



A DIVISION OF WINSTAR INSURANCE GROUP

13625 Ronald W Reagan Blvd

Bldg. 3, Suite 100

Cedar Park, TX 78613

Phone: (800) 252-9435

Invoice # 21297	Page 1 of 1
Account Number	Date
WALKCOU-01	9/19/2025
Balance Due On	
10/1/2025	
Amount Paid	Amount Due
	\$169,089.00

Walker County EMS
P O Box 1260
Huntsville, TX 77342-1260

You can now pay ONLINE. To make a payment online, click here: <https://winstar.appliedpay.com/>

Commercial Auto	Policy Number: VFNU-CM-0023147	Effective: 10/1/2025 to 10/1/2026
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Item #	Trans Eff Date	Due Date	Trans	Description	Amount
102562	10/1/2025	10/1/2025	RENB	Renewal of Business Auto Policy	\$131,246.00
102563	10/1/2025	10/1/2025	THFE	Theft Fee	\$110.00

Commercial Package	Policy Number: VFNU-TR-0023148	Effective: 10/1/2025 to 10/1/2026
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Item #	Trans Eff Date	Due Date	Trans	Description	Amount
102564	10/1/2025	10/1/2025	RENB	Renewal of Commercial Package	\$37,733.00

Total Invoice Balance: \$169,089.00

We Appreciate Your Business! To pay online go to: <https://winstar.appliedpay.com/>

Please note that a \$25 late fee will be applied to any payments that are not received by the due date indicated.

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

PORTABLE EQUIPMENT COVERAGE PART DECLARATIONS

Schedule of Portable Equipment Coverage

Coverage	Limit of Insurance	Deductible
Coverage A Blanket	Guaranteed Replacement Cost	\$ 2,500
Coverage B Scheduled	See Attached Schedule of Portable Equipment Items	\$ 500

Estimated Coverage Part Premium: \$ 4,033.00

Taxes, Fees and Surcharges:

Total Premium: \$ 4,033.00

Portable Equipment Forms

See Schedule of Forms and Endorsements

Named Insured:
WALKER COUNTY

Policy Number:

VFNU-TR-0023148-05/000

Policy Period: From 10/01/2025

To 10/01/2026

PORTABLE EQUIPMENT COVERAGE PART DECLARATIONS

Coverage B – Schedule of Portable Equipment Items

Description	Serial Number	Unit Value
2023 CAN AM ATV	3JB7KAX26PK000029	\$35,817

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

GENERAL LIABILITY COVERAGE PART DECLARATIONS

Limits of Insurance

Each Occurrence or Medical Incident	\$ 1,000,000	
Medical Expense	\$ 10,000	Any One Person
Personal & Advertising Injury	\$ 1,000,000	
General Aggregate	\$ 3,000,000	
Products - Completed Operations Aggregate	\$ 3,000,000	
Products - Completed Operations are subject to the General Aggregate limit unless indicated otherwise		
Employers' Liability	NOT COVERED	
Bodily Injury by Accident	\$	Each Accident
Bodily Injury by Disease	\$	Policy Limit
Bodily Injury by Disease	\$	Each Employee or Volunteer

Estimated Coverage Part Premium: \$ 20,074.00

Taxes, Fees and Surcharges:

Total Premium: \$ 20,074.00

General Liability Forms

See Schedule of Forms and Endorsements.

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

MANAGEMENT LIABILITY COVERAGE PART DECLARATIONS

THIS IS CLAIMS MADE COVERAGE. PLEASE READ THE POLICY CAREFULLY.

Limits of Insurance

Aggregate Limit	\$ 3,000,000	Coverage A and B Combined
Coverage A	\$ 1,000,000	Each Wrongful Act or Offense
Coverage B	\$ 100,000	Each Action for Injunctive Relief
Deductible (Coverage A only)	\$ 0	Each Wrongful Act or Offense

Estimated Coverage Part Premium: \$ 10,745.00

Taxes, Fees and Surcharges:

Total Premium: \$ 10,745.00

Management Liability Forms

See Schedule of Forms and Endorsements

National Union Fire Insurance Company of Pittsburgh, Pa.

(a capital stock company)

Administrative Office: 1271 Ave of the Americas, FL 37 | New York, NY 10020 | 212.458.5000

Administered by:

VFIS | 183 Leader Heights Road | York, PA 17402
800.233.1957 | vfis.com



AUTO POLICY DECLARATIONS

Named Insured and Mailing Address:

WALKER COUNTY
PO BOX 1260
HUNTSVILLE, TX 77342-0000

Policy Number:

VFNU-CM-0023147-05/000

Policy Period:

From 10-01-2025

To 10-01-2026

12:01 AM Standard Time at your mailing address shown above.

Type of Entity:

EMERGENCY SERVICE ORGANIZATION

Business Description:

EMERGENCY SERVICE ORGANIZATION

Estimated Coverage Part Premium:	\$131,246.00
Taxes, Fees and Surcharges:	\$110.00
Total Premium:	\$131,356.00

The policy premium is payable on the dates and in the amounts shown below:
See Installment Schedule.

Named Insured:

WALKER COUNTY

Policy Number:

VFNU-CM-0023147-05/000

Policy Period: From 10-01-2025

To 10-01-2026

COMMON FORMS

See Schedule of Forms and Endorsements.

In return for payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in the policy. These declarations, the schedule of forms and endorsements, and any forms and endorsements we may later attach to reflect changes, make up and complete the above numbered policy.



Authorized representative (countersignature, where required)

09-05-2025

Date

The Company has caused this policy to be signed by its President and Secretary:



President



Secretary

Policy Number
VFNU-CM-0023147-05/000

SCHEDULE OF FORMS AND ENDORSEMENTS

Named Insured WALKER COUNTY

Effective Date: 10-01-25
12:01 A.M., Standard Time

Agency Name VFIS

COMMON POLICY FORMS AND ENDORSEMENTS

89644	06-13	ECONOMIC SANCTIONS ENDORSEMENT
IL 00 17	11-98	COMMON POLICY CONDITIONS
IL 00 21	09-08	NUCLEAR ENERGY LIABILITY EXCLUSION ENDT

AUTOMOBILE FORMS AND ENDORSEMENTS

AU1001	11-23	AUTO PHYSICAL DAMAGE EXTENSION ENDORSEME
AU1002	11-23	AGREED VALUE ENDORSEMENT
AU1004	01-20	LIMITATION - NAMED INSURED
AU1005	01-20	WAIVER OF GOVERNMENTAL OR CHARITABLE IMM
AU1006	01-20	CARE, CUSTODY OR CONTROL EXCLUSION ENDOR
AU1007	01-20	COMMANDEERED AUTO DEFINITION ENDORSEMENT
AU1009	01-20	INCIDENTAL GARAGE OPERATIONS
AU1017	11-23	AUTO PHYSICAL DAMAGE EXTENSION ENDORSEME
AU1023	01-20	AUTO LIABILITY EXTENSION ENDORSEMENT EME
AU1034	11-23	CLAIM-FREE DEDUCTIBLE WAIVER - AUTO PHYS
CA 00 01	10-13	BUSINESS AUTO COVERAGE FORM
AUTX22	07-25	MOTOR VEHICLE CRIME PREVENTION AUTHORITY
CA 01 96	10-13	TEXAS CHANGES
CA 21 09	10-13	TX UNINSURED/UNDERINSURED MOTORISTS COV
CA 02 43	11-13	TX CHANGES - CANCELLATION AND NONRENEWAL
CA 22 64	10-13	TEXAS PERSONAL INJURY PROTECTION ENDT
CA 20 02	10-13	SOUND RECEIVING EQUIP COVG -FIRE, POLICE
CA 20 18	10-13	PROFESSIONAL SERVICES NOT COVERED
CA 28 04	09-22	TEXAS ABUSE OR MOLESTATION EXCLUSION FOR
CA 99 03	10-13	AUTO MEDICAL PAYMENTS COVERAGE
CA 99 48	10-13	POLLUTION LIAB BROAD COV FOR COV AUTO
CA 99 54	10-13	COVERED AUTO DESIGNATION SYMBOL
CA 99 95	10-13	TEXAS SUPPLEMENTARY DEATH BENEFIT

POLICYHOLDER NOTICES

118477	03-15	POLICYHOLDER NOTICE - TAXES, ASSESSMENTS
91222	09-16	POLICYHOLDER NOTICE
AGLC105774	01-22	AIG PRIVACY NOTICE

Policy Number
VFNU-CM-0023147-05/000

INSTALLMENT SCHEDULE

Named Insured WALKER COUNTY

Effective Date: 10-01-25
12:01 A.M., Standard Time

Agency Name VFIS

**IT IS HEREBY AGREED AND UNDERSTOOD THAT THIS POLICY IS
PAYABLE ON INSTALLMENTS AS FOLLOWS:**

	DUE	PREMIUM	SURCHARGE	REVISED INSTALLMENT TOTAL
DEPOSIT	10/01/2025	\$131,246.00	\$110.00	\$131,356.00

Failure to pay the Installment Premium by the Date Due shown shall constitute non-payment of premium for which we may cancel this policy.

Policy Number
VFNU-CM-0023147-05/000

SCHEDULE OF ADDITIONAL INTEREST(S)

Named Insured WALKER COUNTY

Effective Date: 10-01-25
12:01 A.M., Standard Time

Agency Name VFIS

Loss Payee
WALKER CO ESD #2
PO BOX 1006
NEW WAVERLY, TX 77358
DESCRIPTION APPLIES TO VEH #22

Policy Number
VFNU-CM-0023147-05/000

SCHEDULE OF LIMITATION NAMED INSURED(S)

Named Insured WALKER COUNTY

Effective Date: 10-01-25

12:01 A.M., Standard Time

Agency Name VFIS

HUNTSVILLE-WALKER COUNTY EMERGENCY MEDICAL SERVICE

ENDORSEMENT

This endorsement, effective 12:01 A.M. forms a part of

policy No. VFNU-CM-0023147-05/000

issued to WALKER COUNTY

By AMERICAN INTERNATIONAL GROUP, INC

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ECONOMIC SANCTIONS ENDORSEMENT

This endorsement modifies insurance provided under the following:

ALL COVERAGE PARTS

The Insurer shall not be deemed to provide cover and the Insurer shall not be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose the Insurer, its parent company or its ultimate controlling entity to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union or the United States of America.

AUTHORIZED REPRESENTATIVE

Policy Number
VFNU-CM-0023147-05/000

SCHEDULE OF TAXES, SURCHARGES OR FEES

Named Insured WALKER COUNTY

Effective Date: 10-01-2025

12:01 A.M., Standard Time

Agency Name VFIS

TAXES / SURCHARGES DETAILED BREAKDOWN :

TX MOTOR VEHICLE CRIME PREVENTION AUTHORITY FEE (SEE ENCLOSED EXPLANATION)	\$	110.00

TOTAL TAXES / SURCHARGES	\$	110.00

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

AUTO COVERAGE PART DECLARATIONS

ITEM ONE: Named Insured - Refer to the Common or Auto Policy Declarations

ITEM TWO: Coverage and Covered Autos

This coverage part provides only those coverages activated by a Covered Auto Symbol or a Premium shown below:

Coverage	Covered Auto Symbols	Limit of Insurance (this is the most we will pay for any one accident or loss)	Premium
Covered Autos Liability (combined single limit)	7,8,9	\$1,000,000 each accident	\$31,215
Personal Injury Protection (PIP) (or equivalent no-fault coverage)	5	Refer to ITEM THREE and each PIP or added PIP endorsement	\$169
Added Personal Injury Protection (or equivalent added no-fault coverage)	N/A	Separately stated in each added PIP endorsement	
Property Protection Insurance (Michigan Only)	N/A	Separately stated in the P.P.I. endorsement minus Ded. for each accident	
Auto Medical Payments	7	\$25,000 Each Insured	\$211
Medical Expense and Income Loss Benefits (Virginia only)	N/A	Separately stated in each Medical Expense and Income Loss Benefits endorsement	
Uninsured Motorists (UM)	10	Refer to ITEM THREE and the Uninsured Motorists endorsement	\$2,555
Underinsured Motorists (UIM) (when not included in UM coverage)	10	Refer to ITEM THREE and the Underinsured Motorists endorsement	INCL
Physical Damage – Comprehensive	7,8	Refer to ITEM THREE and ITEM FOUR (if applicable)	\$16,224
Physical Damage – Specified Causes of Loss	N/A		
Physical Damage – Collision	7,8		\$80,872
Physical Damage – Towing and Labor	N/A	Refer to ITEM THREE	
Other Auto Coverages			
Estimated Coverage Part Premium:			\$131,246.00
Taxes, Fees and Surcharges:			\$ 110.00
Total Premium:			\$131,356.00

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

ITEM THREE: Schedule of Your Auto Coverage

Auto Schedule Summary

Veh. Year Num.	Make	Model	PE Code	V.I.N.	Value
1 2005	CHEVY	AMB ALS	ALS	1GBC4C1285F515646	\$116,000
2 2010	FORD	CROWN VICTORIA	OTH	2FABP7BV7AX110042	
3 2017	FORD	AMB ALS	ALS	1FDUF4HT5HEB41713	\$235,000
4 2017	FORD	FIRST RESPONDER	FR	1FM5K8AR6HOC78296	\$38,000
5 2018	FORD	FIRST RESPONDER	FR	1FM5K8AR3JGA83441	\$45,000
6 2013	FORD	AMB ALS	ALS	1FDUF4GT9DEA35048	\$250,000
7 2018	FORD	AMB ALS	ALS	1FDUF4GT6JEB84982	\$250,000
8 2020	FORD	AMB ALS	ALS	1FDUF4GT3LDA02535	\$250,000
9 2021	FORD	AMB ALS	ALS	1FDUF4GT9MDA02492	\$148,000
10 2022	FORD	AMB ALS	ALS	1FDUF4GT3NDA17135	\$239,559
11 2023	CHEVY	FIRST RESPONDER	FR	1GNSKLED9PR275198	\$60,882
12 2023	CHEVY	FIRST RESPONDER	FR	1GNSKLED0PR274358	\$60,899
13 2022	FALCON	TRAILER	OTH	432SD1824N1009687	\$3,517
14 2024	FORD	FIRST RESPONDER	FR	1FTFW1L57RKD53309	\$65,138
15 2015	FORD	AMB ALS	ALS	1FDRF3GT6FEC98942	\$120,800
16 2012	DODGE	AMB ALS	ALS	3C7WDKCL9CG217436	\$166,300
17 2016	DODGE	AMB ALS	ALS	3C7WRKCL9GG310030	\$38,000
18 2017	DODGE	AMB ALS	ALS	3C7WRKCL9HG755742	\$250,000
19 2023	FORD	AMB ALS	ALS	1FDUF4GT1PDA19520	\$257,515
20 2023	FORD	AMB ALS	ALS	1FDUF4GTXPDA16776	\$257,515
21 2025	CHEVY	FIRST RESPONDER	FR	1GNS6UED9SR234606	\$68,675
22 2024	FORD	AMB ALS	ALS	1FDUF4HT4RDA15270	\$275,000

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 1

Insured's #:
Insured Entity:

Year: 2005
Make: CHEVY
Model: AMB ALS
V.I.N.: 1GBC4C1285F515646
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$116,000	\$5,000	\$691
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$116,000	\$5,000	\$2,954
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$5,805

Vehicle # 2

Insured's #:
Insured Entity:

Year: 2010
Make: FORD
Model: CROWN VICTORIA
V.I.N.: 2FABP7BV7AX110042
Valuation: N/A

Use:
Class Code: 790800
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$269
Personal Injury Protection (PIP)	See Endorsement		\$3
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$11
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$180
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive			
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision			
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$463

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 3 Insured's #:
Insured Entity:

Year: 2017
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4HT5HEB41713
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$235,000	\$5,000	\$1,077
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$235,000	\$5,000	\$6,232
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$9,469

Vehicle # 4 Insured's #:
Insured Entity:

Year: 2017
Make: FORD
Model: FIRST RESPONDER
V.I.N.: 1FM5K8AR6HOC78296
Valuation: Agreed Value

Use:
Class Code: 790900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$273
Personal Injury Protection (PIP)	See Endorsement		\$2
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$3
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$38,000	\$5,000	\$345
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$38,000	\$5,000	\$575
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$1,323

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 5

Insured's #:
Insured Entity:

Year: 2018
Make: FORD
Model: FIRST RESPONDER
V.I.N.: 1FM5K8AR3JGA83441
Valuation: Agreed Value

Use:
Class Code: 790900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$273
Personal Injury Protection (PIP)	See Endorsement		\$2
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$3
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$45,000	\$5,000	\$398
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$45,000	\$5,000	\$699
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$1,500

Vehicle # 6

Insured's #:
Insured Entity:

Year: 2013
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4GT9DEA35048
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$250,000	\$5,000	\$1,125
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$250,000	\$5,000	\$6,645
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$9,930

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 7

Insured's #:
Insured Entity:

Year: 2018
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4GT6JEB84982
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$250,000	\$5,000	\$1,125
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$250,000	\$5,000	\$6,645
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$9,930

Vehicle # 8

Insured's #:
Insured Entity:

Year: 2020
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4GT3LDA02535
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$250,000	\$5,000	\$1,125
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$250,000	\$5,000	\$6,645
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$9,930

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 9

Insured's #:
Insured Entity:

Year: 2021
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4GT9MDA02492
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$148,000	\$5,000	\$795
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$148,000	\$5,000	\$3,836
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$6,791

Vehicle # 10

Insured's #:
Insured Entity:

Year: 2022
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4GT3NDA17135
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$239,559	\$5,000	\$1,092
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$239,559	\$5,000	\$6,357
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$9,609

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 11

Insured's #:
Insured Entity:

Year: 2023
Make: CHEVY
Model: FIRST RESPONDER
V.I.N.: 1GNSKLED9PR275198
Valuation: Agreed Value

Use:
Class Code: 790900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$273
Personal Injury Protection (PIP)	See Endorsement		\$2
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$3
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$60,882	\$5,000	\$415
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$60,882	\$5,000	\$981
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$1,799

Vehicle # 12

Insured's #:
Insured Entity:

Year: 2023
Make: CHEVY
Model: FIRST RESPONDER
V.I.N.: 1GNSKLED0PR274358
Valuation: Agreed Value

Use:
Class Code: 790900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$273
Personal Injury Protection (PIP)	See Endorsement		\$2
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$3
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$60,899	\$5,000	\$415
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$60,899	\$5,000	\$981
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$1,799

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 13

Insured's #:
Insured Entity:

Year: 2022
Make: FALCON
Model: TRAILER
V.I.N.: 432SD1824N1009687
Valuation: Agreed Value

Use:
Class Code: 694990
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$46
Personal Injury Protection (PIP)	See Endorsement		INCL
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		INCL
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		INCL
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$3,517	\$5,000	\$49
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$3,517	\$5,000	\$70
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$165

Vehicle # 14

Insured's #:
Insured Entity:

Year: 2024
Make: FORD
Model: FIRST RESPONDER
V.I.N.: 1FTFW1L57RKD53309
Valuation: Agreed Value

Use:
Class Code: 790900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$273
Personal Injury Protection (PIP)	See Endorsement		\$2
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$3
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$65,138	\$5,000	\$468
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$65,138	\$5,000	\$1,118
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$1,989

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 15 Insured's #:
Insured Entity:

Year: 2015
Make: FORD
Model: AMB ALS
V.I.N.: 1FDRF3GT6FEC98942
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$120,800	\$5,000	\$706
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$120,800	\$5,000	\$3,087
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$5,953

Vehicle # 16 Insured's #:
Insured Entity:

Year: 2012
Make: DODGE
Model: AMB ALS
V.I.N.: 3C7WDKCL9CG217436
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)			
Underinsured Motorists (UIM)			
Physical Damage – Comprehensive	\$166,300	\$5,000	\$853
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$166,300	\$5,000	\$4,339
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$7,227

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 17

Insured's #:
Insured Entity:

Year: 2016
Make: DODGE
Model: AMB ALS
V.I.N.: 3C7WRKCL9GG310030
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	Limit of Insurance	Deductible	Premium
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$38,000	\$5,000	\$421
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$38,000	\$5,000	\$859
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$3,440

Vehicle # 18

Insured's #:
Insured Entity:

Year: 2017
Make: DODGE
Model: AMB ALS
V.I.N.: 3C7WRKCL9HG755742
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	Limit of Insurance	Deductible	Premium
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$250,000	\$5,000	\$1,125
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$250,000	\$5,000	\$6,645
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$9,930

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 19

Insured's #:
Insured Entity:

Year: 2023
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4GT1PDA19520
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$257,515	\$5,000	\$1,148
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$257,515	\$5,000	\$6,853
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$10,161

Vehicle # 20

Insured's #:
Insured Entity:

Year: 2023
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4GTXPDA16776
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$257,515	\$5,000	\$1,148
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$257,515	\$5,000	\$6,853
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$10,161

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

Vehicle # 21

Insured's #:
Insured Entity:

Year: 2025
Make: CHEVY
Model: FIRST RESPONDER
V.I.N.: 1GNS6UED9SR234606
Valuation: Agreed Value

Use:
Class Code: 790900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$273
Personal Injury Protection (PIP)	See Endorsement		\$2
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$3
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$68,675	\$5,000	\$473
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$68,675	\$5,000	\$1,140
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$2,016

Vehicle # 22

Insured's #:
Insured Entity:

Year: 2024
Make: FORD
Model: AMB ALS
V.I.N.: 1FDUF4HT4RDA15270
Valuation: Agreed Value

Use:
Class Code: 791900
State: TX
Territory: 063

Coverages:	<u>Limit of Insurance</u>	<u>Deductible</u>	<u>Premium</u>
Covered Autos Liability (combined single limit)	\$1,000,000		\$2,011
Personal Injury Protection (PIP)	See Endorsement		\$11
Added Personal Injury Protection			
Property Protection Insurance (MI only)			
Auto Medical Payments	\$25,000		\$13
Medical Exp. And Income Loss Benefits (VA only)			
Uninsured Motorists (UM)	\$1,000,000		\$125
Underinsured Motorists (UIM)	\$1,000,000		INCL
Physical Damage – Comprehensive	\$275,000	\$5,000	\$1,205
Physical Damage – Specified Causes of Loss			
Physical Damage – Collision	\$275,000	\$5,000	\$7,333
Physical Damage – Towing and Labor			
Other Auto Coverages			
Total:			\$10,698

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

ITEM FOUR: Hired, Borrowed, and Commandeered Coverage (if applicable)

Covered Autos Liability Coverage

Rating Basis, Cost of Hire

State	Estimated Cost of Hire for Each State	Rate Per Each \$100 Cost of Hire	Factor (If Liability Coverage is Primary)	Premium
TX	IF ANY	\$3.853		\$128
TOTAL HIRED AUTO PREMIUM:				\$128

Covered Autos Liability Coverage

Rating Basis, Number of Days-
(For Mobile or Farm Equipment – Rental Period Basis)

State	Estimated Number of Days Equipment Will Be Rented	Base Premium	Factor	Premium
TOTAL HIRED AUTO PREMIUM:				

State: TX

Physical Damage

Coverage	Valuation and Deductible	Estimated Cost of Hire	Premium
Comprehensive	Actual cash value or the cost of repair, whichever is less, minus a \$50 deductible for each covered auto	IF ANY	\$25
Collision	Actual cash value or the cost of repair, whichever is less, minus a \$100 deductible for each covered auto	IF ANY	\$25

Such insurance as is afforded by hired auto physical damage coverage also applies to autos you Commandeer.

Named Insured:
WALKER COUNTY

Policy Number: VFNU-CM-0023147-05/000
Policy Period: From 10-01-2025
To 10-01-2026

ITEM FIVE: Non-Ownership Liability

Named Insured's Business	Rating Basis	Number	Premium
EMERGENCY SERVICE ORGANIZATION	Number of volunteers/employees	58	\$980
Extended coverage			INCL

Auto Forms

See Schedule of Forms and Endorsements

National Union Fire Insurance Company of Pittsburgh, Pa.

(a capital stock company)

Administrative Office: 1271 Ave of the Americas, FL 37 | New York, NY 10020 | 212.458.5000

Administered by:

VFIS | 183 Leader Heights Road | York, PA 17402

800.233.1957 | vfis.com



COMMON POLICY DECLARATIONS

Named Insured and Mailing Address:

WALKER COUNTY

PO BOX 1260

HUNTSVILLE, TX 77342-0000

Policy Number:

VFNU-TR-0023148-05/000

Policy Period:

From 10-01-2025

To 10-01-2026

12:01 AM Standard Time at your mailing address shown above.

Type of Entity:

EMERGENCY SERVICE ORGANIZATION

Business Description:

EMERGENCY SERVICE ORGANIZATION

This policy consists of the following coverage parts:

Premium

Property	\$2,570.00
Crime	\$311.00
Portable Equipment	\$4,033.00
Auto	Not Covered
General Liability	\$20,074.00
Management Liability	\$10,745.00
Excess Liability	Not Covered

Taxes / Fees / Surcharges:

Estimated Total Premium: \$37,733.00

The policy premium is payable on the dates and in the amounts shown below:

See Installment Schedule.

Named Insured:

WALKER COUNTY

Policy Number:

VFNU-TR-0023148-05/000

Policy Period: From 10-01-2025

To 10-01-2026

COMMON FORMS

See Schedule of Forms and Endorsements.

In return for payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in the policy. The policy consists of the coverage parts where a premium is shown on page 1 of these Common Policy Declarations. In addition to any common forms, each coverage part consists of a Coverage Part Declarations and any coverage forms and endorsements listed on the Coverage Part Declarations or elsewhere in the policy.

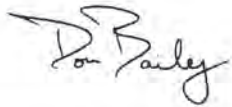


Authorized representative (countersignature, where required)

09-05-2025

Date

The Company has caused this policy to be signed by its President and Secretary



President



Secretary

Named Insured: WALKER COUNTY
Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10/01/2025 To 10/01/2026

PROPERTY COVERAGE PART DECLARATIONS

Property Schedule Summary

Premises Number	Item Number	Address	Occupancy	Real Property Limit	Personal Property Limit
001	001	1619 HWY 30 E HUNTSVILLE TX 77342	AMBULANCE/RESCUE BUILDING	Not Covered	\$90,048
002	001	1987 VETERAN BLVD HUNTSVILLE TX 77342	AMBULANCE/RESCUE BUILDING	Not Covered	\$23,092
003	001	230 HWY 19 HUNTSVILLE TX 77342	CREW QUARTERS	\$190,900	\$45,024
003	002	230 HWY 19 HUNTSVILLE TX 77342	VEHICLE GARAGE	\$180,093	\$9,004
004	001	110 MEMORIAL HOSPITAL DR HUNTSVILLE TX 77340	REPEATOR/ANTENNA	\$36,019	Not Covered

Estimated Coverage Part Premium: \$	2,570.00
Taxes, Fees and Surcharges \$	
Total Premium: \$	2,570.00

Named Insured: WALKER COUNTY
Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10/01/2025 To 10/01/2026

PROPERTY COVERAGE PART DECLARATIONS

Schedule of Property Coverage

Premises #: 1 Item #: 1

Address:
1619 HWY 30 E
HUNTSVILLE, TX 77342

Occupancy:
AMBULANCE/RESCUE BUILDING

<u>Coverages</u>	<u>Limit of Insurance</u>	<u>Inflation Guard</u>
A. Real Property	Not Covered	
B. Personal Property	\$90,048	4 %
C. Loss of Income	24 Months Actual Loss Sustained	
D. Extra Expense	24 Months Actual Loss Sustained	
Mine Subsidence	Not Covered	

<u>Coverage Details</u>	<u>Valuation Method</u>	<u>Coinsurance</u>
Real Property		
Personal Property	RC Replacement Cost	N/A

<u>Deductible Details</u>		
Policy Deductible	5,000	Per Occurrence
Earthquake Deductible	4,502	Per Item
Flood Deductible	1,000	Per Premises
Mine Subsidence Deductible		Per Premises

Named Insured: WALKER COUNTY
Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10/01/2025 To 10/01/2026

PROPERTY COVERAGE PART DECLARATIONS

Schedule of Property Coverage

Premises #: 2 Item #: 1

Address:
1987 VETERAN BLVD
HUNTSVILLE, TX 77342

Occupancy:
AMBULANCE/RESCUE BUILDING

<u>Coverages</u>	<u>Limit of Insurance</u>	<u>Inflation Guard</u>
A. Real Property	Not Covered	
B. Personal Property	\$23,092	4%
C. Loss of Income	24 Months Actual Loss Sustained	
D. Extra Expense	24 Months Actual Loss Sustained	
Mine Subsidence	Not Covered	

<u>Coverage Details</u>	<u>Valuation Method</u>	<u>Coinsurance</u>
Real Property		
Personal Property	RC Replacement Cost	N/A

<u>Deductible Details</u>		
Policy Deductible	5,000	Per Occurrence
Earthquake Deductible	1,155	Per Item
Flood Deductible	1,000	Per Premises
Mine Subsidence Deductible		Per Premises

Named Insured: WALKER COUNTY
Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10/01/2025 To 10/01/2026

PROPERTY COVERAGE PART DECLARATIONS

Schedule of Property Coverage

Premises #: 3 Item #: 1

Address:
230 HWY 19
HUNTSVILLE, TX 77342

Occupancy:
CREW QUARTERS

<u>Coverages</u>	<u>Limit of Insurance</u>	<u>Inflation Guard</u>
A. Real Property	\$190,900	4%
B. Personal Property	\$45,024	4%
C. Loss of Income	24 Months Actual Loss Sustained	
D. Extra Expense	24 Months Actual Loss Sustained	
Mine Subsidence	Not Covered	

<u>Coverage Details</u>	<u>Valuation Method</u>	<u>Coinsurance</u>
Real Property	GRC Guaranteed Replacement Cost	N/A
Personal Property	RC Replacement Cost	N/A

<u>Deductible Details</u>		
Policy Deductible	5,000	Per Occurrence
Earthquake Deductible	11,796	Per Item
Flood Deductible	1,000	Per Premises
Mine Subsidence Deductible		Per Premises

Named Insured: WALKER COUNTY
Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10/01/2025 To 10/01/2026

PROPERTY COVERAGE PART DECLARATIONS

Schedule of Property Coverage

Premises #: 3 Item #: 2

Address:
230 HWY 19
HUNTSVILLE, TX 77342

Occupancy:
VEHICLE GARAGE

Coverages	Limit of Insurance	Inflation Guard
A. Real Property	\$180,093	4%
B. Personal Property	\$9,004	4%
C. Loss of Income	24 Months Actual Loss Sustained	
D. Extra Expense	24 Months Actual Loss Sustained	
Mine Subsidence	Not Covered	

Coverage Details	Valuation Method	Coinsurance
Real Property	GRC Guaranteed Replacement Cost	N/A
Personal Property	RC Replacement Cost	N/A

Deductible Details		
Policy Deductible	5,000	Per Occurrence
Earthquake Deductible	9,455	Per Item
Flood Deductible	1,000	Per Premises
Mine Subsidence Deductible		Per Premises

Named Insured: WALKER COUNTY
Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10/01/2025 To 10/01/2026

PROPERTY COVERAGE PART DECLARATIONS

Schedule of Property Coverage

Premises #: 4 Item #: 1

Address:
110 MEMORIAL HOSPITAL DR
HUNTSVILLE, TX 77340

Occupancy:
REPEATOR/ANTENNA

<u>Coverages</u>	<u>Limit of Insurance</u>	<u>Inflation Guard</u>
A. Real Property	\$36,019	4%
B. Personal Property	Not Covered	
C. Loss of Income	24 Months Actual Loss Sustained	
D. Extra Expense	24 Months Actual Loss Sustained	
Mine Subsidence	Not Covered	

<u>Coverage Details</u>	<u>Valuation Method</u>	<u>Coinsurance</u>
Real Property	RC Replacement Cost	80%
Personal Property		

<u>Deductible Details</u>		
Policy Deductible	5,000	Per Occurrence
Earthquake Deductible	1,801	Per Item
Flood Deductible	1,000	Per Premises
Mine Subsidence Deductible		Per Premises

Named Insured: WALKER COUNTY
Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10/01/2025 To 10/01/2026

PROPERTY COVERAGE PART DECLARATIONS

Blanket Summary

The following limit applies to all coverages denoted above as "See Blanket Summary".

Coverage	Limit of Insurance
Personal Property	None

Money and Securities

Coverage	Limit of Insurance
Money and Securities	\$ 50,000

Software

Coverage	Limit of Insurance
Software	\$ 250,000

Property Forms

See Schedule of Forms and Endorsements.

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

CRIME COVERAGE PART DECLARATIONS

Estimated Coverage Part Premium: \$ 311.00

Taxes, Fees and Surcharges:

Total Premium: \$ 311.00

Crime Forms

See Schedule of Forms and Endorsements.

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

CRIME COVERAGE PART DECLARATIONS

Public Employee Dishonesty – Blanket Per Employee

Covered Entity:
WALKER COUNTY

Limit of Insurance	Deductible	Faithful Performance
\$ 100,000	None	No

SPECIFIC EXCESS LIMIT OF INSURANCE – NAME SCHEDULE

<u>Names of Covered "Employees"</u>	<u>Excess Limit of Insurance Each "Employee"</u>	<u>Faithful Performance</u>

SPECIFIC EXCESS LIMIT OF INSURANCE – POSITION SCHEDULE

Titles of Positions / Name of Covered Entities	Number of "Employees" in Each Position	Excess Limit of Insurance Each "Employee"	Faithful Performance

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

CRIME COVERAGE PART DECLARATIONS

Public Employee Dishonesty – Position Schedule

Covered Entity:
WALKER COUNTY

Position Title	# in Position	Limit of Insurance	Deductible	Faithful Performance
TREASURER	1	\$ 100,000	None	No

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

CRIME COVERAGE PART DECLARATIONS

Computer Fraud

Covered Entity:
WALKER COUNTY

Limit of Insurance	Deductible
\$ 100,000	None

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

CRIME COVERAGE PART DECLARATIONS

Fraudulent Impersonation Coverage

Covered Entity:
WALKER COUNTY

Limit of Insurance

Deductible

\$100,000

None

Named Insured:
WALKER COUNTY

Policy Number: VFNU-TR-0023148-05/000
Policy Period: From 10-01-2025
To 10-01-2026

CRIME COVERAGE PART DECLARATIONS

Identity Fraud Expense

Covered Entity:
WALKER COUNTY

Limit of Insurance	Deductible
\$ 25,000	None

Persons Not Covered



**Property & Casualty
Summary of Coverages**

PREPARED FOR:

WALKER COUNTY

FOREWORD

The actual insuring agreements are in the policies, not in this summary of coverages. This summary is not binding on your organization, VFIS or the insurance companies we represent. Actual coverage is provided only by the policy.

This document reflects **renewal** coverage information that is not yet effective as of the document preparation date.

Policies included in this summary:

Policy Number	Effective Date	Expiration Date
VFNU-CM-0023147-05	10/01/2025	10/01/2026
VFNU-TR-0023148-05	10/01/2025	10/01/2026

GENERAL INFORMATION

First Named Insured: WALKER COUNTY

Mailing Address: PO BOX 1260
HUNTSVILLE, TX 77342

Coverage Applies To: HUNTSVILLE-WALKER COUNTY EMERGENCY MEDICAL SERVICE

PROPERTY

Insurer: National Union Fire Insurance Company of Pittsburgh, Pa.

Schedule of Locations

<u>Premises</u>	<u>Item</u>	<u>Address</u>	<u>Occupancy</u>
1	1	1619 HWY 30 E HUNTSVILLE, TX 77342	AMBULANCE/RESCUE BUILDING
2	1	1987 VETERAN BLVD HUNTSVILLE, TX 77342	AMBULANCE/RESCUE BUILDING
3	1	230 HWY 19 HUNTSVILLE, TX 77342	CREW QUARTERS
3	2	230 HWY 19 HUNTSVILLE, TX 77342	VEHICLE GARAGE
4	1	110 MEMORIAL HOSPITAL DR HUNTSVILLE, TX 77340	REPEATOR/ANTENNA

Schedule of Limits & Deductibles

Property Deductible: \$5,000

<u>Premises/ Item</u>	<u>Building Limit</u>	<u>Building Valuation</u>	<u>Contents Limit</u>	<u>Contents Valuation</u>	<u>Earthquake Deductible</u>	<u>Flood Deductible</u>	<u>Wind Hail Deductible</u>
1 / 1	Not Covered	N/A	\$90,048	RC	5%	\$1,000	N/A
2 / 1	Not Covered	N/A	\$23,092	RC	5%	\$1,000	N/A
3 / 1	\$190,900	GRC	\$45,024	RC	5%	\$1,000	N/A
3 / 2	\$180,093	GRC	\$9,004	RC	5%	\$1,000	N/A
4 / 1	\$36,019	RC	Not Covered	N/A	5%	\$1,000	N/A

PROPERTY

Valuation Basis

VFIS insures property on a **guaranteed replacement cost (GRC)**, **replacement cost (RC)**, **actual cash value (ACV)** or **functional replacement cost (FRC)** basis. The previous page shows how your property is currently written.

Descriptions

Guaranteed replacement cost pays to replace your property, without deduction for depreciation, even if the replacement cost is greater than the limit on the policy. Here's an example:

	<u>With GRC</u>	<u>Without GRC</u>
Policy limit:	\$100,000	\$100,000
Actual cost to replace:	\$125,000	\$125,000
Policy pays:	\$125,000	\$100,000
You would have to pay:	\$0	\$25,000

Replacement cost pays to replace your property, without deduction for depreciation, but is subject to the limit on the policy.

Actual cash value pays the cost to replace your property, subject to depreciation and subject to the limit on the policy.

Functional replacement cost pays to replace your property with similar property intended to perform the same function, when replacement with identical property is impossible or unnecessary; it's subject to the limit you select.

Property Coverage Extensions

The VFIS policy includes many provisions that provide you additional coverages, including those listed below. The limits listed for the extension apply in addition to the limits already specified in the document. The Property deductible applies to all Property Coverage Extensions except as noted.

Loss of Income	Actual Loss Sustained
Extra Expense	Actual Expense Incurred
Ordinance Coverage	Applies to buildings insured on a Replacement Cost or Guaranteed Replacement Cost basis.
Earthquake	Applies to buildings and contents. Deductible of 5% of the combined building and contents amounts for each damaged structure.
Flood	Applies to buildings and contents. Deductible of \$1,000 applies per premises.
Crisis Incident Response Coverage	\$25,000 limit any one crisis incident
Money & Securities	Included / \$50,000 Limit
Trees, Shrubs, Plants & Lawns	Full Replacement Cost
Sirens & Antennas	Included in Building Amount
Commandeered Property of Others	Full Replacement Cost / Loss of Use
Computer Software	Included / \$250,000 Limit / Computer Virus
Valuable Papers & Records	Actual Incurred Cost
Accounts Receivable	Actual Incurred Cost
Recharge Costs	Incurred Recharge Cost / No Deductible
Deductible Waiver	Included

CRIME

Insurer: National Union Fire Insurance Company of Pittsburgh, Pa.

VFIS offers a broad range of fidelity coverages which are customized to meet the needs of emergency service organizations including the following.

- **Employee Dishonesty** provides reimbursement for the loss of your organization's money or other property resulting from dishonest acts of your volunteers or employees.
- **Computer and Funds Transfer Fraud** will pay for loss the insured sustains arising directly out of the loss of or damage to money, securities, and property other than money and securities. This loss must result directly from the use of any computer to fraudulently cause transfer of that property from inside the premises or banking premises to a person outside those premises, or to a place outside those premises.
- **Fraudulent Impersonation** will pay for loss the insured sustains arising directly from having, in good faith, transferred money, securities or other properties in reliance upon a transfer instruction purportedly issued by an employee, customer or vendor, but which proves to have been fraudulently issued by an imposter.
- **Identity Fraud Expense** is the compensation of expense sustained that was incurred by the insured or any employee as a result directly from identity fraud.

Your selections are indicated below.

Covered Entity

WALKER COUNTY

**Public Employee Dishonesty –
Blanket Per Employee**

Includes Treasurers and Tax Collectors

<u>Limit</u>	<u>Deductible</u>	<u>Faithful Performance</u>
\$100,000	None	No

**Public Employee Dishonesty – Number in
Position Schedule Position**

TREASURER

1

<u>Limit</u>	<u>Deductible</u>	<u>Faithful Performance</u>
\$100,000	None	No

Computer and Funds Transfer Fraud

<u>Limit</u>	<u>Deductible</u>
\$100,000	None

Fraudulent Impersonation

<u>Limit</u>	<u>Deductible</u>
\$100,000	None

Identity Fraud Expense

<u>Limit</u>	<u>Deductible</u>
\$25,000	None

PORTABLE EQUIPMENT

Insurer: National Union Fire Insurance Company of Pittsburgh, Pa.

Blanket Portable Equipment Coverage

<u>Covered For</u>	<u>Limit</u>	<u>Deductible</u>
All causes of physical loss unless excluded	Guaranteed Replacement Cost	\$2,500

If Portable Equipment coverage is provided on a blanket basis, coverage is provided for all portable firefighting, ambulance and rescue related equipment owned or furnished for your regular use.

Coverage Extensions

Personal Effects	Primary / Replacement Cost / No Deductible
Temporarily Borrowed Portable Equipment	\$50,000
Deductible Waiver	Included
Watercraft	Up to 100 Horsepower
Personal Watercraft (jet skis and waverunners)	Included
Trailers Used Primarily to Transport Covered PE	Included

Schedule of Portable Equipment

Deductible:

<u>Delete</u>	<u>Description of Equipment</u>	<u>Serial Number</u>	<u>Limit</u>
Add			
Add			
Add			
Add			

AUTO

Insurer: National Union Fire Insurance Company of Pittsburgh, Pa.

<u>Coverage</u>	<u>Symbols</u>	<u>Limits</u>
Bodily Injury / Property Damage Combined Single Limit	7,8,9	\$1,000,000
"No Fault" or Statutory Personal Injury Protection	5	Included
Medical Payments	7	\$25,000
Uninsured Motorists	10*	\$1,000,000
Underinsured Motorists Insurance	10*	\$1,000,000
Physical Damage Comprehensive	7,8	see Schedule of Vehicles
Physical Damage Collision	7,8	see Schedule of Vehicles

* For Symbol 10, refer to policy for details.

Liability Coverage Extensions

Hired and Borrowed Vehicles	Included (Excess)
Commandeered Automobile	Included (Primary)
Volunteers/Employees as insureds under Non-Owned Automobiles	Included (Primary)
Garage Liability	Included
Fellow Member Liability	Included

Physical Damage Coverage Extensions

Deductible Waiver	Included
Freezing of Attached Special Equipment	Included
Volunteers' or Employees' Personal Automobiles	Reimburse the deductible up to \$2,500 if insurance is carried or actual cash value if no insurance is carried
Hired, Borrowed or Commandeered Vehicles	Included (ACV; Primary)
Customized Vehicles Extension	Included
Towing and Labor	Incurred Cost Max of \$5,000
Recertification	Included
Full Glass Coverage	Included
Garagekeepers Insurance	Included (\$50,000; Primary)
Removal of Apparatus from Environmentally Sensitive Areas	Included as part of claim adjustment expense

Schedule of Vehicles

Vehicle No.	Year	Make & Model	VIN	ACV	Agreed Value	Comp. Ded.	Coll. Ded.
1	2005	CHEVY AMB ALS	1GBC4C1285F515646		\$116,000	\$5,000	\$5,000
2	2010	FORD CROWN VICTORIA	2FABP7BV7AX110042		N/A	N/A	N/A
3	2017	FORD AMB ALS	1FDUF4HT5HEB41713		\$235,000	\$5,000	\$5,000
4	2017	FORD FIRST RESPONDER	1FM5K8AR6HOC78296		\$38,000	\$5,000	\$5,000
5	2018	FORD FIRST RESPONDER	1FM5K8AR3JGA83441		\$45,000	\$5,000	\$5,000
6	2013	FORD AMB ALS	1FDUF4GT9DEA35048		\$250,000	\$5,000	\$5,000
7	2018	FORD AMB ALS	1FDUF4GT6JEB84982		\$250,000	\$5,000	\$5,000
8	2020	FORD AMB ALS	1FDUF4GT3LDA02535		\$250,000	\$5,000	\$5,000
9	2021	FORD AMB ALS	1FDUF4GT9MDA02492		\$148,000	\$5,000	\$5,000
10	2022	FORD AMB ALS	1FDUF4GT3NDA17135		\$239,559	\$5,000	\$5,000
11	2023	CHEVY FIRST RESPONDER	1GNSKLED9PR275198		\$60,882	\$5,000	\$5,000
12	2023	CHEVY FIRST RESPONDER	1GNSKLED0PR274358		\$60,899	\$5,000	\$5,000
13	2022	FALCON TRAILER	432SD1824N1009687		\$3,517	\$5,000	\$5,000
14	2024	FORD FIRST RESPONDER	1FTFW1L57RKD53309		\$65,138	\$5,000	\$5,000
15	2015	FORD AMB ALS	1FDRF3GT6FEC98942		\$120,800	\$5,000	\$5,000
16	2012	DODGE AMB ALS	3C7WDKCL9CG217436		\$166,300	\$5,000	\$5,000
17	2016	DODGE AMB ALS	3C7WRKCL9GG310030		\$38,000	\$5,000	\$5,000
18	2017	DODGE AMB ALS	3C7WRKCL9HG755742		\$250,000	\$5,000	\$5,000
19	2023	FORD AMB ALS	1FDUF4GT1PDA19520		\$257,515	\$5,000	\$5,000
20	2023	FORD AMB ALS	1FDUF4GTXPDA16776		\$257,515	\$5,000	\$5,000
21	2025	CHEVY FIRST RESPONDER	1GNS6UED9SR234606		\$68,675	\$5,000	\$5,000
22	2024	FORD AMB ALS	1FDUF4HT4RDA15270		\$275,000	\$5,000	\$5,000

GENERAL LIABILITY / PROFESSIONAL HEALTH CARE LIABILITY

Insurer: National Union Fire Insurance Company of Pittsburgh, Pa.

<u>Coverages</u>	<u>Limits</u>
Each Occurrence or Medical Incident.....	\$1,000,000
Personal and Advertising Injury (each offense).....	\$1,000,000
Fire Damage Legal Liability (any one fire).....	\$1,000,000
Medical Expense (each person).....	\$10,000
General Aggregate (the total payable in any policy term).....	\$3,000,000
Products / Completed Operations Aggregate (the total payable in any policy term).....	\$3,000,000

Optional Coverages (apply only if checked)

- ☐ Employer's (Stop Gap) Liability
- ☐ Owned Watercraft Liability (boats exceeding 100 horsepower)

Coverage Extensions

Volunteers and Employees as Insureds	Included
Blanket Additional Insureds	Included
Fellow Member Liability	Included
"Good Samaritan" Liability	Included
Intentional Acts	Included
Pollution Liability	Included
Liquor Liability	Included
Contractual Liability	Included
Owned Watercraft Liability (up to 100 hp)	Included
Non-Owned Watercraft Liability	Included
Owned Personal Watercraft (jet skis and waverunners)	Included
Expanded Aggregate Limit	Per Named Insured (unless you have selected a \$10,000,000 aggregate limit) and Per Location

MANAGEMENT LIABILITY

Insurer: National Union Fire Insurance Company of Pittsburgh, Pa.

	<u>Limits</u>
Each Offense or Wrongful Act.....	\$1,000,000
Aggregate (the total payable in any policy term).....	\$3,000,000
Defense Expense for Injunctive Relief.....	\$100,000

T "Claims made" basis	O "Occurrence" basis
------------------------------	-----------------------------

Management Liability coverage protects you against claims for monetary damages arising out of:

- **Employment-related practices**, such as wrongful termination, failure to promote or sexual harassment,
- Errors in the **administration of employee benefit plans**, such as Accident and Sickness coverage, Group Life or Workers' Compensation, and
- Other wrongful acts.

Coverage Extensions

Outside Directorship Liability	Included
Blanket Additional Insureds	Included
Expanded Aggregate Limit	Per Named Insured (unless you have selected a \$10,000,000 aggregate limit)
Fair Labor Standards Act Suit Defense Coverage	\$100,000 for each claim limit
Unintentional Release Of HIPAA Information	\$100,000 limit

Cyber Liability and Privacy Crisis Management Expense

- **Cyber Liability** protects you when claims are made against you for monetary damages arising out of an electronic information security event.
- **Privacy Crisis Management Expense** reimburses for expenses you incur as a result of a privacy crisis management event first discovered during the policy period. This first party coverage is intended to provide professional expertise in the identification and mitigation of a privacy breach while satisfying all Federal and State statutory requirements.
- **Cyber Extortion Expense** reimburses for expenses you incur as a result of a cyber extortion threat first made against you during the policy period.

Cyber Liability

Each Event Limit:	\$1,000,000	Each Electronic Information Security Event
Retroactive Date:	None	

Privacy Crisis Management Expense

Each Event Limit:	\$50,000	Each Privacy Event
Retroactive Date:	None	
Deductible:	\$0	Each Privacy Event

Cyber Extortion Expense

Each Event Limit:	\$20,000	Each Cyber Extortion Threat
Deductible:	\$0	Each Cyber Extortion Threat

**Privacy Crisis Management Expense
and Cyber Extortion Expense**

Aggregate Limit:	Aggregate
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ADDITIONAL INTERESTS**Auto**

<u>Vehicle No.</u>	<u>Type</u>	<u>Name/Address</u>
22	Loss Payee	WALKER CO ESD #2 PO BOX 1006 NEW WAVERLY, TX 77358

PREMIUM SUMMARY

	<u>Premium</u>
Property.....	\$2,570
Crime.....	\$311
Portable Equipment.....	\$4,033
Auto.....	\$131,246
General Liability.....	\$20,074
Management Liability.....	\$10,745
Excess Liability.....	\$0
Total Estimated Annual Premium.....	\$168,979
<i>(excludes state-imposed taxes, surcharges and fees)</i>	
A "zero" premium indicates no existing coverage for that particular line of business.	
Total of all Taxes, Surcharges and Fees.....	\$110.00



JOHN DEERE

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

- ☐ Vendor: Deere & Company 2000 John Deere Run Cary, NC 27513
- ☐ Signature on all LOIs and POs with a signature line
- ☐ Contract name or number; or JD Quote ID
- ☐ Sold to street address
- ☐ Ship to street address (no PO box)
- ☐ Bill to contact name and phone number
- ☐ Bill to address
- ☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- ☐ Membership number if required by the contract

For any questions, please contact:

Neuman Casey

King Ranch Ag & Turf 774 1h 45 S
Huntsville, TX 77340

Tel: 936-788-6680

Email: cneuman@king-ranch.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.



JOHN DEERE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

King Ranch Ag & Turf
774 1h 45 S
Huntsville, TX 77340
936-788-6680
huntsville@king-ranch.com

Quote Summary

Prepared For:

Walker County Precinct 2

TX

Delivering Dealer:

King Ranch Ag & Turf

Neuman Casey

774 1h 45 S

Huntsville, TX 77340

Phone: 936-788-6680

cneuman@king-ranch.com

Quote Id: 33499458

Created On: 03 October 2025

Last Modified On: 03 October 2025

Expiration Date: 03 November 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 6M 105 Cab Tractor	\$ 168,643.00	\$ 129,855.11 X	1 =	\$ 129,855.11
Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation 706-23 (PG 67 CG 70)				
Price Effective Date: October 2, 2025				
Equipment Total				\$ 129,855.11

Trade In Total

\$ 0.00

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 129,855.11
Trade In	
SubTotal	\$ 129,855.11
Est. Service	\$ 0.00
Agreement Tax	
Total	\$ 129,855.11
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 129,855.11

Salesperson: X _____

Accepted By: X _____

Confidential



JOHN DEERE

Selling Equipment

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

King Ranch Ag & Turf
774 1h 45 S
Huntsville, TX 77340
936-788-6680
huntsville@king-ranch.com

JOHN DEERE 6M 105 Cab Tractor

Contract: TX BuyBoard Grounds
Mtn Equip, Irrigation 706-
23 (PG 67 CG 70)
Price Effective Date: October 2, 2025

Suggested List *
\$ 168,643.00
Selling Price *
\$ 129,855.11

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
6011L	6M 105 Cab Tractor	1	\$ 148,161.00	23.00	\$ 34,077.03	\$ 114,083.97	\$ 114,083.97
Standard Options - Per Unit							
183N	JDLINK™ Modem – not MachineSync capable	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0606	Less Loader Boom	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0662	M-SCV 3F (Mechanical Valve 3 Functions), Mounting Frames	1	\$ 8,824.00	23.00	\$ 2,029.52	\$ 6,794.48	\$ 6,794.48
0700	Less Loader Equipment	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
831A	Fuel and Wiper Tank Bottom Guards	1	\$ 780.00	23.00	\$ 179.40	\$ 600.60	\$ 600.60
873F	Light Package - Economy	1	\$ 735.00	23.00	\$ 169.05	\$ 565.95	\$ 565.95
874C	Alternator 14 V/250 A	1	\$ 507.00	23.00	\$ 116.61	\$ 390.39	\$ 390.39
1436	24F/24R PowrQuad™ Plus Transmission - 40 km/h (25 mph)	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1758	AutoTrac™ Ready	1	\$ 3,804.00	23.00	\$ 874.92	\$ 2,929.08	\$ 2,929.08
1950	Less Application	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2031	Standard Cab Package	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2142	Standard Seat	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2203	Less Cab Suspension	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2511	Mirrors - Manual Telescopic	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2665	Standard Radio	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
2710	Right Hand Console	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
3223	Hydraulic Pump - 114 l/min	1	\$ 2,623.00	23.00	\$ 603.29	\$ 2,019.71	\$ 2,019.71
3338	3 Mechanical SCVs (3 SCVs 450 Series)	1	\$ 1,512.00	23.00	\$ 347.76	\$ 1,164.24	\$ 1,164.24
3400	No Midstack SCV	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00



JOHN DEERE

Selling Equipment

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

King Ranch Ag & Turf
774 1h 45 S
Huntsville, TX 77340
936-788-6680
huntsville@king-ranch.com

3820	Rear PTO - 540/1000 rpm	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
4121	Draft Links with Telescopic Ball End - Category 3N/3	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
4213	Center Link with Ball End - Category 3	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
4410	Sway Control Blocks	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
5010	Flange-Type Rear Axle	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
5090	Adjustable Steel Wheels	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
5212	Rear Wheel Size 460/85R34 (18.4R - 34)	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
5999	Rear and Front Tire Brand - No preference	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
6045	4WD Front Axle - Unsuspended	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
6092	Adjustable Steel Wheels	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
6210	Front Wheel Size 340/85R24 (13.6R24)	1	\$ 131.00	23.00	\$ 30.13	\$ 100.87	\$ 100.87
7716	Shipping Preparation without conservation	1	\$ -85.00	23.00	\$ -19.55	\$ -65.45	\$ -65.45
8057	A-Post Ethernet Socket	1	\$ 871.00	23.00	\$ 200.33	\$ 670.67	\$ 670.67
8747	Battery 12 V/174 Ah	1	\$ 182.00	23.00	\$ 41.86	\$ 140.14	\$ 140.14
8951	Front Base Weight - 110 kg (243 lbs.)	1	\$ 598.00	23.00	\$ 137.54	\$ 460.46	\$ 460.46
Standard Options Total			\$ 20,482.00		\$ 4,710.86	\$ 15,771.14	\$ 15,771.14
Technology Options/Non-Contract/Open Market							
1900	Less Display	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1880	Less Receiver	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
Technology Options Total			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$		\$ 38,787.89	\$	\$ 129,855.11
			168,643.00			129,855.11	

Walker County

CHIEF APPRAISER

Stacey M. Poteete



Appraisal District

1060 Hwy 190 East

HUNTSVILLE TX 77340

PHONE: (936) 295-0402 Fax: (936) 295-3061

www.walkercad.org

September 19, 2025

All Jurisdictions with Voting Entitlement for
Walker CAD Board of Directors

RE: Submission of Appraisal District Board of Directors Nominations for the 2026-2029 Term

In compliance with Texas Property Tax Code, Section 6.03, Walker CAD is requesting Board of Director nominations from all Jurisdictions in Walker County that have voting entitlement.

Each eligible taxing unit may nominate, by resolution adopted by the governing body one candidate for each of the *TWO (2) Board of Directors positions on the Nomination Ballot provided.

Section 6.03 Texas Property Tax Code requires submission of nominees to the Chief Appraiser before October 15, 2025.

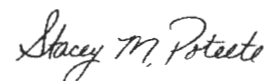
Upon receipt of all nominations, an Official Ballot will be delivered to all jurisdictions with voting entitlement, before October 30th. Please make note of the statutory timeline, as each jurisdiction must vote on the nominees in an open meeting and the presiding officer of each jurisdiction must submit the approved votes by resolution to Walker CAD not later than **December 15, 2025.**

Please note that with the passage of SB2 during the 88th Legislative session, the number of appointed CAD Directors has been reduced from the historical seven to five (5). SB 2 also required the addition of three (3) elected directors. Lastly, the elected Tax Assessor-Collector is now a voting Director. Of the five appointed Directors appointed January 1, 2025, two (2) will serve a one (1) year term, and three (3) will serve a three (3) year term.

All Directors now serve staggered terms, however under current legislation, Walker CAD Directors still do not have term limits.

If you need additional information or have any questions please do not hesitate to call.

Thank you,



Stacey M. Poteete
Chief Appraiser

Enclosures: Nomination Ballot & Voting Entitlement

cc: file

Walker County

CHIEF APPRAISER

Stacey M. Poteete



Appraisal District

1060 Hwy 190 East

HUNTSVILLE TX 77340

PHONE: (936) 295-0402 Fax: (936) 295-3061

www.walkercad.org

September 19, 2025

Sec. 6.03 of the Texas Property Tax Code describes the procedure to follow during Board of Director nominations appointment and is more specifically described in subsection (d) as follows:

(d) The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the **preceding** tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. A taxing unit participating in two or more districts is entitled to vote in each district in which it participates, but only the taxes imposed in a district are used to calculate voting entitlement in that district.

In compliance of Section 6.03 (d) the voting entitlement for each Walker CAD Jurisdiction is as follows:

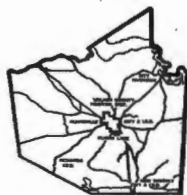
Jurisdiction	2024 Levy	Allocation %	Allocation x 1,000	Voting Entitlement
City of Huntsville	\$10,373,707.06	0.114	90	630
City of Riverside	\$86,319.07	0.001	1	7
Huntsville ISD	\$41,831,073.34	0.459	529	3703
New Waverly ISD	\$7,030,425.44	0.077	79	553
Richards ISD	\$663,513.84	0.007	9	63
Trinity ISD	\$439,242.78	0.005	4	28
Walker County	\$30,795,440.53	0.338	288	2016
Totals*	\$91,219,722.06	1.0000	1,000	7,000

**Does not include ESD #1, ESD #2, ESD #3 or Walker Co. Hospital District., As all 3 have no voting entitlement according to Section 6.03 of the Texas Property Tax Code. NC is excluded as they have not assessed a property tax since 2007.*

Walker County

CHIEF APPRAISER

Stacey M. Poteete



Appraisal District

1060 Hwy 190 East

HUNTSVILLE TX 77340

PHONE: (936) 295-0402 Fax: (936) 295-3061

www.walkercad.org

Nomination Ballot

In compliance with Section 6.03 of the Texas Property Tax Code, the Chief Appraiser of Walker County Appraisal District is requesting Board of Director nominations from all Jurisdictions in Walker County that are entitled to vote.

Please nominate by resolution one candidate for each of the *TWO (2) **Board of Directors Positions**.

The presiding officer of each governing body must submit nominees to the Walker CAD before October 15, 2025 to be considered.

<u>Current Members</u>	<u>2025 Nominees</u>	<u>Term Length</u>
Jack Dean (Willing to continue to serve)		4
Otis Oliphant (Willing to continue to serve)		4

*Number of appointed directors **reduced to 5** by **Senate Bill 2** during the 88th Legislative Session.

Submitted By: _____

Taxing Jurisdiction - Presiding Officer

Date

Please attach a copy of the Resolution approved by governing body.

WALKER COUNTY RESOLUTION 2026-09

WHEREAS, Section 6.03 of the Texas Tax Code provides for the nomination and election of a Board of Directors for Appraisal District; and

WHEREAS, the governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the Chief Appraiser of the Appraisal District before October 14; and

WHEREAS, the governing body may cast all its votes for one candidate or distribute them among candidates for any number of directorships; and

WHEREAS, in 2025, Walker County has 2,016 votes.

NOW, THEREFORE, be it resolved by the Walker County, Texas, that:

SECTION 1: the Walker County Commissioners' Court hereby casts its votes for the Walker County Appraisal District Board of Directors as follows:

Jack Dean _____
Otis Oliphant _____

SECTION 2: this resolution shall take effect immediately upon passage by the Walker County Commissioners' Court.

Passed and approved this _____ day of October, 2025

Colt Christian, County Judge

Danny Kuykendall.
Commissioner, Pct. 1

Ronnie White
Commissioner, Pct. 2

Bill Daugette
Commissioner, Pct. 3

Brandon Decker
Commissioner, Pct. 4

Attest: Kari French
County Clerk

**DESIGNATION OF REPRESENTATIVES
HOUSTON-GALVESTON AREA COUNCIL
2026 GENERAL ASSEMBLY
AND
BOARD OF DIRECTORS**

BE IT RESOLVED, by the Commissioner's _____, that the following be and are hereby designated as the REPRESENTATIVES and ALTERNATES of the GENERAL ASSEMBLY of the Houston-Galveston Area Council for the year 2026 and that the REPRESENTATIVES to the GENERAL ASSEMBLY be designated as the DELEGATE and ALTERNATE to the Houston-Galveston Area Council BOARD OF DIRECTORS for the year 2026.

1. REPRESENTATIVE, GENERAL ASSEMBLY
and **DELEGATE, BOARD OF DIRECTORS** _____

2. REPRESENTATIVE, GENERAL ASSEMBLY
and **ALTERNATE, BOARD OF DIRECTORS** _____

1. ALTERNATE, GENERAL ASSEMBLY _____

2. ALTERNATE, GENERAL ASSEMBLY _____

THAT the Executive Director of the Houston-Galveston Area Council be notified of the designation of the hereinabove named DELEGATES and ALTERNATES.

PASSED AND ADOPTED, this ____ day of _____, 2025.

APPROVED:

Commissioner's Court of _____



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

October 8, 2025

The Honorable Colt Christian
County Judge
Walker County
1100 University Avenue, Room 204
Huntsville, TX 77340

VIA EMAIL: cchristian@co.walker.tx.us

Re: Notice of Eligibility - Disaster Recovery Reallocation Program Application DRRP-301-1450

Dear Judge Christian:

Thank you for applying to the Disaster Recovery Reallocation Program (DRRP). The Texas General Land Office (GLO) has reviewed the Walker County application and determined it to be eligible for 2016 Floods Reallocation funding for the following project:

Project Title:	Walker County Precinct 3 Street Improvements
CDBG-DR Amount:	\$2,000,000.00

This notice of eligibility confirms that the identified project is eligible for CDBG-DR funding.

Contract documents will be emailed via DocuSign for execution, followed by a contract Kickoff Workshop. A GLO Grant Manager will be assigned to assist you in meeting program requirements and the terms of your executed Subrecipient Agreement.

The GLO is dedicated to facilitating successful implementation and completion of your Regional Mitigation Program application project. If you have any immediate questions regarding this notice, you may contact GLO Grant Manager, Selena Gonzales-Kuglin, at selena.gonzaleskuglin.glo@recovery.texas.gov.

Sincerely,

Esmeralda R. Sánchez
Director, Grant Management
Community Development and Revitalization

cc: Alannah Hargis, Executive Administrator
Natalie Eckstrom, GrantWorks
Selena Gonzales-Kuglin, Grant Manager, GLO
Joseph Owmbly, Regional Manager, GLO



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

October 8, 2025

The Honorable Colt Christian
County Judge
Walker County
1100 University Avenue, Room 204
Huntsville, TX 77340

VIA EMAIL: cchristian@co.walker.tx.us

Re: Notice of Eligibility - Disaster Recovery Reallocation Program Application DRRP-301-1451

Dear Judge Christian:

Thank you for applying to the Disaster Recovery Reallocation Program (DRRP). The Texas General Land Office (GLO) has reviewed the Walker County application and determined it to be eligible for 2016 Floods Reallocation funding for the following project:

Project Title:	Walker County Precinct 4 Street Improvements
CDBG-DR Amount:	\$2,000,000.00

This notice of eligibility confirms that the identified project is eligible for CDBG-DR funding.

Contract documents will be emailed via DocuSign for execution, followed by a contract Kickoff Workshop. A GLO Grant Manager will be assigned to assist you in meeting program requirements and the terms of your executed Subrecipient Agreement.

The GLO is dedicated to facilitating successful implementation and completion of your Regional Mitigation Program application project. If you have any immediate questions regarding this notice, you may contact GLO Grant Manager, Selena Gonzales-Kuglin, at selena.gonzaleskuglin.glo@recovery.texas.gov.

Sincerely,

Esmeralda R. Sánchez
Director, Grant Management
Community Development and Revitalization

cc: Alannah Hargis, Executive Administrator
Natalie Eckstrom, GrantWorks
Selena Gonzales-Kuglin, Grant Manager, GLO
Joseph Owmbly, Regional Manager, GLO

MEMORANDUM OF AGREEMENT

287(g) Task Force Model

This Memorandum of Agreement (MOA) constitutes an agreement between United States Immigration and Customs Enforcement (ICE), a component of the Department of Homeland Security (DHS), and the Walker CO Constable Pct 3 Texas, pursuant to which ICE delegates to nominated, trained, and certified officers or employees of the Walker CO Constable Pct 3 Texas (hereinafter interchangeably referred to as “Law Enforcement Agency” (LEA)), the authority to perform certain immigration enforcement functions as specified herein. The LEA represents Walker CO Constable Pct 3 Texas in the implementation and administration of this MOA. The LEA and ICE enter into this MOA in good faith and agree to abide by the terms and conditions contained herein. The ICE and LEA points of contact for purposes of this MOA are identified in Appendix A.

I. PURPOSE

The purpose of this MOA is to set forth the terms and conditions pursuant to which selected LEA personnel (participating LEA personnel) will be nominated, trained, and thereafter be approved by ICE to perform certain functions of an immigration officer under the direction and supervision of ICE within the LEA’s jurisdiction. This MOA sets forth the scope of the immigration officer functions that DHS is authorizing the participating LEA personnel to perform. Nothing contained herein shall otherwise limit the jurisdiction and powers normally possessed by participating LEA personnel as members of the LEA. However, the exercise of the immigration enforcement authority granted under this MOA to participating LEA personnel shall occur only as provided in this MOA. This MOA also describes the complaint procedures available to members of the public regarding immigration enforcement actions taken pursuant to this agreement by participating LEA personnel.

II. AUTHORITY

Section 287(g) of the Immigration and Nationality Act (INA), codified at 8 U.S.C. § 1357(g), as amended by the Homeland Security Act of 2002, Public Law 107-296, authorizes the Secretary of Homeland Security, or her designee, to enter into written agreements with a State or any political subdivision of a State so that qualified officers and employees can perform certain functions of an immigration officer. This MOA constitutes such a written agreement.

III. POLICY

This MOA sets forth the scope of the immigration officer functions that DHS is authorizing the participating LEA personnel to perform. It sets forth with specificity the duration of the authority conveyed and the specific lines of authority, including the requirement that participating LEA personnel be subject to ICE direction and supervision while performing delegated immigration officer functions pursuant to this MOA. For the purposes of this MOA, ICE officers will provide direction and supervision for participating LEA personnel only as to immigration enforcement functions as authorized in this MOA. The LEA retains supervision of all other aspects of the employment and performance of duties of participating LEA personnel.

IV. TRAINING AND ASSIGNMENTS

Before participating LEA personnel receive authorization to perform immigration officer functions granted under this MOA, they must successfully complete mandatory training on relevant administrative, legal, and operational issues tailored to the immigration enforcement functions to be performed as provided by ICE instructors and thereafter pass examinations equivalent to those given to ICE officers. The mandatory training may be made available to the LEA in both in-person and online, recorded or virtual-meeting formats, as determined by ICE. Only participating LEA personnel who are nominated, trained, certified, and authorized, as set out herein, have authority pursuant to this MOA to conduct the delegated immigration officer functions, under ICE direction and supervision, enumerated in this MOA.

Upon the LEA's agreement, participating LEA personnel performing immigration-related duties pursuant to this MOA will be assigned to various units, teams, or task forces designated by ICE.

V. DESIGNATION OF AUTHORIZED FUNCTIONS

For the purposes of this MOA, participating LEA personnel are authorized to perform the following functions pursuant to the stated authorities, subject to the limitations contained in this MOA:

- The power and authority to interrogate any alien or person believed to be an alien as to his right to be or remain in the United States (INA § 287(a)(1) and 8 C.F.R. § 287.5(a)(1)) and to process for immigration violations those individuals who have been arrested for State or Federal criminal offenses.
- The power and authority to arrest without a warrant any alien entering or attempting to unlawfully enter the United States in the officer's presence or view, or any alien in the United States, if the officer has reason to believe the alien to be arrested is in the United States in violation of law and is likely to escape before a warrant can be obtained. INA § 287(a)(2) and 8 C.F.R. § 287.5(c)(1). Subsequent to such arrest, the arresting officer must take the alien without unnecessary delay for examination before an immigration officer having authority to examine aliens as to their right to enter or remain in the United States.
- The power to arrest without warrant for felonies which have been committed and which are cognizable under any law of the United States regulating the admission, exclusion, expulsion, or removal of aliens, if the officer has reason to believe the alien to be arrested is in the United States in violation of law and is likely to escape before a warrant can be obtained. INA § 287(a)(4) and 8 C.F.R. § 287.5(c)(2).
- The power to serve and execute warrants of arrest for immigration violations under INA § 287(a) and 8 C.F.R. § 287.5(e)(3).
- The power and authority to administer oaths and to take and consider evidence (INA § 287(b) and 8 C.F.R. § 287.5(a)(2)) to complete required alien processing to include fingerprinting,

photographing, and interviewing, as well as the preparation of affidavits and the taking of sworn statements for ICE supervisory review.

- The power and authority to prepare charging documents (INA § 239, 8 C.F.R. § 239.1; INA § 238, 8 C.F.R. § 238.1; INA § 241(a)(5), 8 C.F.R. § 241.8; INA § 235(b)(1), 8 C.F.R. § 235.3) including the preparation of the Notice to Appear (NTA) or other charging document, as appropriate, for the signature of an ICE officer for aliens in categories established by ICE supervisors.
- The power and authority to issue immigration detainers (8 C.F.R. § 287.7) and I-213, Record of Deportable/Inadmissible Alien, for aliens in categories established by ICE supervisors.
- The power and authority to take and maintain custody of aliens arrested by ICE, or another State or local law enforcement agency on behalf of ICE. (8 C.F.R. § 287.5(c)(6))
- The power and authority to take and maintain custody of aliens arrested pursuant to the immigration laws and transport (8 C.F.R. § 287.5(c)(6)) such aliens to ICE-approved detention facilities.

VI. RESOLUTION OF LOCAL CHARGES

The LEA is expected to pursue to completion prosecution of any state or local charges that caused the alien to be taken into custody. ICE may assume custody of aliens who have been convicted of a state or local offense only after such aliens have concluded service of any sentence of incarceration. The ICE Enforcement and Removal Operations Field Office Director or designee shall assess on a case-by-case basis the appropriate actions for aliens who do not meet the above criteria based on special interests or other circumstances after processing by the LEA.

After notification to and coordination with the ICE supervisor, the alien whom participating LEA personnel have determined to be removable will be arrested on behalf of ICE by participating LEA personnel and be transported by the LEA on the same day to the relevant ICE detention office or facility.

VII. NOMINATION OF PERSONNEL

The chief officer of the LEA will nominate candidates for initial training and certification under this MOA. For each candidate, ICE may request any information necessary for a background check and to evaluate a candidate's suitability to participate in the enforcement of immigration authorities under this MOA. All candidates must be United States citizens. All candidates must have at least two years of LEA work experience. All candidates must be approved by ICE and must be able to qualify for appropriate federal security clearances and access to appropriate DHS and ICE databases/systems and associated applications.

Should a candidate not be approved, a substitute candidate may be submitted if time permits such substitution to occur without delaying the start of training. Any subsequent expansion in the number of participating LEA personnel or scheduling of additional training classes may be based

on an oral agreement of the parties but will be subject to all the requirements of this MOA.

VIII. TRAINING OF PERSONNEL

ICE will provide participating LEA personnel with the mandatory training tailored to the immigration functions to be performed. The mandatory training may be made available to the LEA in both in-person and online, recorded or virtual-meeting formats, as determined by ICE.

Training will include, among other things: (i) discussion of the terms and limitations of this MOA; (ii) the scope of immigration officer authority; (iii) relevant immigration law; (iv) the ICE Use of Force Policy; (v) civil rights laws; (vi) the detention of aliens; (vii) public outreach and complaint procedures; (viii) liability issues; (ix) cross-cultural issues; and (x) the obligations under federal law, including applicable treaties or international agreements, to make proper notification upon the arrest or detention of a foreign national.

Approximately one year after the participating LEA personnel are trained and certified, ICE may provide additional updated training on relevant administrative, legal, and operational issues related to the performance of immigration officer functions, unless either party terminates this MOA pursuant to Section XVIII below. Local training on relevant issues will be provided on an ongoing basis by ICE supervisors or a designated team leader.

IX. CERTIFICATION AND AUTHORIZATION

ICE will certify in writing the names of those LEA personnel who successfully complete training and pass all required testing. Upon certification, ICE will provide the participating LEA personnel with a signed authorization to perform specified functions of an immigration officer for an initial period of two years from the date of the authorization. ICE will also provide a copy of the authorization to the LEA. The ICE supervisory officer, or designated team leader, will evaluate the activities of all personnel certified under this MOA.

Authorization of participating LEA personnel to act pursuant to this MOA may be revoked at any time and for any reason by ICE or the LEA. Such revocation will require notification to the other party to this MOA within 48 hours. The chief officer of the LEA and ICE will be responsible for notification of the appropriate personnel in their respective agencies. The termination of this MOA, pursuant to Section XVIII below, shall constitute revocation of all immigration enforcement authorizations delegated herein.

X. COSTS AND EXPENDITURES

Participating LEA personnel will carry out designated functions at the LEA's expense, including salaries and benefits, local transportation, and official issue material. Whether or not the LEA receives financial reimbursement for such costs through a federal grant or other funding mechanism is not material to this MOA.

ICE is responsible for the installation and maintenance of the Information Technology (IT) infrastructure. The use of the IT infrastructure and the DHS/ICE IT security policies are

defined in the Interconnection Security Agreement (ISA). The ISA is the agreement between ICE's Chief Information Security Officer and the LEA's Designated Accreditation Authority. The LEA agrees that each of its sites using an ICE-provided network access or equipment will sign the ISA, which defines the DHS ICE 4300A Sensitive System Policy and Rules of Behavior for each user granted access to the DHS network and software applications. Failure to adhere to the terms of the ISA could result in the loss of all user privileges.

The LEA is responsible for personnel expenses, including, but not limited to, salaries and benefits, local transportation, and official issue material used in the execution of the LEA's mission. ICE will provide instructors and training materials. The LEA is responsible for the salaries and benefits, including any overtime, of all its personnel being trained or performing duties under this MOA and of those personnel performing the regular functions of the participating LEA personnel while they are receiving training. ICE is responsible for the costs of the LEA personnel's travel expenses while in a training status, as authorized by the Federal Travel Regulation and the ICE Travel Handbook. These expenses include housing, per diem and all transportation costs associated with getting to and from training. ICE is responsible for the salaries and benefits of all ICE personnel, including instructors and supervisors.

The LEA is responsible for providing all administrative supplies (e.g. paper, printer toner) necessary for normal office operations. The LEA is also responsible for providing the necessary security equipment, such as handcuffs, leg restraints, etc.

XI. ICE SUPERVISION

Immigration enforcement activities conducted by participating LEA personnel will be supervised and directed by ICE. Participating LEA personnel are not authorized to perform immigration officer functions except when working under the supervision or direction of ICE.

When operating in the field, participating LEA personnel shall contact an ICE supervisor at the time of exercising the authority in this MOA, or as soon as is practicable thereafter, for guidance. The actions of participating LEA personnel will be reviewed by the ICE supervisory officers on an ongoing basis to ensure compliance with the requirements of the immigration laws and procedures and to assess the need for additional training or guidance for that specific individual.

For the purposes of this MOA, ICE officers will provide supervision of participating LEA personnel only as to immigration enforcement functions. The LEA retains supervision of all other aspects of the employment of and performance of duties by participating LEA personnel.

In the absence of a written agreement to the contrary, the policies and procedures to be utilized by the participating LEA personnel in exercising these authorities shall be DHS and ICE policies and procedures, including the ICE Use of Force Policy. However, when engaged in immigration enforcement activities, no participating LEA personnel will be expected or required to violate or otherwise fail to maintain the LEA's rules, standards, or policies, or be required to fail to abide by restrictions or limitations as may otherwise be imposed by law unless doing so would violate

federal law.

If a conflict arises between an order or direction of an ICE supervisory officer and LEA rules, standards, or policies, the conflict shall be promptly reported to ICE, and the chief officer of the LEA, or designee, when circumstances safely allow the concern to be raised. ICE and the chief officer of the LEA shall attempt to resolve the conflict.

Whenever possible, the LEA will deconflict all addresses, telephone numbers, and known or suspected identities of violators of the INA with ICE's Homeland Security Investigations or ICE's Enforcement and Removal Operations prior to taking any enforcement action. This deconfliction will, at a minimum include wants/warrants, criminal history, and a person's address, and vehicle check through TECS II or any successor system.

LEA participating personnel authorized pursuant to this MOA may be assigned and/or co-located with ICE as task force officers to assist ICE with criminal investigations.

XII. REPORTING REQUIREMENTS

The LEA will be responsible for tracking and maintaining accurate data and statistical information for their 287(g) program, including any specific tracking data requested by ICE. Upon ICE's request, such data and information shall be provided to ICE for comparison and verification with ICE's own data and statistical information, as well as for ICE's statistical reporting requirements and to assess the progress and success of the LEA's 287(g) program.

XIII. RELEASE OF INFORMATION TO THIRD PARTIES

The LEA may, at its discretion, communicate the substance of this agreement to the media and other parties expressing an interest in the law enforcement activities to be engaged in under this MOA. It is the practice of ICE to provide a copy of this MOA, only after it has been signed, to requesting media outlets; the LEA is authorized to do the same.

The LEA hereby agrees to coordinate with ICE prior to releasing any information relating to, or exchanged under, this MOA. For releases of information to the media, the LEA must coordinate in advance of release with the ICE Office of Public Affairs, which will consult with ICE Privacy Office for approval prior to any release. The points of contact for ICE and the LEA for this purpose are identified in Appendix C. For releases of information to all other parties, the LEA must coordinate in advance of release with the FOD or the FOD's representative.

Information obtained or developed as a result of this MOA, including any documents created by the LEA that contain information developed or obtained as a result of this MOA, is under the control of ICE and shall not be disclosed unless: 1) permitted by applicable laws, regulations, or executive orders; and 2) the LEA has coordinated in advance of release with (a) the ICE Office of Public Affairs, which will consult the ICE Privacy Office for approval, prior to any release to the media, or (b) an ICE officer prior to releases to all other parties. LEA questions regarding the

applicability of this section to requests for release of information shall be directed to an ICE officer.

Nothing herein limits LEA's compliance with state public records laws regarding those records that are solely state records and not ICE records.

The points of contact for ICE and the LEA for the above purposes are identified in Appendix C.

XIV. LIABILITY AND RESPONSIBILITY

Except as otherwise noted in this MOA or allowed by federal law, and to the extent required by 8 U.S.C. § 1357(g)(7) and (8), the LEA will be responsible and bear the costs of participating LEA personnel regarding their property or personal expenses incurred by reason of death, injury, or incidents giving rise to liability.

Participating LEA personnel will be treated as Federal employees for purposes of the Federal Tort Claims Act, 28 U.S.C. § 1346(b)(1), 2671-2680, and worker's compensation claims, 5 U.S.C. § 8101 et seq., when performing a function on behalf of ICE as authorized by this MOA. *See* 8 U.S.C. § 1357(g)(7); 28 U.S.C. § 2671. In addition, it is the understanding of the parties to this MOA that participating LEA personnel performing a function on behalf of ICE authorized by this MOA will be considered acting under color of federal authority for purposes of determining liability and immunity from suit under federal or state law. *See* 8 U.S.C. § 1357(g)(8).

Participating LEA personnel named as personal-capacity defendants in litigation arising from activities carried out under this MOA may request representation by the U.S. Department of Justice. *See* 28 C.F.R. § 50.15. Absent exceptional circumstances, such requests must be made in writing. LEA personnel who wish to submit a request for representation shall notify the local ICE Office of the Principal Legal Advisor (OPLA) field location at OPLA-DCLD-TortClaims@ice.dhs.gov. ICE OPLA, through its headquarters, will assist LEA personnel with the request for representation, including the appropriate forms and instructions. Unless OPLA concludes that representation clearly is unwarranted, it will forward the request for representation, any supporting documentation, and an advisory statement opining whether: 1) the requesting individual was acting within the scope of his/her authority under 8 U.S.C. § 1357(g) and this MOA; and, 2) such representation would be in the interest of the United States, to the Director of the Constitutional and Specialized Tort Litigation Section, Civil Division, Department of Justice (DOJ). Representation is granted at the discretion of DOJ; it is not an entitlement. *See* 28 C.F.R. § 50.15.

The LEA agrees to cooperate with any federal investigation related to this MOA to the full extent of its available powers, including providing access to appropriate databases, personnel, individuals in custody and documents. Failure to do so may result in the termination of this MOA. Failure of any participating LEA employee to cooperate in any federal investigation related to this MOA may result in revocation of such individual's authority provided under this MOA. The LEA agrees to cooperate with federal personnel conducting reviews to ensure compliance with the terms of this MOA and to provide access to appropriate databases, personnel, and documents necessary to complete such compliance review. It is understood that information provided by any LEA personnel under threat of disciplinary action in an administrative investigation cannot be

used against that individual in subsequent criminal proceedings, consistent with *Garrity v. New Jersey*, 385 U.S. 493 (1967), and its progeny.

As the activities of participating LEA personnel under this MOA derive from federal authority, the participating LEA personnel will comply with federal standards relating to the Supreme Court's decision in *Giglio v. United States*, 405 U.S. 150 (1972), and its progeny, which govern the disclosure of potential impeachment information about possible witnesses or affiants in a criminal case or investigation.

The LEA and ICE are each responsible for compliance with the Privacy Act of 1974, 5 U.S.C. § 552a, DHS Privacy Act regulations, 6 C.F.R. §§ 5.20-5.36, as applicable, and related system of records notices regarding data collection and use of information under this MOA.

XV. COMPLAINT PROCEDURES

The complaint reporting and resolution procedure for allegations of misconduct by participating LEA personnel, regarding activities undertaken under the authority of this MOA, is included at Appendix B.

XVI. CIVIL RIGHTS STANDARDS

Participating LEA personnel who perform certain federal immigration enforcement functions are bound by all applicable federal civil rights statutes and regulations.

Participating LEA personnel will provide an opportunity for subjects with limited English language proficiency to request an interpreter. Qualified foreign language interpreters will be provided by the LEA as needed.

XVII. MODIFICATION OF THIS MOA

Modifications of this MOA must be proposed in writing and approved by the signatories.

XVIII. EFFECTIVE DATE, SUSPENSION, AND TERMINATION OF THIS MOA

This MOA becomes effective upon signature of both parties and will remain in effect until either party terminates or suspends the MOA. Termination by the LEA shall be provided, in writing, to the local Field Office.

In instances where serious misconduct or violations of the terms of the MOA come to the attention of ICE, the ICE Director may, upon recommendation of the Executive Associate Director for Enforcement and Removal Operations, elect to immediately suspend the MOA pending investigation of the misconduct and/or violations.

Notice of the suspension will be provided to the LEA, and the notice will include, at a minimum, (1) an overview of the reason(s) that ICE is suspending the 287(g) agreement, (2) the length of the temporary suspension, and (3) how the LEA can provide ICE with information regarding the alleged

misconduct and/or violations, as well as any corrective measures it has undertaken.

ICE shall provide the LEA with a reasonable opportunity to respond to the alleged misconduct and/or violations and to take actions to implement corrective measures (e.g., replace the officer(s) who are the focus of the allegations). ICE will provide the LEA timely notice of a suspension being extended or vacated.

If the LEA is working to take corrective measures, ICE will generally not terminate an agreement. The termination of an agreement is generally reserved for instances involving problems that are unresolvable and detrimental to the 287(g) Program.

If ICE decides to move from suspension to termination, ICE will provide the LEA a 90-day notice in advance of the partnership being terminated. The notice will include, at a minimum: (1) An overview of the reason(s) that ICE seeks to terminate the 287(g) agreement; (2) All available data on the total number of aliens identified under the 287(g) agreement; and (3) Examples of egregious criminal aliens identified under the 287(g) agreement. ICE's decision to terminate a MOA will be published on ICE's website 90 days in advance of the MOA's termination.

This MOA does not, is not intended to, shall not be construed to, and may not be relied upon to create any rights, substantive or procedural, enforceable at law by any person in any matter, civil or criminal.

By signing this MOA, each party represents it is fully authorized to enter into this MOA, accepts the terms, responsibilities, obligations, and limitations of this MOA, and agrees to be bound thereto to the fullest extent allowed by law.

For the LEA:

Date: Aug 26, 2025

Signature: [Signature]

Name: Steve Hill

Title: Constable

Agency: Walker CO Constable Pct 3 Texas

For ICE:

Date: 9/9/2025

Signature: [Signature]

Name: Madison Sheahan

Title: Deputy Director

Agency: Department of Homeland Security

U.S. Immigration and Customs Enforcement

APPENDIX A

POINTS OF CONTACT

The ICE and LEA points of contact for purposes of implementation of this MOA are:

For ICE: Department of Homeland Security
Immigration and Customs Enforcement
Enforcement and Removal Operations
Assistant Director for Enforcement
Washington DC

For the LEA: **Jason Warren**

Chief Deputy

(936) 581-3920

2986-A SH 19 Huntsville, TX 77320

jwarren@co.walker.tx.us

APPENDIX B

COMPLAINT PROCEDURE

This MOA is an agreement between ICE and the Walker CO Constable Pct 3 Texas, hereinafter referred to as the “Law Enforcement Agency” (LEA), in which selected LEA personnel are authorized to perform immigration enforcement duties in specific situations under federal authority. As such, the training, supervision, and performance of participating LEA personnel pursuant to the MOA, as well as the protections for individuals’ civil and constitutional rights, are to be monitored. Part of that monitoring will be accomplished through these complaint reporting and resolution procedures, which the parties to the MOA have agreed to follow.

If any participating LEA personnel are the subject of a complaint or allegation involving the violation of the terms of this MOA the LEA shall, to the extent allowed by state law, make timely notification to ICE.

Further, if the LEA is aware of a complaint or allegation of any sort that may result in that individual receiving professional discipline or becoming the subject of a criminal investigation or civil lawsuit, the LEA shall remove the designated LEA personnel from the program, until such time that the LEA has adjudicated the allegation.

The LEA will handle complaints filed against LEA personnel who are not designated and certified pursuant to this MOA but are acting in immigration functions in violation of this MOA. Any such complaints regarding non-designated LEA personnel acting in immigration functions must be forwarded to the ICE Office of Professional Responsibility (OPR) at ICEOPRIntake@ice.dhs.gov.

1. Complaint Reporting Procedures

Complaint reporting procedures shall be disseminated as appropriate by the LEA within facilities under its jurisdiction (in English and other languages as appropriate) in order to ensure that individuals are aware of the availability of such procedures. Complaints will be accepted from any source (e.g., ICE, LEA, participating LEA personnel, inmates, and the public).

Complaints may be reported to federal authorities as follows:

- A. Telephonically to the ICE OPR at the toll-free number 1-833-4ICE-OPR; or
- B. Via email at ICEOPRIntake@ice.dhs.gov.

Complaints may also be referred to and accepted by any of the following LEA entities:

- A. The LEA Internal Affairs Division; or
- B. The supervisor of any participating LEA personnel.

2. Review of Complaints

All complaints (written or oral) reported to the LEA directly, which involve activities connected to immigration enforcement activities authorized under this MOA, will be reported to the ICE OPR. The ICE OPR will verify participating personnel status under the MOA with the assistance of ICE. Complaints received by any ICE entity will be reported directly to the ICE OPR as per existing ICE policies and procedures.

In all instances, the ICE OPR, as appropriate, will make an initial determination regarding DHS investigative jurisdiction and refer the complaint to the appropriate office for action as soon as possible, given the nature of the complaint.

Complaints reported directly to the ICE OPR will be shared with the LEA's Internal Affairs Division when the complaint involves LEA personnel. Both offices will then coordinate appropriate investigative jurisdiction, which may include initiation of a joint investigation to resolve the issue(s).

3. Complaint Resolution Procedures

Upon receipt of any complaint the ICE OPR will undertake a complete review of each complaint in accordance with existing ICE allegation criteria and reporting requirements. As stated above the ICE OPR will adhere to existing ICE reporting requirements as they relate to the DHS OIG and/or another legally required entity. Complaints will be resolved using the existing procedures, supplemented as follows:

A. Referral of Complaints to LEA Internal Affairs Division.

The ICE OPR will refer complaints, as appropriate, involving LEA personnel to the LEA's Internal Affairs Division for resolution. The Internal Affairs Division Commander will inform ICE OPR of the disposition and resolution of any complaints referred by ICE OPR.

B. Interim Action Pending Complaint Resolution

Whenever any participating LEA personnel are under investigation and subject to interrogation by the LEA for any reason that could lead to disciplinary action, demotion, or dismissal, the policy requirements of the LEA shall be honored. If appropriate, an individual may be removed from participation in the activities covered under the MOA pending resolution of an inquiry.

C. Time Parameters for Resolution of Complaints

It is expected that any complaint received will be resolved within 90 days. However, this will depend upon the nature and complexity of the substance of the complaint itself.

D. Notification of Resolution of a Complaint

ICE OPR will coordinate with the LEA's Internal Affairs Division to ensure notification as appropriate to the subject(s) of a complaint regarding the resolution of the complaint.

APPENDIX C

PUBLIC INFORMATION POINTS OF CONTACT

Pursuant to Section XIII of this MOA, the signatories agree to coordinate any release of information to the media regarding actions taken under this MOA. The points of contact for coordinating such activities are:

For the LEA:

Jason Warren

Chief Deputy

(936) 581-3920

2986-A SH 19 Huntsville, TX 77340

jwarren@co.walker.tx.us

For ICE:

Department of Homeland Security
Immigration and Customs Enforcement
Office of Public Affairs



Quote WTTLLC00017436 Page 1 of 3 Date 9/23/2025

Warren Truck and Trailer, LLC
15768 US HIGHWAY 271 NORTH
Talco TX 75487

Phone (888) 734-4400
Fax (903) 379-4400
WarrenTruckAndTrailer.com

Bill To	Ship To	Contact
WALKER COUNTY 1100 UNIVERSITY AVENUE HUNTSVILLE TX 77340	WALKER COUNTY 1100 UNIVERSITY AVENUE HUNTSVILLE TX 77340	BRANDON DECKER (936) 788-4805 Ext. 0000

Purchase Order No.		Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.	
		WAL340	CHRIS	TO BE ADVISED	Net30	0/0/0000	10,026,254	
QTY	Item Number	Description				UOM	Unit Price	Ext. Price
1	FLS-15-4248	DUMP BODY - FRAMELESS - 15' Q# 17435 WALKER COUNTY PRICE FOR CHASSIS WITH M-DRIVE AND FACTORY INSTALLED PTO. RECOMMENDED CA: 120-126". AFTER FRAME - 60" Yardage: 13/15 Floor Material: 3/16 A1011 Front / Material: 48" 10 GA A1011 Side / Material: 42" 10 GA A1011 Vertical Side Brace: Yes Horizontal Brace: Yes Hoist / Cylinder: VTLW-63127 Hyd Tank: Steel Doghouse Tank (600-80041) Hydraulics: HYVA 85 CC Gaar Pump - w/ DIN SHAFT Tipping Valve: Chassis Mount				EA	\$29,250.00	\$29,250.00
1	TAILGATE	Air Operated: Yes Panel: 9 Material: 10 GA A1011 Height: 48 Slope: None Chains: 5/16" Double Acting: Yes				Each	\$0.00	\$0.00
1	DB OPTIONS # 1	Cabshield: Full Width-1/2 (24") Asphalt Apron: 8" Bolt On: No Center Board Pockets: No				Each	\$0.00	\$0.00
1	DB OPTIONS #2	GRIP STEP LADDER RUNGS DRIVER SIDE OF BODY BUYERS PULL OUT STEPS BELOW BODY BUYERS NUMBER - RS2 WARREN NUMBER - 800-80446				Each	\$0.00	\$0.00



Quote WTTLLC00017436 Page 2 of 3 Date 9/23/2025

Warren Truck and Trailer, LLC
15768 US HIGHWAY 271 NORTH
Talco TX 75487

Phone (888) 734-4400
Fax (903) 379-4400
WarrenTruckAndTrailer.com

Purchase Order No.		Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.	
		WAL340	CHRIS	TO BE ADVISED	Net30	0/0/0000	10,026,254	
QTY	Item Number	Description				UOM	Unit Price	Ext. Price
1	LIGHTS	SHOVEL HOLDER RINGS ON FRONT BULKHEAD - ACCESSIBLE FROM DRIVER SIDE. Lights/Harness: Lights Specs: LED BODY LIGHTS & STANDARD HARNESS Oval STT: STT (1) PER POST - LED GROMMET MOUNTED				Each	\$0.00	\$0.00
1	INSTALL	Hydraulic Hoses/Fittings: Yes Pump: HYVA 85cc Gear Pumo W/ DIN Shaft Console: Clutch-Shift/Air - USE PTO SWITCH IF PROVIDED. Mudflaps and Brackets: Yes Steel Splash/Gravel Guards: No Side Boards: Metal -2x6 Delivery Fuel/Charges: Yes				Each	\$0.00	\$0.00
1	PAINT	Color: Warrer Black (800-80007)				Each	\$0.00	\$0.00
1	PTO	POWER TAKE OFF PTO M-Drive FACTORY PROVIDED - M-DRIVE IF POSSIBLE NOTIFY CUSTOMER IF UNABLE TO USE FACTORY MACK PTO Note: Not following OEM maintenance can result in non warrantable failure. Check for leaks and loose mounting hardware within first week of use. Recheck at regular maintenance periods (see OEM manual for intervals). ADD \$2,400.00 FOR PUMP AND PTO IF TRUCKS HAVE ALLISON TRANSMISIONS. ADD \$1,650.00 FOR HYVA M-DRIVE PTO AND GEAR PUMP.				EA	\$0.00	\$0.00
1	TARP SYSTEM	TARP system - installed Installation: Installed Brand: Donovan Manual / Electric: Electric Type: Arm Aluminum / Steel: Aluminum Bent Arm: Yes Tarp Size: 90"x15' Tarp Type: Mesh				EA	\$0.00	\$0.00



Quote WTTLLC00017436

Page 3 of 3
Date 9/23/2025

Warren Truck and Trailer, LLC
15768 US HIGHWAY 271 NORTH
Talco TX 75487

Phone (888) 734-4400
Fax (903) 379-4400
WarrenTruckAndTrailer.com

Purchase Order No.		Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.	
		WAL340	CHRIS	TO BE ADVISED	Net30	0/0/0000	10,026,254	
QTY	Item Number	Description				UOM	Unit Price	Ext. Price
1	DELIVERY	Side Flaps: No DELIVERY OPTIONS AVAILABLE WITH CONFIRMED ADDRESS.				Each	\$0.00	\$0.00

Quotation reviewed and accepted by:
(signed) _____
Please fax back to us for entry as an order
NOTE: Quotation good for 10 days only

Subtotal	\$29,250.00
Misc	\$0.00
Tax	\$0.00
Ship & Handling	\$0.00
Trade In Allowance	\$0.00
Total	\$29,250.00

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS
OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A – PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1 Property Owner's Name Allan Pawalowski Gale Guice Curtis Pawalowski		Application Number:
A2 Property Owner's Street Address Allan, 1445 Elmore Dr, Willis, TX 77318 Gale, Curtis, 7011 Pleasure Lake, Willis, TX 77318		Date of Submittal 8-4-25
City Willis	State TX	ZIP Code 77318
A3 Property Owner's Email Address [REDACTED]	A4 Property Owner's Telephone Number [REDACTED]	
A5 Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) Being 17.47 acres of land situated in the John Sadler League, Abstract No. 45 in Walker County, TX, and being out of and a part of a called 32.5 acre tract recorded in a deed from Mary Malak et al to Toney Buckner and wife Bernice Buckner, recorded in volume 287, Page 55 in the Deed Records of Walker County, TX, and the said 17.47 acres of land called Tract One Exhibit A		
SECTION B – INFORMATION FOR PROPOSED SUBDIVISION TRACT		
(For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1 Survey and Abstract Abstract #45	B2 Tax ID Number(s) of Parent Tract 0045-320-001520	B3 Deed Volume/Page 437/162
B4 Existing or Proposed Name of Subdivision	B5 Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C – LIST OF ATTACHMENTS		
Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1 [REDACTED]		
C.2 Filed copy of documents		8-1
C.3 [REDACTED]		12
C.4		

SECTION D -VARIANCE REQUEST

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

D.1 A Variance is requested to Section(s) B2.1 of the Subdivision Regulations of Walker County, Texas as follows:

Minimum road frontage waiver in lieu of
existing filed easements dated 10-23, 1984

SECTION E - APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE

(All variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they apply)

E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?
Yes _____ No ☒

If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.

E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2"):

Attached

E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?

Yes ☒ No _____

If yes please explain below:

Attached

E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes _____ No ☒ Please list the additional measures below.

SECTION F –VARIANCE(S) GRANTED

F 1 A VARIANCE TO THE WALKER COUNTY SUBDIVISION REGULATIONS IS GRANTED AS FOLLOWS

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE CONDITIONS STATED HEREIN AND ANY OTHER CONDITIONS STATED WITHIN THE APPLICATION OR DURING THE PRESENTATION TO COMMISSIONERS COURT. ANY VARIATION MAY RESULT IN THE IMMEDIATE SUSPENSION OR CANCELLATION OF THIS VARIANCE. VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY ALSO RESULT IN THE COMMISSIONERS COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

WARNING

THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE PUBLIC OR ADJACENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS

DISCLAIMER

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR LOSS RESULTING FROM THE GRANTING OF THIS VARIANCE. THIS VARIANCE IS GRANTED IN RELIANCE UPON THE STATEMENTS AND EVIDENCE SUPPLIED BY THE APPLICANT AND HIS/HER AGENTS IN THE APPLICATION AND PRESENTATION TO COMMISSIONERS COURT.

I, Allan Pawalowski, do hereby acknowledge that I have reviewed the provisions, notices, warnings and disclaimers stated above and that I understand them, agree with them and intend to fully comply with them

Signature of Owner/Applicant	Date
<u>Allan Pawalowski</u>	<u>8-2-2025</u>

SECTION H – ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to Deny this request for variance.

Commissioner's Court Signature	Printed Name	Date
<u>[Signature]</u>	<u>Colt Christian</u>	<u>8-25-25</u>
Signature of Owner/Applicant acknowledging conditions after court action.		Date

E-2. Reason the variance is being requested.

1. Original piece of property, approximately 36 acres, divided between 2 siblings after heirs were deceased. Each sibling was given approximately 17.5 acres split down the middle of the original tract. With the vision of someday needing to divide the land to future heirs, the siblings had an easement drawn up, both giving up 15ft on each side of their property, down the middle, the entire length, to be dedicated to a road for access to all of the property. This easement was deeded and recorded in 1984.
2. The need to divide the land amongst heirs, following the death of both siblings, with the idea that the common shared access road, which extends down the middle of the property giving everyone access, can be used to further divide off of.
3. The land is already a narrow strip, and would only make sense to divide off existing Easement, in order to ensure that everyone get a nice, equal amount, of usable land.
4. The flag parcels that were presented to us, will result in everyone's land being even more narrow, and a lot less to work with due to right of ways that we feel are already in place.
5. Loss of land to right of ways for the back parcels are close to 5 acres, not counting the loss of land to the existing easement in place, because of not being able to use the deeded easement in everyone's portion of property. Using the flag parcels will result in removing that 15ft of land the length of the property before dividing, because the easement, which is recorded, and still in place.

Exceptional Hardship

1. Persons currently occupying front parcel in mobile home, had a planned septic system put in to accommodate a larger future homestead. Because they went by regulations that were in place when installed, the lines will be located in the designated right of ways, therefore resulting in a relocation, which is an added expense.
2. Accommodations will have to be made for existing mobile home. Driveway will have to be moved and redone. Carport will need to be relocated. Electricity to mobile home may also be in jeopardy, and possibly even mobile home. All of these are added expenses.
3. The back flag parcel will have the added expense of getting electricity approximately 3 acres further due to right of ways.
4. Flag parcels will also result in land not being able to be used for Ag Exemption for Hay due to right of ways. Another expense, especially for the person who does not intend to build at the moment and only wants to use the land for Ag purposes.
5. Another problem with the flag parcels are going to come into play when building a homestead, is adhering to the footage requirements for right of ways, for structures, septic, etc., when our land is already so narrow.

Pawalowski
Guice
Buckner

██████████ Hostetter Rd.

In light of the outcome from the court ruling on August 25th 2025, the Pawalowski / Guice / Buckner families would like a reconsideration to the land variance minimum road frontage requirements.

Exhibits A+B showing the 2 narrow strips of land to be divided. Each side has structures, water wells and septic systems. Each survey shows the 15ft recorded easement on each side with the broken lines.

We are asking for a 35ft variance to the minimum road frontage requirement, 35 ft puts us approximately 21 ft away from mobile home on one side and about 20 ft from existing waterwell on the other side. Our field lines and sprinklers will have to be moved. We feel 35 feet is fair since we have had a 30 ft easement and road the length of the property for years with no issues of emergency vehicles accessing the homes that are there.

Hostetter road only measures 23 ft, pavement to pavement so we will actually have 12 ft more then the county road.

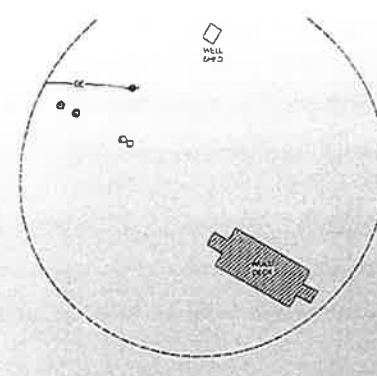
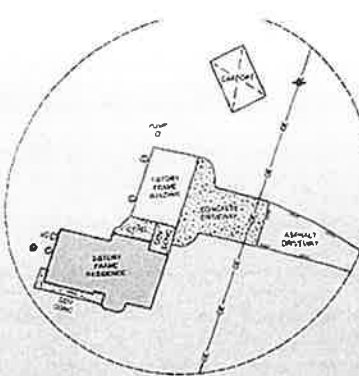
The left side would be an overlay of an extra 20 ft to the existing 15 ft easement. This would give all family members a fair amount of property to build on.

The Buckner side would like the same consideration since they have even less frontage to work with and a conventional septic on one side that cannot be moved and a structure / residence that has been there over 40 years.

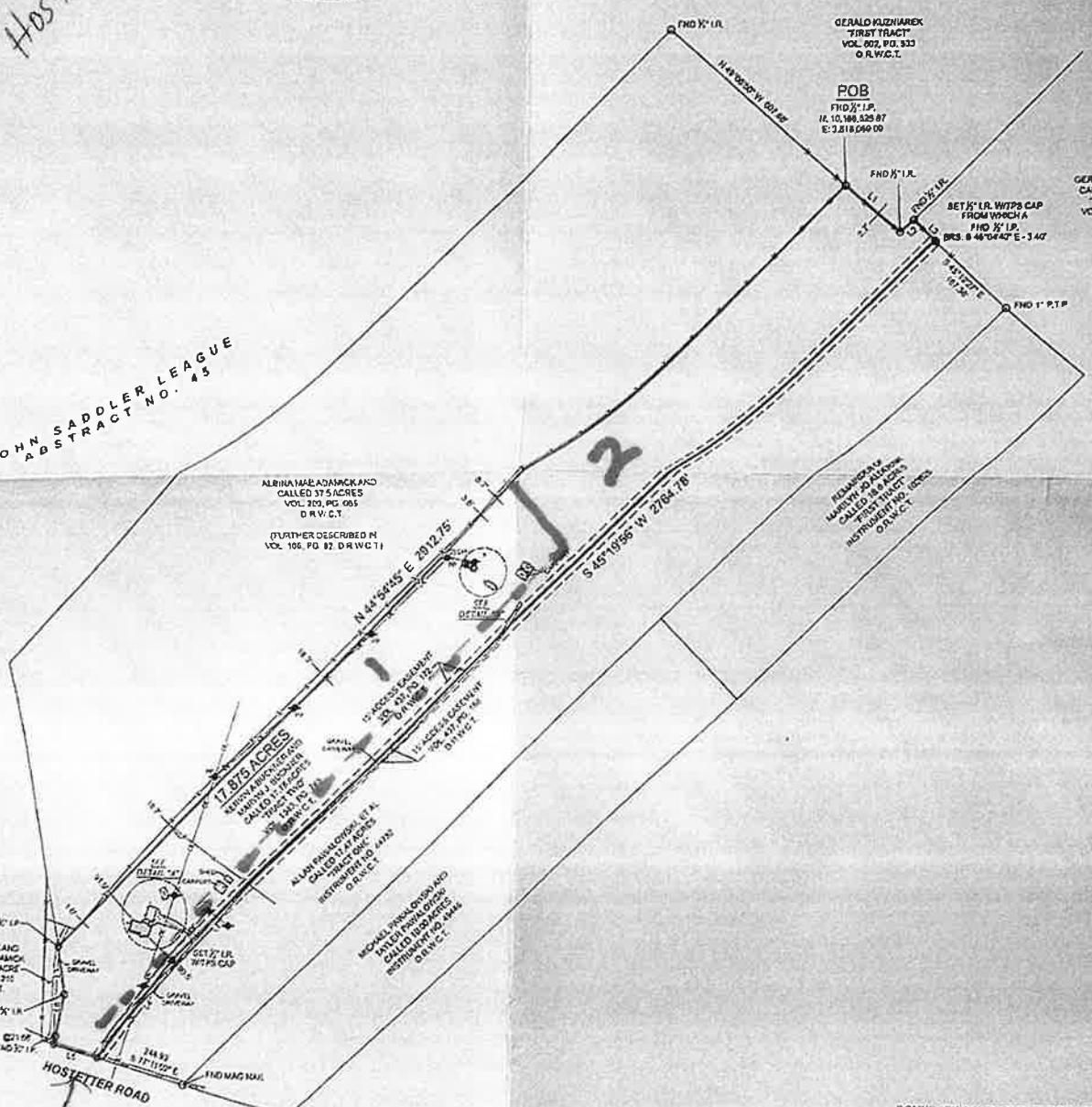


140-A
Hostetter

JOHN SADDLER LEAGUE
ABSTRACT NO. 45



140-A	140-B
140-C	140-D
140-E	140-F
140-G	140-H
140-I	140-J
140-K	140-L
140-M	140-N
140-O	140-P
140-Q	140-R
140-S	140-T
140-U	140-V
140-W	140-X
140-Y	140-Z



Road Frontage 140.18

GENERAL NOTE:
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR HAS NOT ABSTRACTED TITLE AND DOES NOT CLAIM TO GUARANTEE OR INSURE AGAINST ANY DEFECTS OR ENCUMBRANCES. SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE SURVEY INSTRUMENTS AND METHODS USED.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN. THE GRAPHIC SCALE OF THIS MAP IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

TEXAS PROFESSIONAL SURVEYOR	
NAME	THOMAS A. MONTYRE
NO.	6921
EXPIRATION DATE	12/31/2011
REGISTERED	YES
RENEWED	YES
RECEIVED	YES
REVIEWED	YES
APPROVED	YES
DATE	11/15/2011

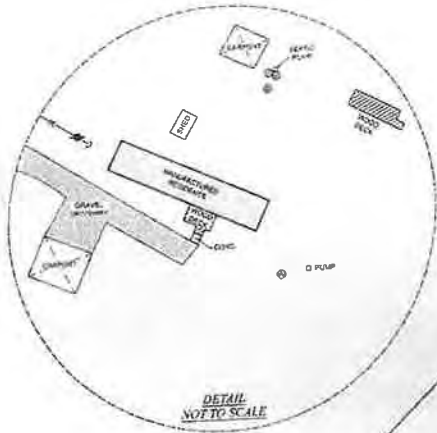
ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE BASED ON THE GRAPHIC SCALE OF THIS MAP AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

BOUNDARY & IMPROVEMENT SURVEY

BEING A 17.875 ACRE TRACT OF LAND SITUATED IN THE JOHN SADDLER LEAGUE, ABSTRACT NUMBER 45, WALKER COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED AS TRACT TWO IN INSTRUMENT TO KERN A. BUCKNER AND MARVIN J. BUCKNER, RECORDED IN VOLUME 1543, PAGE 740, OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), SAID 17.875 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.





140-C
Hostetter

GERALD KUZIAREK
"FIRST TRACT"
VOL. 802, PG. 533
O.R.W.C.T.

GERALD KUZIAREK
CALLED BY ACRES
TRACT NO. 2
VOL. 802, PG. 533
O.R.W.C.T.

JOHN SADDLER LEAGUE
ABSTRACT NO. 45

ALBINA MAE ADAMICK AND
CALLED 37.3 ACRES
VOL. 336, PG. 886
O.R.W.C.T.
(FURTHER DESCRIBED IN
VOL. 106, PG. 82, O.R.W.C.T.)

KERSTIN H. COOK AND
MAGNUS E. COOK
CALLED 17.1 ACRES
VOL. 341, PG. 143
O.R.W.C.T.

17.800 ACRES
ALAN PAWLOWSKI ET AL.
CALLED 17.1 ACRES
VOL. 341, PG. 143
O.R.W.C.T.

REMAINDER OF
MAGNUS E. COOK
CALLED 1.4 ACRES
VOL. 341, PG. 143
O.R.W.C.T.

M. T. ADAMICK AND
ALBINA MAE ADAMICK
CALLED 6.334 ACRES
VOL. 107, PG. 210
O.R.W.C.T.

HOSTETTER ROAD

Road Frontage 254.50

BOUNDARY & IMPROVEMENT SURVEY

BEING A 17.800 ACRE TRACT OF LAND SITUATED IN THE JOHN SADDLER LEAGUE ABSTRACT NUMBER 45, WALKER COUNTY, TEXAS, BEING ALL OF THE CALLED 17.1 ACRE TRACT DESCRIBED AS "TRACT ONE" IN KERSTIN PAWLOWSKI, ET AL., RECORDED UNDER CLERK'S FILE NUMBER 447 OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED MEASUREMENTS.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN BY THE SURVEYOR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT.

GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE SURVEY. THE SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL OVERLAPPING AGENCIES FOR ANY ADDITIONAL EASEMENTS. BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48470C0000 AND NO. 48470C0050, BOTH HAVING AN EFFECTIVE DATE OF 08-16-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLATE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

AS PROFESSIONAL
SURVEYING
STATE OF TEXAS
1917 254 TRACT 140-C, PG. 143
www.kuzi-ware.com
(714) 444-1434

PROJECT	140-C
FIELD DATE	06-10-2020
DRAWN BY	ADV
CHECKED BY	MLT/MLW
FIELD CREW	GR
REV 1	
REV 2	
REV 3	
REV 4	

CLIENT: DOROTHY PAWLOWSKI
ADDRESS: 1405 HOSTETTER ROAD, NEW WAVELEY, TX, 77358
LOCALITY: JOHN SADDLER LEAGUE ABSTRACT NO. 45
SUB-TRACT: 17.800 ACRES
COUNTY: WALKER

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

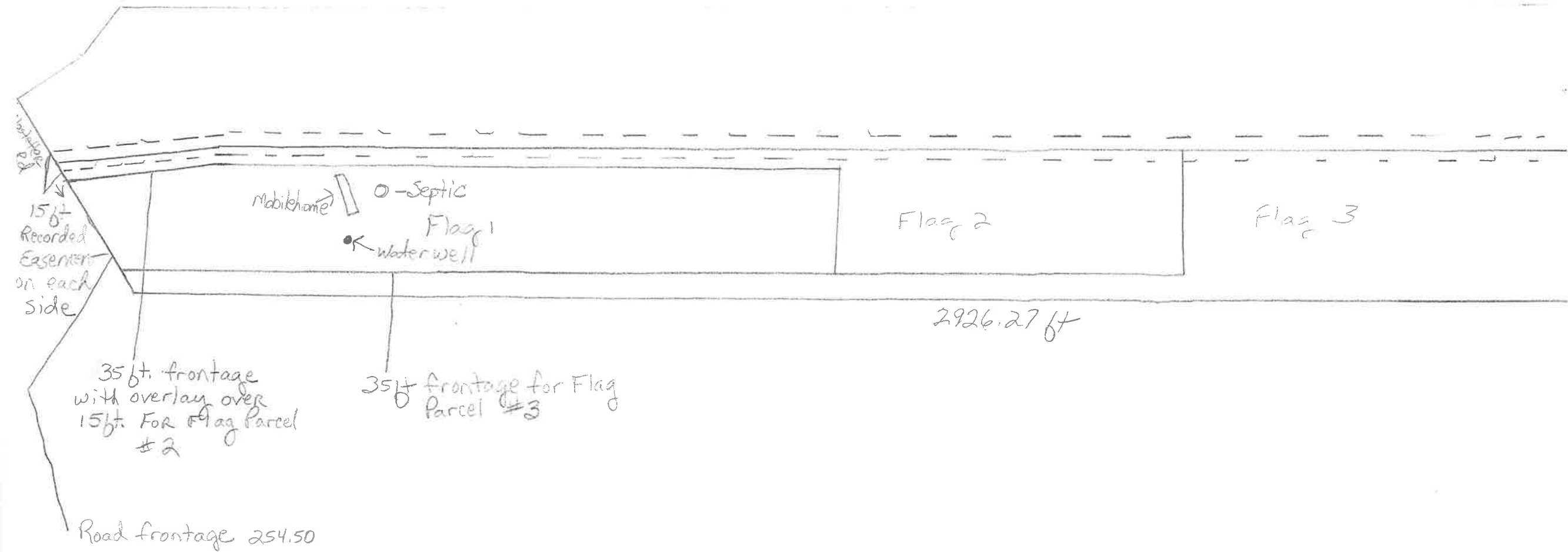
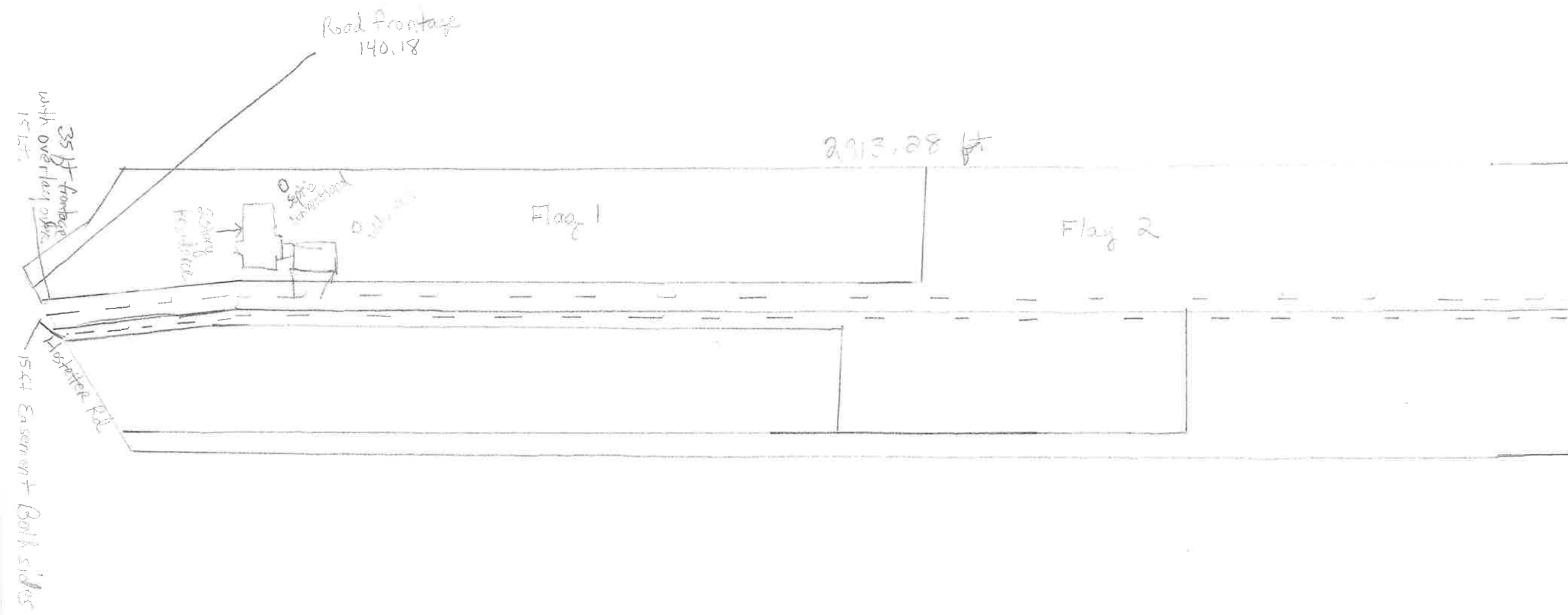


Exhibit B Buckner



Annette Olivier

From: Jerry McCrorey <jerry@spetexas.com>
Sent: Friday, August 1, 2025 11:42 AM
To: Annette Olivier; Andrew Isbell
Cc: Brandon Decker; Joe; Jeremy
Subject: Top Star Yard/J&H development
Attachments: 20250513144212.pdf; 20250513144522.pdf

CAUTION: The sender of this email is not within Walker County. Any links or attachments may be dangerous. To report this email as suspicious, forward it to Walker County IT Helpdesk.

Andy/Annette,

I called the office to discuss this, but neither of you were available. Since today is the last day to get something on the next court I wanted to make a formal request.

I would like to request we put these variances on court for discussion and/or action to modify the requirements. My client is continuing to be held up because these variances require the adjacent property owner to cooperate before they can move forward. We have made multiple attempts to work with them and satisfy the requirements of the approved variances but have not gotten any response as of this email. Please let me know what if anything more you would need to get this on court.

Thanks,
Jerry McCrorey
President




TBPE No. 18904
902 Martin Luther King Blvd Suite 100
Willis, TX 77378

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A - PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name J & H Navasota Development		Application Number: P-2019-023 P-2020-038
A2. Property Owner's Street Address 		Date of Submittal: 06/15/2024
City	State	ZIP Code
A3. Property Owner's Email Address 		A4. Property Owner's Telephone Number
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) SADLER J (A-45), TRACT 25, ACRES 32.8305		
SECTION B - INFORMATION FOR PROPOSED SUBDIVISION TRACT (For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract SADLER J (A-45)	B2. Tax ID Number(s) of Parent Tract 14632	B3. Deed Volume/Page 47105
B4. Existing or Proposed Name of Subdivision To Be Determined	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C - LIST OF ATTACHMENTS Please list any supporting documents or submittals Included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1 Proposed Survey Division of 32.8 acres.		A
C.2 TxDOT Email from Matthew Quick of Walker County TxDOT Office		B
C.3		
C.4		

SECTION D - VARIANCE REQUEST

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

D.1 A Variance is requested to Section(s) _____ of the Subdivision Regulations of Walker County, Texas as follows:

Variance for requirement of permitted new entrance due to Walker Co TxDOT policy
of working with new owner.

SECTION E - APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE

(All variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they apply)

E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?
Yes _____ No X

If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.

E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2"):

The variance is being requested to expedite the completion and further
development of Waverly Place

E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?

Yes X No _____

If yes please explain below:

If variance is denied it will cause delays in the completion of the overall development

Due to developers health this could be extremely detrimental.

E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes _____ No X Please list the additional measures below.



LINE	BEARING	DISTANCE
1.1	N 77° 57' 50" E	893.45'
1.2	N 77° 57' 50" E	893.45'
1.3	N 77° 57' 50" E	893.45'

WILLIAM HIGGINS SURVEY
ABSTRACT NO. 249

POB
END 1/4 TR
WICAP
N 10190276.09
E 3907204.82

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS
TRACT 31-1
ON B2 PG 176
O R W C T

WAVERLY PLACE
SECTION ONE
VOL. 7 PG. 68
O R W C T

LOT 1
BLOCK 5

LOT 4
BLOCK 5

LOT 5
BLOCK 5

S 77° 57' 50" E
893.45'

SET 1/4 TR
WICAP

20.011 ACRES
PORTION OF
INAVASOTA DEVELOPMENT LLC
CALLED 37.405 ACRES
INSTRUMENT NO. 41105
O R W C T

REMAINDER OF
IA H NAV. SOIA DEVELOPMENT, LLC
CALLED 37.405 ACRES
INSTRUMENT NO. 41105
O R W C T

END 1/4 TR
WICAP

N 70° 15' 23" W
992.59'

END 1/4 TR AT A
END 1/4 TR WICAP

JAMES D. WILLIAMS & ASSOCIATES
KIMBERLY D. WILLIAMS
DALLAS, TEXAS 75201
TEL: 214-343-1111
FAX: 214-343-1112
WWW.JDWILLIAMS.COM

FARM TO MARKET
ROAD 1375

CONCRETE
MONUMENT

THIS SURVEY WAS CREATED FROM NOTES AND CURV. DATUMS TAKEN BY OR
OBTAINED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE.

NOTICE: This survey was created from notes and curv. datums taken by or
obtained under my direct supervision and is true and correct to the best
of my knowledge. The survey was created from notes and curv. datums
taken by or obtained under my direct supervision and is true and correct
to the best of my knowledge. The survey was created from notes and
curv. datums taken by or obtained under my direct supervision and is
true and correct to the best of my knowledge. The survey was created
from notes and curv. datums taken by or obtained under my direct
supervision and is true and correct to the best of my knowledge.

GENERAL NOTE:

THIS SURVEY WAS CREATED FROM NOTES AND CURV. DATUMS TAKEN BY OR
OBTAINED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE. THE SURVEY WAS CREATED FROM NOTES AND
CURV. DATUMS TAKEN BY OR OBTAINED UNDER MY DIRECT SUPERVISION
AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE
SURVEY WAS CREATED FROM NOTES AND CURV. DATUMS TAKEN BY OR
OBTAINED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE. THE SURVEY WAS CREATED FROM
NOTES AND CURV. DATUMS TAKEN BY OR OBTAINED UNDER MY DIRECT
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.

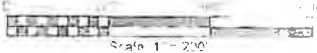
PROJECT	20.011 ACRES
DATE	08-18-2024
BY	CSH
CHECKED BY	THOMAS A. GENTON
DATE	08-20-2024
BY	THOMAS A. GENTON
DATE	08-20-2024
BY	THOMAS A. GENTON
DATE	08-20-2024
BY	THOMAS A. GENTON
DATE	08-20-2024

PURCHASER: JAMES D. WILLIAMS & ASSOCIATES
ADDRESS: 11111 W. WYATT ST., STE. 200
DALLAS, TEXAS 75241
SUBJECT: 20.011 ACRES
CITY: DALLAS

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHS. RECORDING OF TEXAS FLOOD MAPS
NO. 487100000. HAVING AN EFFECTIVE DATE OF 01/01/2011.
ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE
GRID MEASUREMENTS BASED ON THE OBSERVATIONS AND REFERENCED TO
THE NORTH AMERICAN DATUM OF 1983 (NAD 83) TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 SURVEY FEET.

THOMAS A. GENTON
Professional Land Surveyor No. 6921

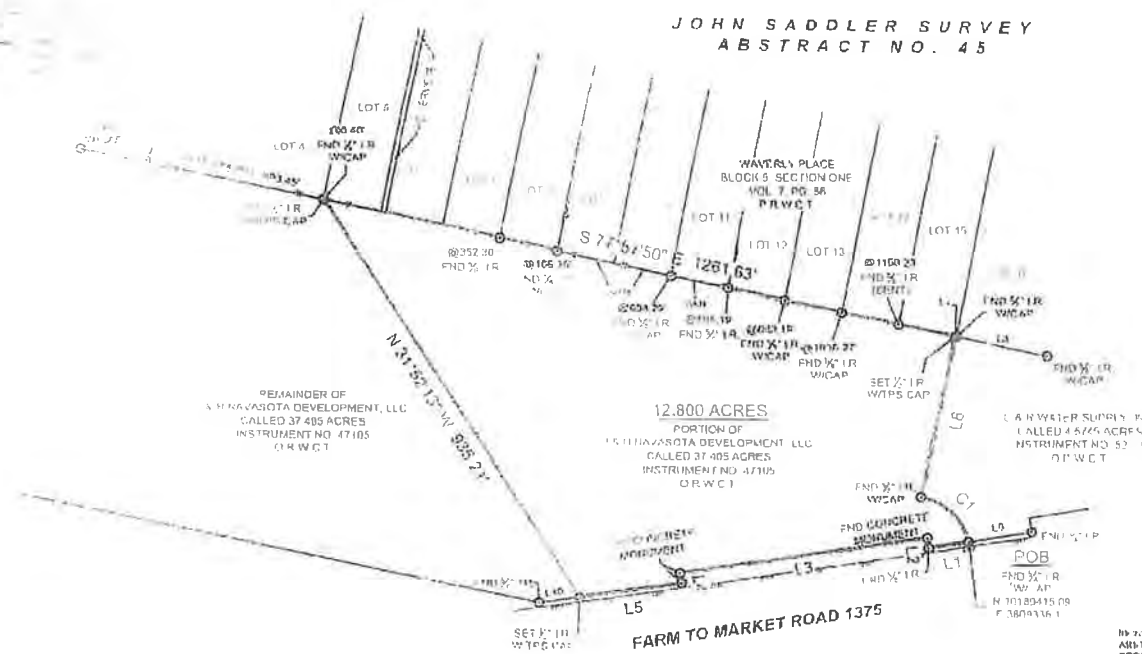




LINE	BEARING	DISTANCE
1	S 71° 01' 17" W	26.72
2	N 01° 42' 55" W	14.42
3	S 01° 02' 11" W	200.10
4	N 00° 21' 07" E	20.10
5	S 01° 01' 17" W	231.00
6	S 71° 02' 01" W	220.67
7	S 71° 57' 00" E	22.53
8	S 71° 57' 00" E	18.91
9	N 00° 43' 23" E	124.25
10	S 01° 01' 17" W	20.10

LINE	BEARING	DISTANCE
1	S 71° 01' 17" W	26.72
2	N 01° 42' 55" W	14.42
3	S 01° 02' 11" W	200.10
4	N 00° 21' 07" E	20.10
5	S 01° 01' 17" W	231.00
6	S 71° 02' 01" W	220.67
7	S 71° 57' 00" E	22.53
8	S 71° 57' 00" E	18.91
9	N 00° 43' 23" E	124.25
10	S 01° 01' 17" W	20.10

JOHN SADDLER SURVEY ABSTRACT NO. 45



A HAWKASOTA DEVELOPMENT, LLC
CALLED 37,405 ACRES
INSTRUMENT NO. 47105
OR WCT

BOUNDARY SURVEY

THIS IS A 12.800 ACRES TRACT OF LAND SITUATED IN THE JOHN SADDLER SURVEY AND TRACT NUMBER 45, WALKER COUNTY, TEXAS, BEING A PORTION OF THE 37.405 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 47105, A HAWKASOTA DEVELOPMENT, LLC, RECORDED UNDER INSTRUMENT NUMBER 47105 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS TO R.W.C. L. 645, 12.800 ACRES. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED MAP AND DESCRIPTION.

THIS TRACT WAS CREATED FROM NOTES AND INSPIRATIONS FURNISHED TO THE SURVEYOR BY THE LANDOWNER, AND IS NOT UNDER ANY SUBSET SUPERVISION AND IS NOT A PART OF ANY OTHER TRACT.

THIS SURVEY WAS PERFORMED BY THE SURVEYOR, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THIS TRACT. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THIS TRACT.

TEXAS PROFESSIONAL SURVEYING 1000 N. Highway 170, Suite 1700, Fort Worth, Texas 76102 Phone: 817.342.7447 Fax: 817.342.7448 www.texasprofessional.com	PROJECT	12.800 ACRES
	CLIENT	JOHN SADDLER
	DATE	08/11/2011
	TIME	10:00 AM
	PURCHASER	JAMES HASSALL
	ADDRESS	1000 N. Highway 170, Suite 1700, Fort Worth, Texas 76102
	SURVEY	JOHN SADDLER, A. 45
	SUBJECT	12.800 ACRES
	COUNTY	WALKER

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCHEDULE OF FEMA FIRM NUMBER 13045C0000, DATED 01/01/00, AND AN EFFECTIVE DATE OF 01/01/00.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREIN ARE GRID MEASUREMENTS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), IF LAND STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE U.S. SURVEY FEET.



Survey 1: 12.800 Acres
By: [Signature] Professional Land Surveyor No. 6021

SECTION F - VARIANCE(S) GRANTED

F.1 A VARIANCE TO THE WALKER COUNTY SUBDIVISION REGULATIONS IS GRANTED AS FOLLOWS:

Approved with conditions AS stated in
Bleyl Engineering letter dated 5-30-2024
1 - 4 (Attached)

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

Refer to Bleyl Engineering letter dated
5-30-24 #1 - #4

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE CONDITIONS STATED HEREIN AND ANY OTHER CONDITIONS STATED WITHIN THE APPLICATION OR DURING THE PRESENTATION TO COMMISSIONERS COURT. ANY VARIATION MAY RESULT IN THE IMMEDIATE SUSPENSION OR CANCELLATION OF THIS VARIANCE. VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY ALSO RESULT IN THE COMMISSIONERS COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

WARNING

THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE PUBLIC OR ADJACENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

DISCLAIMER

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR LOSS RESULTING FROM THE GRANTING OF THIS VARIANCE. THIS VARIANCE IS GRANTED IN RELIANCE UPON THE STATEMENTS AND EVIDENCE SUPPLIED BY THE APPLICANT AND HIS/HER AGENTS IN THE APPLICATION AND PRESENTATION TO COMMISSIONERS COURT.

I, James C. Hassell, do hereby acknowledge that I have reviewed the provisions, notices, warnings and disclaimers stated above and that I understand them, agree with them and intend to fully comply with them.

Signature of Owner/Applicant

Date

James C. Hassell

5-14-2024

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to Approved with conditions this request for variance. as stated above

Commissioner's Court Signature

Printed Name

Date

Colt Christian

Colt Christian

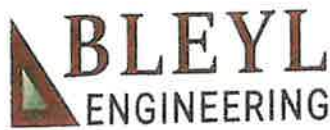
6-3-24

Signature of Owner/Applicant acknowledging conditions after court action.

Date

James C. Hassell

8-26-2024



100 Nugent Street
Conroe, TX 77301
(936) 441-7833

May 30, 2024

Mr. Andrew Isbell
Walker County Planning & Development
1313 University Avenue
Huntsville, TX 77340

Re: Variance Request No. 2
James C. Hassell/J&H Navasota Development, LLC (90500-221)
Walker County

Mr. Isbell:

We reviewed a variance request to the Walker County Subdivision Regulations for the tract previously submitted as Waverly Place Section 2. The owner is requesting a variance to:

B3.4.1 – Allow the 32.8305-acre tract to be subdivided without approved access for both daughter tracts.

The owner intends to subdivide and sell two tracts. Per TxDOT correspondence, TxDOT will not issue an access permit to the seller of a tract. TxDOT indicated they will work with the new landowner to locate the access.

We offer no objection to deferring the requirement for legal right-of-way access as related to the subdivision of the 32.8305-acre tract. We offer this "no objection" contingent upon the following:

1. Before construction occurs on either daughter tract, each has a valid TxDOT permit for an access drive.
2. The buyers agree in writing that they will ensure sufficient right-of-way is dedicated to the 32.8305-acre tract and Waverly Place if TxDOT does not permit separate access to each tract.
3. The buyer of the 20± acre tract agrees in writing to provide access and dedicate sufficient right-of-way to access Waverly Place via Temple Lane.
4. The tract is subdivided to allow future access points to meet the minimum road design requirements in the Walker County Subdivision Regulations.

Please contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Steffanie M. DeLoss'.

Steffanie M. DeLoss, PE
Sr. Engineering Manager
Bleyl Engineering

Conroe

Bryan

bleylengineering.com

Austin

Houston

Advancing stronger, safer communities across Texas since 1997.

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A – PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name J & H Navasota Development		Application Number:
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 06/15/2024
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A3. Property Owner's Email Address [REDACTED]	A4. Property Owner's Telephone Number [REDACTED]	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) SADLER J (A-45), TRACT 25, ACRES 32.8305		
SECTION B – INFORMATION FOR PROPOSED SUBDIVISION TRACT		
(For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract SADLER J (A-45)	B2. Tax ID Number(s) of Parent Tract 14632	B3. Deed Volumes/Page 47105
B4. Existing or Proposed Name of Subdivision To Be Determined	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C – LIST OF ATTACHMENTS		
Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)	Exhibit #	
c.1 Warranty Deed C & R Water 4.5745 acres document number 52170	A	
c.2 Survey of 32.8 acres	B	
c.3 Deed for Original 37.405 Acres document number 47105	C	
c.4 Survey for 20 Acre Division Frontage to be 125 ft.	D	

SECTION D - VARIANCE REQUEST

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

- D.1 A Variance is requested to Section(s) A1.1 of the Subdivision Regulations of Walker County, Texas as follows:

Requesting variance to plat requirement to divide the
subject 32.8305 acres into 2 parcels 1 containing
12.8 acres, the other to contain 20.0305 acres each to have
the required 125 ft minimum frontage on FM 1375.

SECTION E - APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE

(All variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they apply)

- E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?
Yes _____ No x _____

If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.

- E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2"):

The variance is being requested to expedite the completion and further
development of Waverly Place

- E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?

Yes X _____ No _____

If yes please explain below:

If variance is denied it will cause delays in the completion of the overall development

Due to developers health this could be extremely detrimental.

- E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes _____ No X _____ Please list the additional measures below.

SECTION F - VARIANCE(S) GRANTED

F.1 A VARIANCE TO THE WALKER COUNTY SUBDIVISION REGULATIONS IS GRANTED AS FOLLOWS:

Approved with conditions as stated in items 1-5 in Bleyl Engineering letter dated 5-30-2024

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

Conditions #1-5 in Bleyl Engineering letter dated 5-30-2024 (attached)

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE CONDITIONS STATED HEREIN AND ANY OTHER CONDITIONS STATED WITHIN THE APPLICATION OR DURING THE PRESENTATION TO COMMISSIONERS COURT. ANY VIOLATION MAY RESULT IN THE IMMEDIATE SUSPENSION OR CANCELLATION OF THIS VARIANCE. VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY ALSO RESULT IN THE COMMISSIONERS COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

WARNING

THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE PUBLIC OR ADJACENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

DISCLAIMER

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR LOSS RESULTING FROM THE GRANTING OF THIS VARIANCE. THIS VARIANCE IS GRANTED IN RELIANCE UPON THE STATEMENTS AND EVIDENCE SUPPLIED BY THE APPLICANT AND HIS/HER AGENTS IN THE APPLICATION AND PRESENTATION TO COMMISSIONERS COURT.

I, James C. Hassell, do hereby acknowledge that I have reviewed the provisions, notices, warnings and disclaimers stated above and that I understand them, agree with them and intend to fully comply with them.

Signature of Owner/Applicant

James C. Hassell

Date

5-14-2024

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to Approved with this request for variance. Conditions as stated in F.2 above

Commissioner's Court Signature

[Signature]

Printed Name

Gott Christian

Date

6-3-24

Signature of Owner/Applicant acknowledging conditions after court action.

James C. Hassell

Date

8-20-2024



100 Nugent Street
Conroe, TX 77301
(936) 441-7833

May 30, 2024

Mr. Andrew Isbell
Walker County Planning & Development
1313 University Avenue
Huntsville, TX 77340

Re: Variance Request No. 3
James C. Hassell/J&H Navasota Development, LLC (90500-221)
Walker County

Mr. Isbell:

We reviewed a variance request to the Walker County Subdivision Regulations for the tract previously submitted as Waverly Place Section 2. The owner is requesting a variance to:

A1.1 – Allow the 32.8305-acre tract to be further subdivided without platting.

This tract previously received a variance to the subdivision regulations, which allowed a 4.5745-acre tract to be subdivided without platting contingent upon all other subdivisions complying with the Walker County Subdivision Regulations in full.

We offer no objection to deferring the platting requirement related to the subdivision of the 32.8305-acre tract into two tracts, being approximately 20 acres and 12.8 acres. We offer this “no objection” contingent upon the following:

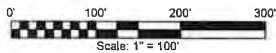
1. The subdivision includes no daughter tract less than 10 acres.
2. A minimum of 125' of frontage is provided for each daughter tract.
3. The daughter tract is platted before any construction occurs on that tract.
4. Before construction occurs on either daughter tract, each has a valid TxDOT permit for an access drive.
5. The tract is subdivided to allow future access points to meet the minimum road design requirements in the Walker County Subdivision Regulations.

Please contact me if you have any questions or require additional information.

Sincerely,

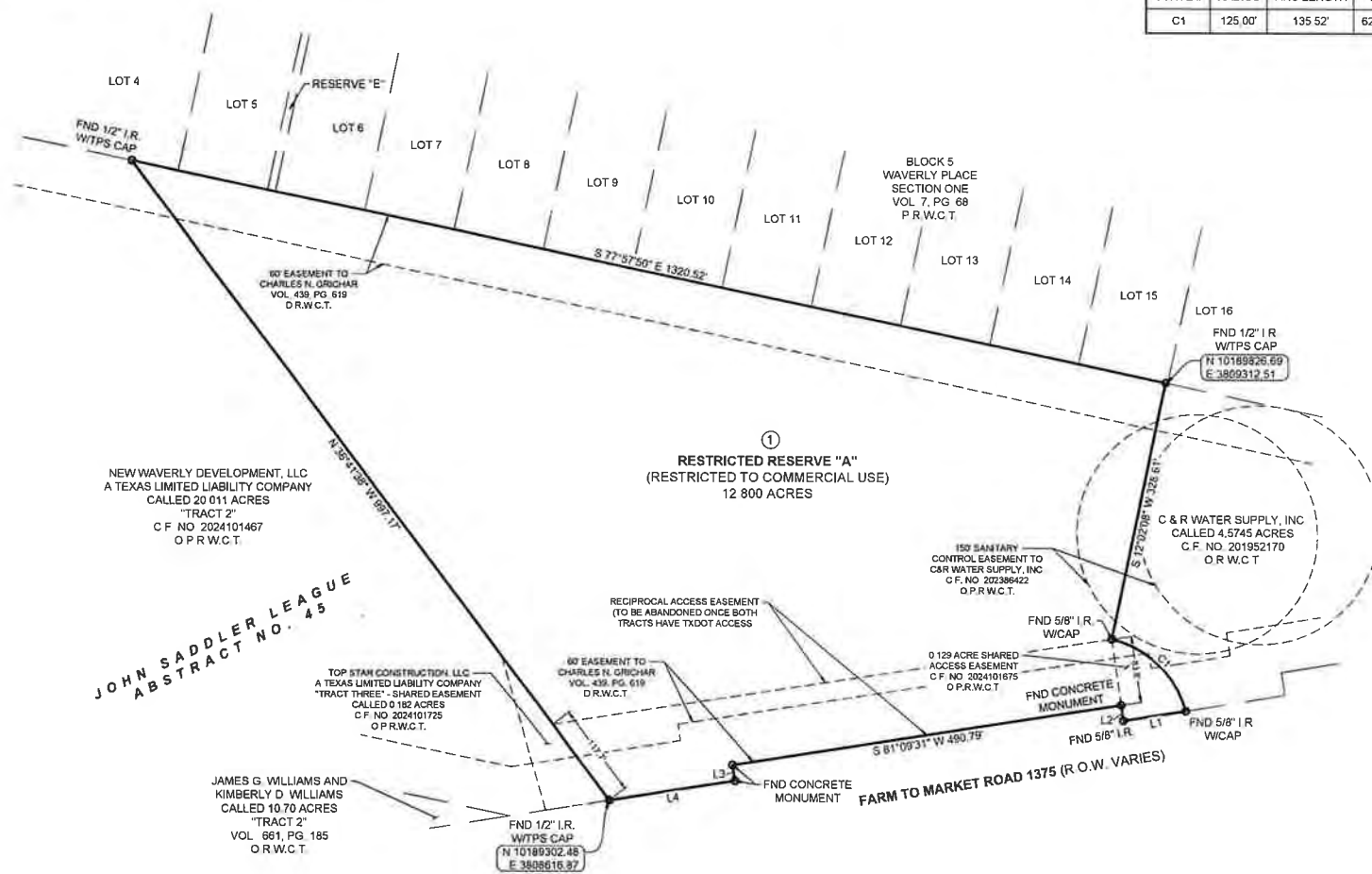
A handwritten signature in blue ink that reads 'Steffanie M. DeLoss'.

Steffanie M. DeLoss, PE
Sr. Engineering Manager
Bleyl Engineering



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	125.00'	135.52'	62° 07' 04"	S 45° 38' 56" E	128.98'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 81° 10' 17" W	78.54'
L2	N 07° 49' 55" W	19.52'
L3	S 08° 21' 16" E	20.18'
L4	S 81° 08' 11" W	158.90'



GENERAL NOTES

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER, GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48471C0500D, HAVING AN EFFECTIVE DATE OF 08-16-2011
- ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET
- PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION
- EASEMENT TO ENTERGY TEXAS, INC., AS SET FORTH UNDER C.F. NO(S) 202060854, AND 202168240, O.P.R.W.C.T. (BLANKET)
- EASEMENTS SHOWN HEREON ON BASED ON A PRIOR SURVEY PERFORMED BY TEXAS PROFESSIONAL SURVEYING DATED 09-04-2024
- PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LEGEND

○ I.R. W/CAP VOL. / PG. O.R.W.C.T. O.P.R.W.C.T. D.R.W.C.T. P.R.W.C.T. C.F. NO. R.O.W. U.E. FND ①	FOUND SURVEY MONUMENT (DESCRIBED) IRON ROD WITH CAP VOLUME / PAGE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS DEED RECORDS OF WALKER COUNTY, TEXAS PLAT RECORDS OF WALKER COUNTY, TEXAS CLERK'S FILE NUMBER RIGHT-OF-WAY UTILITY EASEMENT FOUND BLOCK NUMBER EASEMENT
--	---

TOP STAR YARD

BEING A SUBDIVISION OF 12 800 ACRES SITUATED IN THE JOHN SADDLER LEAGUE, ABSTRACT NO. 45, WALKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 12 80 ACRE TRACT KNOWN AS "TRACT TWO", RECORDED UNDER CLERK'S FILE NUMBER 2024101725, OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS

1 RESTRICTED RESERVE
SEPTEMBER 2025

OWNER
TOP STAR CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 480
CONROE, TEXAS 77305



SURVEYOR
TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 336.756.7447 Fax: 336.756.7448
www.surveyingtexas.com
Firm No. 10083400

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A - PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name Barbara McGilberry		Application Number.
A2. Property Owner's Street Address 		Date of Submittal: 10-3-25
City 	State 	ZIP Code
A3. Property Owner's Email Address 	A4. Property Owner's Telephone Number 	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) James Porter A-38, Tract 17, Acres 64.542 Abstract/Subdivision: 0038 Property ID 14064 Geographic ID #0038-113-0-11700		
SECTION B - INFORMATION FOR PROPOSED SUBDIVISION TRACT		
(For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract JAMES PORTER A-38	B2. Tax ID Number(s) of Parent Tract 14064	B3. Deed Volume/Page 220/497
B4. Existing or Proposed Name of Subdivision McGilberry-1	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C - LIST OF ATTACHMENTS		
Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
c.1 Warranty Deed for Parent Tract		A
c.2 Map of Property with section identified		B
c.3		
c.4		

SECTION D -VARIANCE REQUEST

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

- D.1 A Variance is requested to Section(s) 4.9 WCSR of the Subdivision Regulations of Walker County, Texas as follows:

APPLICANT REQUESTS THAT THE PLAT BE ALLOWED TO
EXCLUDE THE REMAINDER OF THE CALLED 64.542 AC
TRACT OUTSIDE OF THE 2.5 ACRE PROPOSED LOT FROM
THE PLAT BOUNDARY TO REMAIN AS RAW ACREAGE.

SECTION E - APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE

(All variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they apply)

- E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?
Yes _____ No X

If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.

- E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2"):

I want to sell 2.5 acres to an individual. I am requesting a
variance so that the remainder of the property will not be
platted. The remainder of the property will be split
among heirs in the future. It is for this reason as
well as increased tax cost that I am requesting a
variance.

- E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?

Yes ✓ No _____

If yes please explain below:

Cost and difficulty dividing among heirs in the
future.

- E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes _____ No X Please list the additional measures below.

SECTION F - VARIANCE(S) GRANTED

F.1 A VARIANCE TO THE WALKER COUNTY SUBDIVISION REGULATIONS IS GRANTED AS FOLLOWS:

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE:

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE CONDITIONS STATED HEREIN AND ANY OTHER CONDITIONS STATED WITHIN THE APPLICATION OR DURING THE PRESENTATION TO COMMISSIONERS COURT. ANY VARIATION MAY RESULT IN THE IMMEDIATE SUSPENSION OR CANCELLATION OF THIS VARIANCE. VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY ALSO RESULT IN THE COMMISSIONERS COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

WARNING

THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE PUBLIC OR ADJACENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

DISCLAIMER

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR LOSS RESULTING FROM THE GRANTING OF THIS VARIANCE. THIS VARIANCE IS GRANTED IN RELIANCE UPON THE STATEMENTS AND EVIDENCE SUPPLIED BY THE APPLICANT AND HIS/HER AGENTS IN THE APPLICATION AND PRESENTATION TO COMMISSIONERS COURT.

I, Barbara McGilberry, do hereby acknowledge that I have reviewed the provisions, notices, warnings and disclaimers stated above and that I understand them, agree with them and intend to fully comply with them.

Signature of Owner/Applicant <u>Barbara McGilberry</u>	Date <u>10-3-25</u>
---	------------------------

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to _____ this request for variance.

Commissioner's Court Signature	Printed Name	Date
--------------------------------	--------------	------

Signature of Owner/Applicant acknowledging conditions after court action.	Date
---	------

THE STATE OF TEXAS 0

00984

COUNTY OF WALKER 0

KNOW ALL MEN BY THESE PRESENTS:

That we, Estelle Hart, joined herein by her husband, M. G. Hart, of Harris County, Texas; Clarence McGilberry, of Dallas County, Texas; D. P. McGilberry, Jr., of Walker County, Texas; Alice Scheiner, joined herein by her husband, Stan Scheiner, of Dallas County, Texas; and Louis McGilberry, of Walker County, Texas, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars to us in hand paid by Odis McGilberry, the receipt of which is hereby acknowledged and confessed, together with other good and valuable considerations, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Odis McGilberry, of the County of Walker, State of Texas, the following described property, to-wit:

All that certain tract or parcel of land lying and situated in Walker County, Texas, out of the J. J. PORTER SURVEY, Abstract No. 38 and being a part of portion of that certain 490.8 acre tract of land described in a deed from Eva Gohlman to D. P. McGilberry, dated December 9, 1943, and recorded in Volume 103, page 456 of the Deed Records of Walker County, Texas, to which reference is hereby made for any and all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the SE corner of that certain 3 acre tract described in a deed from D. P. McGilberry, Sr., to D. P. McGilberry, Jr., dated April 11, 1955, and recorded in Volume 150, page 199 of the Deed Records of Walker County, Texas, a concrete right-of-way line of Highway No. 19 also being an East boundary line of the aforesaid referred to 490.8 acre tract;

THENCE two (2) lines with the aforesaid 490.8 acre tract as follows:

(1) S 36 deg 14' 36" W with the West right-of-way line of the aforesaid Highway No. 19, at 571.58 feet a 1/2" iron pipe set for corner witnessed by a 5" Pine brg N 30 deg 15' E 52.9 feet and a 5" Pine brg S 77 deg 30' W 6.7 feet;

(2) S 52 deg 50' 42" W at 194.44 feet intersect the North boundary line of that certain 5 acre tract described in a deed from D. P. McGilberry to Lewis McGilberry dated December 9, 1954, and recorded in Volume 150, page 143 of the Deed Records

Walker County, Texas, a 1/2" iron pipe set for corner witnessed by a 24" Post Oak brg N 13 deg E 52.8 feet;

THENCE N 53 deg 32' 05" W at 465.86 feet the North corner of the said 5 acre tract a 1-1/2" iron pipe found for corner witnessed by a 10" Pine brg N 38 deg 30' E 46.4 feet, a 17" Pine brg N 59 deg E 45.6 feet and a 16" Sweet Gum brg N 74 deg E 57.0 feet;

THENCE N 89 deg 22' 51" W at 2763.89 feet intersect a fence line, a 1/2" iron pipe set for corner witnessed by a 6" Pine brg S 44 deg 30' E 8.3 feet, a 6" Pine brg S 23 deg E 7.5 feet and a 13" Post Oak brg S 30 deg W 21.8 feet;

THENCE two lines with said fence as follows:

(1) N 43 deg 44' 47" E at 145.18 feet a 1-1/2" sq. iron bar found for corner witnessed by a 12" Pine brg N 20 deg E 24.9 feet, a 9" Post Oak brg N 45 deg E 25.6 feet and a 10" Pine brg N 77 deg 15' E 24.0 feet;

(2) N 25 deg 13' 55" W at 778.87 feet intersect the South margin of a graded public road known as the Jim Woods Road, a 1" iron bolt found for corner witnessed by a 4" Black Jack brg S 64 deg 15' E 15.0 feet, a 5" Pine brg S 31 deg 30' E 24.6 feet and a 10" Pine brg S 24 deg 15' E 40.9 feet;

THENCE thirteen (13) lines with the South margin of the said Jim Woods Road as follows:

- (1) N 89 deg 06' 33" E at 173.00 feet a point for corner;
- (2) N 74 deg 34' 13" E at 192.98 feet a point for corner;
- (3) N 82 deg 30' 53" E at 218.11 feet a point for corner;
- (4) N 77 deg 54' 35" E at 188.81 feet a point for corner;
- (5) N 76 deg 15' 18" E at 572.15 feet a point for corner;
- (6) N 82 deg 52' 52" E at 254.36 feet a point for corner;
- (7) N 88 deg 17' 20" E at 404.65 feet a point for corner;
- (8) N 78 deg 27' 36" E at 250.44 feet a point for corner;
- (9) N 71 deg 31' 50" E at 286.05 feet a point for corner;
- (10) N 79 deg 30' 23" E at 201.02 feet a point for corner;
- (11) N 86 deg 23' 21" E at 778.07 feet a point for corner;
- (12) S 88 deg 33' 46" E at 352.74 feet a point for corner;
- (13) S 82 deg 29' 55" E at 189.00 feet intersect the West boundary line of that certain 5 acre tract described in a deed from D. P. McGilberry to W. B. Moore as

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recorded in Volume 104, page 142 of the Deed Records of Walker County, Texas, a 1/2" iron pipe set for corner witnessed by a 12" Pine brg N 66 deg W 95.0 feet and a 10" Red Oak brg S 81 deg 15' W 110.7 feet;

THENCE two (2) lines with the said Moore 5 acre tract as follows:

(1) S 36 deg 16' 40" W at 401.48 feet the SW corner a 1/2" iron pipe set for corner witnessed by a 6" Pine brg N 1 deg 15' E 37.4 feet 5" Red Oak brg N 63 deg 15' W 41.7 feet and a 6" Pine brg N 21 deg 45' W 42.6 feet;

(2) S 71 deg 18' 26" E with the South boundary line at 96.43 feet the NW corner of that certain one acre tract described in a deed from D. P. McGilberry, Sr., et ux, to D. P. McGilberry, Jr., dated April 7, 1955, and recorded in Volume 150, page 180 of the Deed Records of Walker County, Texas, a 1/2" iron pin found for corner witnessed by a 20" Post Oak brg S 60 deg 15' W 24.4 feet;

THENCE two (2) lines with the said McGilberry one acre tract as follows:

(1) S 36 deg 25' 11" W at 206.11 feet the SW corner a 1/2" iron pipe set for corner;

(2) S 71 deg 56' 27" E with the South boundary line at 143.43 feet the NW corner of the aforesaid McGilberry 3 acre tract a 1/2" iron pin found for corner witnessed by a 16" Post Oak brg N 16 deg 30' E 32.1 feet;

THENCE two (2) lines with the said McGilberry 3 acre tract, as follows:

(1) S 36 deg 25' 11" W at 465.35 feet the SW corner a 1" axle found for corner witnessed by a 16" Post Oak brg N 16 deg 30' E 32.1 feet;

(2) S 71 deg 56' 27" E with the South boundary line at 281.91 feet the point and place of beginning and containing 97.19 acres of land, more or less, as surveyed by Everett Griffith, Jr. & Associates, Louis D. Leggett, Registered Public Surveyor, on December 2, 1968.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Odis McGilberry, his heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular, the said premises unto the said Odis McGilberry, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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WITNESS our hands this ____ day of _____, A.D. 1969.

Estelle Hart
ESTELLE HART

M. G. Hart
M. G. HART

Clarence McGilberry
CLARENCE MCGILBERRY

D. P. McGilberry, Jr.
D. P. MCGILBERRY, JR.

Alice Schreiner
ALICE SCHEINER

Stan Schreiner
STAN SCHEINER

Louis McGilberry
LOUIS MCGILBERRY

THE STATE OF TEXAS 0

COUNTY OF HARRIS 0

BEFORE ME, the undersigned authority, on this day personally appeared M. G. Hart and Estelle Hart, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Estelle Hart, wife of the said M. G. Hart, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Estelle Hart, acknowledged to me that such instrument is her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of

April, A.D. 1969.

George C. [Signature]
Notary Public, Harris County, Texas
My Commission Expires April 1, 1969
Bonded by Alexander Levee Lanyard Surety Corp.

THE STATE OF TEXAS 0

COUNTY OF DALLAS 0

BEFORE ME, the undersigned authority, on this day personally appeared Clarence McGilberry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of

June, A.D. 1969.

Wm. Elliott
Notary Public, Dallas County, Texas

THE STATE OF TEXAS 0

COUNTY OF WALKER 0

BEFORE ME, the undersigned authority, on this day personally appeared
D. P. McGilberry, Jr., known to me to be the person whose name is subscribed to
the foregoing instrument and acknowledged to me that he executed the same for

the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of

April, A.D. 1969.

William L. Wimberly
Notary Public, Walker County, Texas

THE STATE OF TEXAS 0

COUNTY OF DALLAS 0

BEFORE ME, the undersigned authority, on this day personally appeared
Stan Scheiner and Alice Scheiner, his wife, both known to me to be the persons whose
names are subscribed to the foregoing instrument and acknowledged to me that they
each executed the same for the purposes and consideration therein expressed, and
the said Alice Scheiner, wife of the said Stan Scheiner, having been examined by me
privily and apart from her husband and having the same fully explained to her, she,
the said Alice Scheiner, acknowledged to me that such instrument is her act and deed,
and she declared that she had willingly signed the same for the purposes and consi-
deration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23d day of

April, A.D. 1969.

John Allegro
Notary Public, Dallas County, Texas

THE STATE OF TEXAS 0

COUNTY OF WALKER 0

BEFORE ME, the undersigned authority, on this day personally appeared
Louis McGilberry, known to me to be the person whose name is subscribed to the

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foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of

April, A.D. 1969.



William S. Winkler
Notary Public, Walker County, Texas

THE STATE OF TEXAS, }
COUNTY OF WALKER } I, J. L. FERGUSON, CLERK OF THE COUNTY COURT, CERTIFY

THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THE
DAY OF April, 1969 AT 10:30 O'CLOCK AM, RECORDED
ON THE 5th DAY OF May, 1969 AT 9:52 O'CLOCK AM.

BY Lois Carroll DEPUTY

J. L. Ferguson
COUNTY COURT, WALKER COUNTY, TEXAS

LINE	BEARING	HORIZ DIST	CALL
L1	S75°25'14"E	81.29'	66.97'

WOOD FARM ROAD (ROW varies)

N 78°30'24" E 249.71'

N 84°53'08" E 140.00'

N 84°53'08" E 140.00'

N 75°03'24" E 250.44'

N 68°07'38" E 286.05'

N 76°06'11" E 201.65'

N 15°00'25" W 281.13'

ODIS MC GILBERRY

Called 6.164 Acres
Inst. No. 2019-52065
OPRWC 10/25/2019

S 15°00'25" E 264.03'

S 77°30'59" W 307.51'

KENNETH ROWE
Called 6.164 Acres
Inst. No. 2019-52065
OPRWC 10/25/2019

ODIS MC GILBERRY
Called 6.164 Acres
Inst. No. 2019-52065
OPRWC 10/25/2019

SURVEYED
001430 Sept
4.542 Acres

manufactured residence
w/ wood siding and
comp shingle roof

NOTES:

1. Property Address: 3675 St. HWY 19 Riverside Texas 77367.
2. Deeds of Record: (1) Estelle Hart, et al, to Odis McGilberry, Called 97.19 Acres, Volume 220, Page 497, Deed Records, 4/29/1969, (2) D.P. McGilberry and Pauline McGilberry to Odis D. McGilberry and Barbara McGilberry, Volume 159, Page 256, Deed Records, 5/17/1968; (3) Claudia D. Peterson to Barbara McGilberry, Called 0.277 Acres, Volume 1037, Page 639, Official Public Records, 8/24/2012.
3. All monuments set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 8706".
4. All bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone.
5. All distances shown hereon are grid and can be converted to surface horizontal distances by dividing by a combined scale factor of 0.99968.

S 87°08'12" W 1455.58'

ROBERT WARREN Called 10.36 Acres
Volume 220 Page 717 Deed Records
5/15/1969

I, Henry S. Maddux III, Registered Professional Land
Surveyor No. 6706, do certify that this plat represents
a survey made on the ground under my supervision
and that no omissions, under signs, or encroachments
were located on the property except as shown hereon

9/23/2025

Date

According to FEMA FIRM PANEL No. 48471C02750, Effective
Date of 8/16/2011, this property lies in Zone "X", an area outside
of the 0.2% chance flood plain (500 year flood plain).

0 100' 200'



ROBERT WARREN and RELODA WARREN Called 10.36 Acres Volume 220 Page 717 Deed Records 5/15/1969		PLAT OF
ODIS MC GILBERRY		
2.560 ACRES		
JAMES PORTER SURVEY A-38 WALKER COUNTY		
STARR SURVEYING TEXAS LICENSED SURVEY FIRM NO. 161152-1 3779 W. FM 436 Belton, Texas 76513 836-682-0077		
JOB NO. 20065	CUSTOMER: BARBARA MC GILBERRY	
DRWN HSM	DATE 09/23/2025	

VARIANCE REQUEST TO ON-SITE SEWAGE FACILITY REGULATIONS OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A – PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name NICK DESILVA - PINEY WOODS SOLAR LLC		Application Number:
A2. Building/Site Street Address SH 30W		Date of Submittal: 10/3/25
City HUNSTVILLE	State TX	ZIP Code 77340
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Solar Power Farm and Substation with direct interconnection to the utility.		
THE ABOVE NAMED PERMIT APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE CONDITIONS OF PERMIT APPROVAL, REGULATORY REQUIREMENTS, AND/OR CONSTRUCTION STANDARDS REQUIRED BY THE WALKER COUNTY ON-SITE SEWAGE FACILITY REGULATIONS.		
SECTION B – OTHER VARIANCE		
(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)		
B1. A Variance is requested to Section(s) <u>1.A</u> of the On-site Sewage Facility Regulations of Walker County, Texas and / or TAC 30, Chapter 285 as follows: Application: The Landowner or his or her legal representative must turn in a signed application, a signed copy of this sheet, a current valid deed of ownership, and pay the application fee. The application fee will not be refunded if the system is turned down, or the permit expires. We are requesting to not submit an application for an On-Site Sewage Facility, because we are not installing a septic system. This building will have a holding tank that will be serviced weekly instead of a septic system.		
SECTION C – JUSTIFICATION AND PRESENTATION OF FACTORS EFFECTING VARIANCE		
(This section must be completed by a Registered Sanitarian or Engineer.)		
C1. Is the variance being requested for a new on-site sewage facility, or for the modification of an existing OSSF? New <u>X</u> Existing _____ New Holding Tank in lieu of OSSF.		
C2. Has the proposed OSSF been installed prior to the request for or approval of a variance? Yes _____ Existing _____ No - N/A		

Initial ND

C3. Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E")
The County requires an OSSF permit for structures placed on land in Walker County.
However, the manufactured building being placed is temporary and will have a
holding tank rather than a full septic system. We're requesting variance from the OSSF
permit requirements since they will not be installing a septic system for this building.

C4. In the opinion of the below signed Registered Sanitarian or Registered Engineer responsible for the preparation of the planning materials that include the variance, will the on-site wastewater facility including the variant methods or installation measures requested provide conditions that will provide equivalent or greater protection of the public health and the environment by variant means?

Yes ☒ No ☐

Please explain below:

A sewage holding tank with regularly pumping services from a TCEQ
licensed contractor will provide equivalent public health measures when compared
to an OSSF.

C5. Is the OSSF for which the variance is being requested being installed on an existing small lot or tract created before January 1, 1998?

Yes ☐ No ☒

C6. Is the variance being requested for a separation distance?

Yes ☐ No ☒

If the answer is to question C6 is "Yes", then does the below signed Sanitarian or Engineer certify that to the best of his/her knowledge and ability that the provisions of TAC 30, Chapter 285 cannot be met on the site without the grant of a variance?

Yes ☐ No ☐

CERTIFICATION OF REGISTERED SANITARIAN OR ENGINEER

I, the below signed Engineer / Sanitarian do hereby certify that I have reviewed the planning materials and plans for the subject on-site sewage facility and have answered the questions in Section C to the best of my ability and in conformance with standard principles and practices. I further understand that my professional opinion may be relied upon for the issuance of a variance to the local order pertaining to on-site sewage facilities as it relates to equivalent protection of public health and safety and the environment, and a license to operate a system under said regulations.

Signature of Sanitarian/Engineer

Kimberly Montgomery

Date

10/8/25

(Seal)

Printed Name of Sanitarian/Engineer

Kimberly Montgomery

License #

TCEQ
21705

Maddie Rental
P.O. Box 11074

Initial ND

College Station, TX 77842
www.MaddieRental.com
979-230-9200

NOTICE

ALL INSTALLATION AND OPERATION OF THE ON-SITE SEWAGE FACILITY AND/OR ASSOCIATED DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE VARIANCES STATED HEREIN AND OTHER CONDITIONS STATED ON THE DEVELOPMENT PERMIT. ANY VARIATION WILL RESULT IN IMMEDIATE SUSPENSION OR TERMINATION OF THIS VARIANCE AND THE LICENSE TO OPERATE THE ON-SITE SEWAGE FACILITY. FLAGRANT VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY RESULT IN THE COMMISSIONER'S COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

WARNING

THE GRANTING OF A VARIANCE IS LIMITED TO THE PERMITTING STANDARDS AND LOCAL REGULATORY STANDARD ONLY. THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE HEALTH OF OCCUPANTS OR NEARBY PROPERTIES OR PROPERTY OWNERS, AND COMPLIES WITH ALL OTHER MINIMUM LOCAL, STATE, AND FEDERAL REGULATIONS.

DISCLAIMER

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR INJURIES RESULTING FROM A PERMIT FOR WHICH THIS VARIANCE IS GRANTED.

I, Nick DeSilva, do hereby acknowledge that I have reviewed the provisions, warnings, notices, and disclaimers stated above and that I understand them agree with them and intend to comply fully with them. I am fully aware that Walker County is not liable for damages resulting from the use of the on-site sewage facility or regulatory variance as approved for my property or facility. I further accept full responsibility for the risks, if any, associated with this variance. I also certify that the facts presented in this application are true, and that in the event I sell this property or structure in the future, that I will give notice of the variance to the purchaser prior to sale.

Signature of Owner/Applicant



Date

10/02/2025

SECTION D - ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reasons for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of Section 13 as outlined in the Walker County Order Adopting Rules for On-Site Sewage Facilities to _____ this request for variance.

This variance will expire in 12 months if the related license to operate is not issued within prior to that date.

Commissioner's Court Signature

Printed Name

Date