TOLLWAY AUTHORITY (NTTA) INCREASING THE NTTA PAYMENT TO \$6.50 FOR REFUSAL TO REGISTER OR RENEW THE REGISTRATION OF A VEHICLE PURSUANT TO THE ORIGINAL AGREEMENT (MO 174.17). - COUNTY TAX ASSESSOR-COLLECTOR RICHARD ROZIER
- A.8 ACCEPTING OF A DONATION OF 2 LAW BOOKS TO THE ELLIS COUNTY LAW LIBRARY BY JUANITA EDGECOMB. THE DONATION HAS AN ESTIMATED VALUE OF \$260.00. - COUNTY AUDITOR STACI PARR
- A.9 RATIFYING STAFF ACTION ON THE APPROVAL ON A FINAL PLAT OF RIOS-AVALOS SUBDIVISION, LOT 1. THE ± 4.568-ACRE SITE IS LOCATED ± 1,455 FEET EAST OF THE INTERSECTION OF EAST FM 664 AND HILL ROAD, PARTIALLY WITHIN THE ETJ OF THE CITY LIMITS OF THE CITY OF FERRIS, ROAD AND BRIDGE PRECINCT NO. 1. – DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES
- A.10 RATIFYING STAFF ACTION ON THE APPROVAL ON A PLAT OF MACDONALD ESTATE, LOT 1 & LOT 2, BLOCK A. THE ± 11.100-ACRE SITE IS LOCATED ± 40 FEET EAST OF THE INTERSECTION OF SANDSWITCH ROAD AND FM 985, ENNIS, ROAD AND BRIDGE PRECINCT NO. 2. – DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES
- A.11 APPROVING OF A PLATTING EXEMPTION FOR PARCEL ID No. 187368, AS STATED IN THE TEXAS LGC, SECTION 232.0015(E). THE ± 2.00-ACRE SITE IS LOCATED ± 638 FEET EAST OF THE INTERSECTION OF OLD WAXAHACHIE ROAD AND JENKINS ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 2. SUBJECT TO THE FOLLOWING CONDITIONS:
1. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 2.00-ACRE SITE SHALL OCCUR UNTIL IT MEETS THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
  2. AS STATED IN TEXAS LGC 232.0015 (E), IF ANY PIECE OF THIS PROPERTY SELLS OUTSIDE OF THE FAMILY, THE ENTIRE PROPERTY SHALL BE PLATTED PRIOR TO ITS SALE.
  3. ADHERENCE TO ANY OTHER REGULATIONS RELATING TO THIS PARTICULAR PLAT EXEMPTION AND OTHER DOCUMENTS SIGNED AS PART OF THIS APPLICATION.
  4. APPROVAL OF THIS PLATTING EXEMPTION REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.
- A.12 APPROVING OF A PLATTING EXEMPTION FOR PARCEL ID No. 261957, AS STATED IN THE TEXAS LGC, SECTION 232.0015(E). THE ± 2.248-ACRE SITE IS LOCATED ± 2,438 FEET SOUTH OF THE INTERSECTION OF E.P. DAWSON ROAD AND FM 916, MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
1. RELABEL THE PROPOSED FUTURE RIGHT-OF-WAY DEDICATION ON THE GRANTEE'S SURVEY TO 40 FT. ALONG E.P. DAWSON ROAD. THE PROPERTY IS REQUIRED TO DEDICATE THE APPROPRIATE RIGHT-OF-WAY IN ACCORDANCE WITH THE COUNTY'S THOROUGHFARE PLAN AT THE TIME OF PLATTING
  2. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 2.248-ACRE SITE SHALL OCCUR UNTIL IT MEETS THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
  3. AS STATED IN TEXAS LGC 232.0015 (E), IF ANY PIECE OF THIS PROPERTY SELLS OUTSIDE OF THE FAMILY, THE ENTIRE PROPERTY SHALL BE PLATTED PRIOR TO ITS SALE.
  4. ADHERENCE TO ANY OTHER REGULATIONS RELATING TO THIS PARTICULAR PLAT EXEMPTION AND OTHER DOCUMENTS SIGNED AS PART OF THIS APPLICATION.
  5. APPROVAL OF THIS PLATTING EXEMPTION REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

- A.13 APPROVING OF A PLATTING EXEMPTION FOR PARCEL ID NO. 184862, AS STATED IN THE TEXAS LGC, SECTION 232.0015(E). THE ± 2.052-ACRE SITE IS LOCATED ± 1,060 FEET SOUTHWEST OF THE INTERSECTION OF RICHLAND BEND ROAD AND SOUTH FM 308, MILFORD, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE PROPERTY WILL BE REQUIRED TO DEDICATE THE APPROPRIATE RIGHT-OF-WAY IN ACCORDANCE WITH THE COUNTY'S THOROUGHFARE PLAN AT THE TIME OF PLATTING.
  2. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 2.052-ACRE SITE SHALL OCCUR UNTIL IT MEETS THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
  3. AS STATED IN TEXAS LGC 232.0015 (E), IF ANY PIECE OF THIS PROPERTY SELLS OUTSIDE OF THE FAMILY, THE ENTIRE PROPERTY SHALL BE PLATTED PRIOR TO ITS SALE.
  4. ADHERENCE TO ANY OTHER REGULATIONS RELATING TO THIS PARTICULAR PLAT EXEMPTION AND OTHER DOCUMENTS SIGNED AS PART OF THIS APPLICATION.
  5. APPROVAL OF THIS PLATTING EXEMPTION REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.
  6. SECURE AN ELEVATION CERTIFICATE OR A FLOOD STUDY TO BUILD IN THE 100-YEAR FLOODPLAIN.
- A.14 ACCEPTING A BOND BY TRAVELERS INSURANCE IN AN AMOUNT OF \$680,000 FOR YELLOW CAT WIND, LLC TO COMPLETE THE REQUIREMENTS OF THE ROAD USE AGREEMENT, SIGNED JULY 8<sup>TH</sup>, 2025 IN MINUTE ORDER 326.25.

**FINANCIAL CONSENT:**

- F.1 FY2025 LINE-ITEM TRANSFER – *DISTRICT CLERK MELANIE REED*  
 DECREASE 001-0310-506010 (MILEAGE REIMBURSEMENT) BY \$1,500.00  
 DECREASE 001-0310-506260 (RECORDING/MICROFILM) BY \$1,000.00  
 DECREASE 001-0310-508050 (CONFERENCE) BY \$2,000.00  
 INCREASE 001-0310-508010 (SUPPLIES) BY \$4,500.00
- F.2 FY2026 LINE-ITEM TRANSFER – *CSCD DIRECTOR KIMBERLY SANCHEZ*  
 DECREASE 050-0950-505500 (EMPLOYEE INSURANCE) BY \$10,000.00  
 DECREASE 050-0950-508070 (TRAINING/EDUCATION) BY \$1,000.00  
 DECREASE 050-0950-508070 (GENERAL MISC./OPERATING EXPENSES) BY \$3,000.00  
 DECREASE 050-0950-508020 (EQUIPMENT) BY \$2,000.00  
 INCREASE 050-0950-508680 (CONTRACT SERVICES) BY \$16,000.00

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

**REGULAR AGENDA**

**DEPARTMENT OF DEVELOPMENT:**

- MINUTE ORDER 435.25** (1.1) RATIFYING STAFF ACTION ON A REVISED PRELIMINARY PLAT OF ALTA VISTA ESTATES. THE ± 40.222-ACRE SITE IS LOCATED ± 1,550 FEET EAST OF THE INTERSECTION OF WESTER ROAD AND THE PALMYRA ROAD, FERRIS, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:
1. ADD A CONTACT INFORMATION BLOCK FOR THE OWNER ON THE PLAT.
  2. REVISE THE LAYOUT TO REFLECT THE DETENTION PONDS AS SEPARATE LOTS FROM THE PROPOSED RESIDENTIAL LOTS. LABEL ACCORDINGLY.

3. UPDATE THE PLAT TITLE BLOCK TO INCLUDE THE FOLLOWING: THE WORD "REVISED", INCLUDE THE OVERALL DETENTION POND LOT COUNT, AND ADD "A PRIVATE SUBDIVISION".
4. ALTA VISTA DRIVE IS NOT AN APPROVED STREET NAME. UPDATE THE PLAT TO REFLECT THE APPROVED STREET NAME OF "ALTA VISTA".
5. UPDATE THE LOT DETAIL TO REFLECT UTILITY EASEMENTS AS DRAINAGE AND UTILITY EASEMENTS.
6. UPDATE THE OWNER'S SIGNATURE LINE TO INCLUDE THE PRINTED OWNER'S NAME.
7. ADD A PLAT NOTE REGARDING THE MAINTENANCE OF THE SUBDIVISION (I.E., HOA FOR ROAD AND DETENTION POND MAINTENANCE).
8. LOT 13 DOES NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS ( $\pm 149.59$  FEET). REVISE TO MEET THE MINIMUM STANDARDS.
9. PROVIDE AN UPDATED WILL-SERVE LETTER FROM ROCKETT SUD FOR THE PROPOSED NET LOT INCREASE. THE COMMUNICATION PROVIDED FROM OCTOBER 2023, SUBMITTED WITH THE INITIAL PRELIMINARY PLAT APPLICATION, INDICATES AVAILABILITY OF SERVICE FOR  $\pm 22$  LOTS AND 30 STANDARD METERS.

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

**MINUTE ORDER 436.25** (1.2) RATIFYING STAFF ACTION ON A PLAT OF BILLUPS ADDITION, LOTS 1 & 2, BLOCK A. THE  $\pm 28.205$ -ACRE SITE IS LOCATED  $\pm 560$  FEET NORTHWEST OF THE INTERSECTION OF EASON ROAD AND CHMELAR ROAD, IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT No. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. CORRECT THE OWNER'S NAMES THROUGHOUT THE PLAT TO MATCH THE RECORDED DEED.
2. THE SUM OF THE LOT DIMENSIONS AND RIGHT-OF-WAY DEDICATION ALONG THE NORTHWEST LINE OF SAID PROPERTY DOES NOT APPEAR TO EQUATE 1,385.34'. REVIEW AND CONFIRM.
3. REMOVE THE REAR 40-FOOT BUILD LINE FOR LOT 2.
4. ALL EASEMENTS SHOULD BE LABELED AS BOTH DRAINAGE AND UTILITY EASEMENTS.
5. IDENTIFY U.E AND D.E WITHIN THE ABBREVIATION LEGEND.
6. LABEL THE DRAINAGE AND UTILITY EASEMENT FOR THE SOUTHEAST SIDE OF LOT 1.
7. UPDATE THE TITLE BLOCK AND METES AND BOUNDS TO INDICATE THE ENTIRE PROPERTY IS WITHIN THE ETJ OF ENNIS.
8. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK.
9. THE CALLS WITHIN THE PLAT DO NOT MATCH THE DEED OF RECORD. ADD CALLS FOUND WITHIN THE DEED TO THE PLAT DRAWING.

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

**MINUTE ORDER 437.25** (1.3) RATIFYING STAFF ACTION ON A PRELIMINARY PLAT OF ELLIS RANCH PHASE 1A. THE  $\pm 79.633$ -ACRE SITE IS LOCATED  $\pm 6,290$  FEET NORTHEAST OF THE INTERSECTION OF FM 878 AND GIBSON ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. ON PAGES 1 – 4, PLACE A BORDER AROUND THE KEY MAP FOR LEGIBILITY PURPOSES.

2. THE WRITTEN LEGAL DESCRIPTION WITHIN THE PLAT REFERS TO THE CORRECTION SPECIAL WARRANTY DEED (INSTRUMENT NO. 2152070) FOR TRACT I, HOWEVER, THE WRITTEN DESCRIPTION LATER REFERS TO INSTRUMENT NO. 2117888 FOR TRACTS II & IV. REVIEW AND CONFIRM.
3. THE WRITTEN LEGAL DESCRIPTION WITHIN THE PLAT CALLS FOR AN ADJACENT OWNER: AZTEC DEVELOPMENT COMPANY, LLC. THE PLAT DRAWING AND ECAD REFLECT THE OWNER TO BE DIFFERENT. REVIEW AND UPDATE.
4. THE FOLLOWING PORTION OF THE WRITTEN DESCRIPTION IS NOT LABELED ON THE PLAT DRAWING:  
NORTH 51 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 756.76 FEET TO A POINT FOR CORNER, FROM WHICH A 3 INCH METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 264.553 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 498.066 ACRE TRACT BEARS NORTH 01 DEGREES 15 MINUTES 46 SECONDS EAST, A DISTANCE OF 649.71 FEET, FROM WHICH A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 264.553 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 169.242 ACRE TRACT OF LAND CONVEYED AS "TRACT III" TO GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2152070, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS BEARS SOUTH 84 DEGREES 25 MINUTES 10 SECONDS EAST, A DISTANCE OF 2103.52 FEET.
5. REMOVE THE STATEMENT, SIGNATURE LINE AND CORRESPONDING NOTARY STATEMENT IN THE TOP RIGHT CORNER OF PAGE 6. THE NINE (9) POINT STATEMENT IS NOT REQUIRED ON A PRELIMINARY PLAT.
6. THE PLAT INDICATES "ESPARANZA WAY," HOWEVER, THE ROAD NAME LIST APPROVED BY GIS DEPICTS THE SPELLING "ESPERANZA WAY." CONFIRM WHICH SPELLING IS TO BE USED.
7. ADD TWO (2) SURVEY BENCHMARKS SET BY SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL – 4202) TO THE PLAT DRAWING.
8. ADD A MAP PREPARATION DATE TO THE TITLE BLOCK.
9. THE GRAPHIC SCALE WITHIN THE PRINTED PLAT DOES NOT APPEAR TO MATCH 1" = 100'. REVIEW AND CONFIRM.
10. IDENTIFY THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION (ETJ) LIMIT ON THE PLAT DRAWING.
11. ADD A GENERAL PLAT NOTE TO STATE: ON OCTOBER 16, 2023, PARCELS No. 191369, 192086, 192087, 192094, 192097, 192098, 194358, 224198, 236821 AND 294441 WERE REMOVED FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION (ETJ) – ORDINANCE No. 3409, INSTRUMENT NUMBER 2331368.
12. CORRECT THE ADJACENT PROPERTY INFORMATION ON THE PLAT DRAWING FOR MARTIN SANCHEZ. THE RECORDED INFORMATION INDICATES OWNER'S NAME TO BE *MARLEN* SANCHEZ.
13. LABEL THE RIGHT-OF-WAY WIDTH FOR HAYSTACK WAY.
14. THE PLAT DRAWING LABELS LOTS 26 – 28 FOR BLOCK H, HOWEVER, THE TABLE ON PAGE 5 LABELS LOTS 1 – 3, BLOCK H. REVIEW AND CONFIRM.
15. ENSURE ALL STREET JOGS ARE IN ACCORDANCE WITH ELLIS COUNTY'S QUALITY GROWTH INITIATIVES VOLUME III: STANDARD CONSTRUCTION DETAILS (ORDER NO. 398.23).
16. LABEL THE UTILITY EASEMENT FOR LOTS 10 – 17, BLOCK C.
17. LABEL THE ACREAGE OUTSIDE OF THE FLOODPLAIN FOR LOT 1X, BLOCK H AND LOT 1X, BLOCK L.
18. THERE ARE A FEW DISCREPANCIES REGARDING THE RESIDENTIAL LOT COUNT SUMMARY TABLE LOCATED ON PAGE 1. REVIEW, CONFIRM AND CORRECT AS NEEDED:
  - THE TYPICAL LOT SIZES WITHIN THE TABLE ON PAGE 1 DO NOT MATCH OR COME NEAR THE LOT SIZES INDICATED WITHIN THE LOT TABLE ON PAGE 5.

- THE NUMBER OF LOTS LABELED BY A CIRCLE, SQUARE, OR TRIANGLE ON THE PLAT DRAWING DOES NOT MATCH THE AMOUNT OF LOTS INDICATED WITHIN THE TABLE ON PAGE 1. I COUNTED FORTY (40) LOTS LABELED WITH A CIRCLE, ONE HUNDRED & THIRTY-SEVEN (137) LOTS LABELED WITH A SQUARE, AND TWENTY (20) LOTS LABELED WITH A TRIANGLE.

PUBLIC PARTICIPATION: BRIAN HUNNICUTT, PLANO; MICKEY GARNER, DALLAS; TANNER VINSON, PLANO

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

**MINUTE ORDER 438.25** (1.4) RATIFYING STAFF ACTION ON A PLAT OF EDUARDO ESTATES, LOTS 1 & 2, BLOCK A. THE ± 17.998-ACRE SITE IS LOCATED ± 1,300 FEET SOUTHWEST OF THE INTERSECTION OF FM 878 AND RUTHERFORD ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. LABEL THE ACREAGE OUTSIDE OF THE FLOODPLAIN FOR LOT 2 ON THE PLAT DRAWING.
2. RELOCATE SIGNATURE BLOCKS FROM PAGE 1 TO PAGE 2.
3. REVIEW AND CONFIRM THE WRITTEN DESCRIPTION FOR THE ½" IRF ALONG FM 878 FOR TRACTS 3 AND 2.
4. REVIEW AND CONFIRM THE WRITTEN DESCRIPTION REGARDING THE 1" IPF FOR SAID 3.00-ACRE TRACT AND CALLED 47.1369-ACRE TRACT.
5. WITHIN THE SIXTH PARAGRAPH OF THE METES AND BOUNDS, REVIEW AND CONFIRM THE WRITTEN DESCRIPTION REGARDING THE SOUTHERLY CORNER OF SAID 8.760-ACRE TRACT AND THE NORTH CORNER OF SAID 47.1369-ACRE TRACT.
6. REVIEW AND CONFIRM THE WRITTEN DESCRIPTION WITHIN THE SEVENTH PARAGRAPH OF THE METES AND BOUNDS.
7. REVIEW AND CLARIFY THE FRONT LOT DIMENSIONS WITHIN THE PLAT DRAWING ALONG FM 878 FOR LOTS 1 & 2.
8. LABEL THE SIDE, REAR, AND FRONT DRAINAGE AND UTILITY EASEMENTS FOR LOT 1.
9. ACCORDING TO ELLIS COUNTY'S MASTER THOROUGHFARE PLAN, TWENTY (20) FEET OF RIGHT-OF-WAY SHOULD BE DEDICATED ALONG FM 878 TO MATCH THE EXISTING PROPERTY PURCHASED BY TxDOT.
10. LABEL THE EXISTING POND ON THE PLAT DRAWING.

PUBLIC PARTICIPATION: EDWARD GOMEZ, WAXAHACHIE

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

**MINUTE ORDER 439.25** (1.5) RATIFYING STAFF ACTION ON A FINAL PLAT OF SKYLINE ESTATES, PHASE 2, BLOCK A, LOT 1. THE ± 1.168-ACRE SITE IS LOCATED ± 4,840 FEET NORTHEAST OF THE INTERSECTION OF HAMPPEL ROAD AND NORTH I-45 SERVICE ROAD, PALMER, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. A SIGNED WATER UTILITY ENDORSEMENT FORM IS REQUIRED PRIOR TO THE PLAT BEING FILED.
2. PLEASE PROVIDE A COPY OF THE RECORDED DEED, INSTRUMENT NO. 2523527.
3. PLEASE REVIEW AND CONFIRM THE FOURTH PARAGRAPH OF THE WRITTEN DESCRIPTION.

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

**MINUTE ORDER 440.25** (1.6) ACCEPTING THE PERFORMANCE BOND FOR THE PROPOSED WHISPERING CREEK PRESERVE SUBDIVISION. THE ± 131.862-ACRE SITE IS LOCATED ± 998 FEET WEST OF THE INTERSECTION OF YOUNGBLOOD ROAD AND FM 878, SITUATED IN THE S.S. WILSON SURVEY, ABSTRACT NO. 1141, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1. APPROVED IN THE FOLLOWING MANNER:

- APPROVE BOND NO. 101521462 IN THE AMOUNT OF TWO MILLION NINE HUNDRED SEVENTY-NINE THOUSAND ONE HUNDRED NINETY-SEVEN DOLLARS & 88/100 (\$2,979,197.88) ISSUED BY MERCHANTS NATIONAL BONDING, INC.

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

**MINUTE ORDER 441.25** (1.7) RATIFYING STAFF ACTION ON A PLAT OF GARRETT-MUNOZ ESTATES, LOTS 1 & 2, BLOCK A. THE ± 19.777-ACRE SITE IS LOCATED ± 2,175 FEET NORTHWEST OF THE INTERSECTION OF FM 1181 AND J C SPENCE ROAD, ENNIS, ROAD AND BRIDGE PRECINCT NO. 2.

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

**MINUTE ORDER 442.25** (1.8) RATIFYING STAFF ACTION ON A PLAT OF HOLLAND ADDITION, LOTS 1 & 2, BLOCK A. THE ± 5.113-ACRE SITE IS LOCATED ± 2,305 FEET SOUTHEAST OF THE INTERSECTION OF FM 1722 AND SLOVACEK ROAD, IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT NO. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. PROVIDE A CORRECTED, ORIGINAL, SIGNED AND NOTARIZED WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)" FORM. THE LEGAL DESCRIPTION WITHIN THE FORM PROVIDED DOES NOT MATCH THE APPLICATION OR PLAT.
2. UPDATE THE WRITTEN DESCRIPTION AND TITLE BLOCK TO IDENTIFY THE PROPERTY LOCATION WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ENNIS, ELLIS COUNTY.
3. LABEL THE FRONT 20' DRAINAGE AND UTILITY EASEMENT FOR LOT 1.
4. LABEL THE REAR 20' DRAINAGE AND UTILITY EASEMENT FOR LOT 2.
5. LABEL THE ITEM LOCATED WITHIN THE SOUTH SIDE EASEMENT FOR LOT 2.
6. IT IS SUGGESTED TO LABEL THE EXISTING ACCESS POINT LOCATIONS FOR LOTS 1 & 2 IN RELATION TO THE LOT LINES BEING ESTABLISHED BY THIS PLAT.

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

**MINUTE ORDER 443.25** (1.9) APPROVING A REPLAT OF PLATTNER FARM, LOTS 14R1 & 14R2, BLOCK 1, REPLAT. THE ± 11.173-ACRE SITE IS LOCATED ± 1,335 FEET SOUTH OF THE INTERSECTION OF FM 876 AND BIGHAM ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. PROVIDE LEGAL PROOF OF LAND OWNERSHIP FOR BRYAN & SAMANTHA PETRICH.
2. LABEL THE RIGHT-OF-WAY DEDICATION ACREAGE ON THE PLAT DRAWING.

3. ADDRESS THE DISRUPTION IN THE FORMATTING OF THE OWNER SIGNATURE LINES FOR BRYAN PETRICH AND BOBBY WILLIAMS, II, ON THE SECOND PAGE.
4. CONFIRM HOW LOT 14R1 IS TO BE ACCESSED, EITHER BY SEPARATE ACCESS WITH AN APPROVED TxDOT PERMIT OR A SHARED ACCESS EASEMENT.
5. AT THE TIME OF PLAT FILING, PROVIDE A FEE PAYMENT OF \$4.00 FOR FILING OF THE ADDITIONAL TAX CERTIFICATE.

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

**MINUTE ORDER 444.25** (1.10) **TABLING** THE DISCUSSION, CONSIDERATION, AND ACTION UPON EIGHT (8) VARIANCE REQUESTS FOR PARCEL ID Nos. 185534, 188979, 191614, 191621, AND 196574 (PROPOSED LEGENDARY HILLS ON HAMROCK) FROM VOLUME I-SECTION IV (A) & (B), SECTION VII (B); VOLUME III – SECTION II (A) & (C), SECTION IV (A) & (D) OF THE QUALITY GROWTH INITIATIVES, AND THE SEPTIC ORDER TO FALL BELOW THE COUNTY MINIMUM STANDARDS FOR LOT SIZE, ROAD FRONTAGE, BUILD LINES, BOND REQUIREMENTS, INDIVIDUAL DRIVEWAYS ALONG THOROUGHFARES, AND A PAVING SECTION. THE ± 2.96.026-ACRE SITE IS LOCATED NEAR THE INTERSECTION OF HAMROCK ROAD AND DALE ACRES ROAD, ITALY, ROAD AND BRIDGE PRECINCT 3.

PUBLIC PARTICIPATION: LEE HARRIS, ITALY; JEROD MANDELL, ITALY; RICHARD DABNEY, ITALY; ANDREW GARRETT, PALMER; STEPHEN JANEK, ITALY; ANGIE JANEK, ITALY; CARRIE JANEK, ITALY

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

**MINUTE ORDER 445.25** (1.11) **DISAPPROVING** THE DISCUSSION, CONSIDERATION, AND ACTION TO RATIFY STAFF ACTION ON A PRELIMINARY PLAT OF LEGENDARY HILLS ON HAMROCK. THE ± 296.026-ACRE SITE IS LOCATED NEAR THE INTERSECTION OF HAMROCK ROAD AND DALE ACRES ROAD, ITALY, ROAD AND BRIDGE PRECINCT No. 3.

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

**PURCHASING:**

**MINUTE ORDER 446.25** (2.1) **AUTHORIZING** THE COUNTY JUDGE TO EXECUTE A LEASE AGREEMENT WITH AMERICAN NATIONAL LEASING FOR A 2026 GMC SIERRA 1500 ELEVATION FOR THE ELLIS COUNTY PURCHASING DEPARTMENT.

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

## **ADMINISTRATIVE:**

**MINUTE ORDER 447.25** (3.1) AUTHORIZING THE COUNTY JUDGE TO SIGN THE RESOLUTION FOR THE FY2026 TEXAS INDIGENT DEFENSE COMMISSION FORMULA GRANT. – *COUNTY AUDITOR STACI PARR*

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

**MINUTE ORDER 448.25** (3.2) APPROVING TO RENEW THE CURRENT COUNTY SILVER RETIREE HEALTH INSURANCE COVERAGE AND PREMIUMS THROUGH THE TEXAS ASSOCIATION OF COUNTIES HEALTH AND EMPLOYEE BENEFITS POOL (TAC HEBP) FOR CALENDAR YEAR 2026, INCLUDING FOR THE COUNTY JUDGE TO SIGN THE RENEWAL. – *HUMAN RESOURCES DIRECTOR SHARON MANCILLA*

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

**MINUTE ORDER 449.25** (3.3) AUTHORIZING THE COUNTY JUDGE TO SIGN THE APPLICATION FOR THE FLOOD CONTROL STRUCTURAL REPAIR GRANT FOR REPAIRS TO NATURAL RESOURCES CONSERVATION SERVICE (NRCS) FLOOD CONTROL STRUCTURES. – *COUNTY ENGINEER ZACH GERICH*

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

**MINUTE ORDER 450.25** (3.4) APPROVING AN AMENDED INTERLOCAL AGREEMENT BETWEEN ELLIS COUNTY AND THE CITY OF MIDLOTHIAN (MO 195.08) REGARDING THE SUBDIVISION APPROVAL AUTHORITY IN THE ETJ. SUBJECT TO FINAL APPROVAL BY LEGAL AND THE CITY OF MIDLOTHIAN. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

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

## **RECESS TO EXECUTIVE SESSION 3:17 P.M.**

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

## **EXECUTIVE SESSION**

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

- 4.1 PURSUANT TO TEXAS GOVERNMENT CODE §551.071(1), CONSULTATION WITH LEGAL COUNSEL, BICKERSTAFF HEATH DELGADO ABOSTA, LLP, VIA REMOTE CONFERENCE, REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING TCEQ MATTERS, SPECIFICALLY PENDING TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS PERMITS (TPDES) AND PENDING PETITIONS FOR THE CREATION OF MUNICIPAL UTILITY DISTRICTS (MUDs).
- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING MATTHEW FARMS BONDS.
- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.072, DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF THE DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON. SUBJECT PROPERTY IS 1305 WEST JEFFERSON IN WAXAHACHIE.

**ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION 3:57 P.M.**

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

**ADJOURN REGULAR SESSION 3:57 P.M.**

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON OCTOBER 14<sup>TH</sup>, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:

  
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 JOHN WRAY, COUNTY JUDGE

  
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 RANDY STINSON, COMMISSIONER, PCT 1

  
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 LANE GRAYSON, COMMISSIONER, PCT 2

  
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 LOUIS PONDER, COMMISSIONER, PCT 3

  
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 KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 28<sup>TH</sup> DAY OF OCTOBER 2025.

  
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 KRYSTAL VALDEZ, COUNTY CLERK

