

**CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
AGENDA
NOTICE OF PUBLIC MEETING
ON NOVEMBER 16, 2020**

NOTICE IS HEREBY GIVEN PURSUANT TO THE REQUIREMENTS OF SECTION 551.001 *ET SEQ.*, TEXAS GOVERNMENT CODE, THAT THE BOARD OF DIRECTORS OF THE CALDWELL COUNTY APPRAISAL DISTRICT WILL MEET IN REGULAR SESSION, MONDAY, NOVEMBER 16, 2020, AT 6:00 P.M. IN THE CALDWELL COUNTY APPRAISAL DISTRICT OFFICE AT 211 BUFKIN LANE, LOCKHART, TEXAS. THE AGENDA IS AS FOLLOWS:

CALL TO ORDER

1. Public Comments. *At this time comments will be taken from the audience and comments may not exceed 6 minutes. To address the Board, please submit a Public Comment form to the Board Secretary prior to the start of the meeting.*
2. Collection Reports for October 2020.

DISCUSSION/ACTION

3. Discussion and consideration regarding private law firm attorney's fees in delinquent-tax litigation.
4. Consideration of and possible approval of Minutes of October 20, 2020 meeting.
5. Consideration of and possible approval of Financial Reports October 2020.
6. Discussion and consideration regarding properties omitted from the appraisal roll.
7. Consideration of and possible action regarding Railroad Corridor Property and Railroad Spur Property in the District.
8. Consideration of and possible approval of updated Chief Appraiser Evaluation Review Form.
9. Discussion and consideration of special utility district voting boundary lines.
10. Discussion and possible action regarding cancellation of December meeting.
11. Chief Appraiser's Report.
 - a. Appraisal update.
 - b. Collection update.
12. Board requests for future agenda items. *(No action or discussion may occur during this item)*
13. Adjourn.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E, including but not limited to consultation with counsel under section 551.071 and personnel-related matters authorized by section 551.074. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

**CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
NOVEMBER 16, 2020**

CALL TO ORDER

1. Public Comments.
2. Collection Reports for October 2020.
2a-2b

DISCUSSION/ACTION

3. Discussion and consideration regarding private law firm attorney's fees in delinquent-tax litigation.
4. Consideration of and possible approval of Minutes of October 20, 2020 meeting.
4a-4b
5. Consideration of and possible approval of Financial Reports October 2020.
5a-5i
6. Discussion and consideration regarding properties omitted from the appraisal roll.
6a-6m
7. Consideration of and possible action regarding Railroad Corridor Property and Railroad Spur Property in the District.
8. Consideration of and possible approval of updated Chief Appraiser Evaluation Review Form.
9. Discussion and consideration of special utility district voting boundary lines.
10. Discussion and possible action regarding cancellation of December meeting.
11. Chief Appraiser's Report.
 - a. Appraisal update.
 - b. Collection update.
12. Board requests for future agenda items. *(No action or discussion may occur during this item)*
13. Adjourn.

October 2020 Collections Report

Collections

Current Collections(2020)	\$ 2,185,304.14
Penalties & Interest	<u>\$ 0.00</u>
Total	\$ 2,185,304.14

Delinquent Collections(2019 & Prior)	\$ 202,556.32
Penalties & Interest	<u>\$ 63,445.93</u>
Total	\$ 266,002.25

Total Current/Delq. \$ 2,451,306.39

Current Balance (2020)

Delinquent Balance (2019 & Prior)

Total 2018 Levy	\$58,799,932.85	Beginning Balance	\$6,439,934.29
Adjustments	\$ (14,805.66)	Adjustments	\$ 49,876.66
Collections YTD	<u>\$ 2,185,304.14</u> 3.72%	Collections YTD	<u>\$ 202,556.32</u> 3.12%

Balance	\$56,599,823.05	Balance	\$6,287,254.63
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Last year at this time, Current Collections was 4.00%

Payment Agreements

Total Agreements (as of the 1st of the month) - 225

New Agreements - 14

Agreements Paid in Full - 15

Defaulted Agreements (as of the end of the month) - 6

*When payment agreements are defaulted, they are given to the Delinquent Tax Attorney.

Payment Agreements 2020

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	209	16	17	6
February	202	28	13	8
March	209	17	11	5
April	210	11	10	0
May	211	18	13	5
June	211	16	30	9
July	188	42	15	4
August	211	26	10	4
September	223	16	9	5
October	225	14	15	6
November				
December				

CALDWELL COUNTY APPRAISAL DISTRICT
MINUTES OF REGULAR MEETING
OCTOBER 20, 2020

The Board of Directors of the Caldwell County Appraisal District met in regular session on October 20, 2020 at 6:00 PM in the Caldwell County Appraisal District office located at 211 Bufkin Lane, Lockhart, Texas.

Those in attendance were Board Members Kathy Haigler, Alfredo Munoz, Lee Rust, Sonja Villalobos, Chief Appraiser Shanna Ramzinski, Administrative Assistant/Recording Secretary Phyllis Fischer, Counsel James Evans.

Sally Daniel absent.

CALL TO ORDER AT 6:04 PM

Item #1. Public Comments.

No Public Comments.

Item #2. Collection Report August and September 2020.

Shanna Ramzinski presented the Collection Reports of August and September 2020.

Item #3. Quarterly Delinquent Tax Collection Report.

Sam Turner of Linebarger, Goggan, Blair and Sampson presented the Quarterly Delinquent Tax Collection Report.

Item #4. 911 Quarterly Report.

Jaelyn Archer, Caldwell County 911 Coordinator, presented the 911 Quarterly Report.

Item #5. City of Luling Resolution to Disapprove 2021 CCAD Budget.

Shanna Ramzinski presented the City of Luling Resolution to Disapprove the 2021 CCAD Budget.

DISCUSSION/ACTION

Item #6. Consideration of and possible action regarding private law firm attorney's fees in delinquent-tax litigation.

There was discussion regarding private law firm attorney's fees in delinquent-tax litigation. James Evans and Sam Turner presented information. Sam Turner offered to reach out to the taxpayer and report back to the Board in November.

Item #7. Consideration of and possible approval of Minutes of September 1, 2020 meeting.

Shanna Ramzinski presented the Minutes of September 1, 2020 meeting. Kathy Haigler made a motion, seconded by Sonja Villalobos, to approve the Minutes of September 1, 2020. Motion carried 4-0-1.

Item #8. Consideration of and possible approval of Financial Report August and September 2020.

Shanna Ramzinski presented the Financial Reports for August and September, 2020. Alfredo Munoz made a motion, seconded by Sally Villalobos, to approve the Financial Reports for August and September, 2020. Motion carried 4-0-1.

Item #9. Discussion and consideration regarding properties omitted from the appraisal roll.

Shanna Ramzinski presented a report regarding properties omitted from the appraisal roll. No action taken.

Item #10. Consideration and possible action regarding evaluation of the Chief Appraiser.

There was discussion regarding the evaluation of the Chief Appraiser. Lee Rust made a motion, seconded by Sonja Villalobos, to table the agenda item until the November meeting. The motion failed 2-2-1.

There was a motion, made by Sonja Villalobos, seconded by Alfredo Munoz, to go into Executive Session. Motion carried 4-0-1.

The Board of Directors on October 20, 2020, beginning at 7:08 PM, will convene in a closed session in accordance with the Texas Open Meetings Act, for the purpose of discussing items listed under Texas Government Code Chapter 551. No final action, decision, or votes will be taken while the Board is in Executive Session.

EXECUTIVE SESSION, the Board met in Executive Session.
The Board ended its closed session at 8:06 PM on October 20, 2020.

Lee Rust presented the evaluation of the Chief Appraiser.

Item #11. Chief Appraiser's Report.

- a. Appraisal Update – quarterly spotlight, field inspections for 2021 have started, TAAO scholarships, new fleet truck, field appr position posted, continuing education, PVS for 2020 and MAPS review
- b. Collection update – tax statements were mailed out
- c. November meeting – the November meeting will be moved to 11/16 at 6 PM.

Item #12. Board requests for future agenda items.

- a. Special Utilities voting district boundary lines
- b. draft of new evaluation form for Chief Appraiser evaluation

Item #13. Adjourn.

Alfredo Munoz made a motion, seconded by Kathy Haigler, to adjourn. Motion carried 4-0-1.

Meeting adjourned at 8:29 PM.

Board Chairman

Board Secretary

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%	
70101	CHIEF APPRAISER	\$ 6,540.42	\$ 65,404.20	\$ 78,485.00	13,080.80	16.67
70102	DEPUTY CHIEF APPRAISER	3,764.58	37,645.80	45,175.00	7,529.20	16.67
70103	SYSTEM MGR/MAPPER	5,292.26	52,922.60	63,507.00	10,584.40	16.67
70105	FIELD APPRAISER II	2,592.13	26,895.79	33,885.00	6,989.21	20.63
70106	SENIOR APPRAISER I	3,652.66	36,526.60	43,832.00	7,305.40	16.67
70107	SENIOR APPRAISER II	2,823.76	15,013.25	41,597.00	26,583.75	63.91
70108	FIELD APPRAISER I	2,641.66	25,319.79	34,568.00	9,248.21	26.75
70109	FIELD APPRAISER III	2,707.76	27,077.60	32,493.00	5,415.40	16.67
70111	ADMINISTRATIVE ASST.	4,169.16	41,691.60	50,030.00	8,338.40	16.67
70112	DATA ENTRY TECHNICIAN	2,509.58	25,095.80	30,115.00	5,019.20	16.67
70113	SUPPORT TECH	3,063.84	30,638.40	36,766.00	6,127.60	16.67
70114	APPRAISAL CLERK	0.00	0.00	0.00	0.00	0.00
70120	FIELD APPRAISER IV	(2,234.92)	9,735.53	53,734.00	43,998.47	81.88
70135	PAYROLL CONTINGENCY	0.00	0.00	7,800.00	7,800.00	100.00
	TOTAL WAGES AND SALARIES	37,522.89	393,966.96	551,987.00	158,020.04	28.63
71000	PAYROLL TAX	3,207.37	32,779.33	45,000.00	12,220.67	27.16
71002	RETIREMENT / EMPLOYER	3,772.99	39,489.88	51,000.00	11,510.12	22.57
71004	HEALTH BENEFITS	245.76	67,560.33	107,400.00	39,839.67	37.09
71005	WORKERS COMP	1,989.74	1,858.74	2,750.00	891.26	32.41
71006	UNEMPLOYMENT	218.54	365.34	4,000.00	3,634.66	90.87
	DEDUCTIONS / BENEFITS	9,434.40	142,053.62	210,150.00	68,096.38	32.40
72000	APPR ENGINEERS	0.00	41,250.00	42,000.00	750.00	1.79
72001	APPR REVIEW BOARD	2,918.80	28,813.02	34,000.00	5,186.98	15.26
72002	AUDIT	0.00	6,100.00	6,200.00	100.00	1.61
72003	BOARD OF DIRECTORS	47.48	666.40	1,790.00	1,123.60	62.77
72004	DATA PROCESSING SERVICES	0.00	49,888.28	51,400.00	1,511.72	2.94
72007	JANITORIAL SERVICES	264.11	2,641.10	6,200.00	3,558.90	57.40
72008	LEGAL SERVICES	674.45	4,224.99	27,000.00	22,775.01	84.35
	TOTAL SERVICES	3,904.84	133,583.79	168,590.00	35,006.21	20.76
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501	MEMBERSHIP/DUES	845.00	3,247.50	3,800.00	552.50	14.54
72502	COMPUTER SUPPLIES	0.00	2,860.68	7,000.00	4,139.32	59.13
72504	EDUCATION / FEES	780.00	6,975.00	8,000.00	1,025.00	12.81
72505	INSURANCE LIABILITY	1,030.40	1,230.40	1,750.00	519.60	29.69
72506	INSURANCE BUILDING/ CONT	4,097.82	4,097.82	4,100.00	2.18	0.05
72507	LEGAL NOTICES / PRINTING	262.63	14,262.08	15,200.00	937.92	6.17
72508	MAINT - HARDWARE & EQUIP	640.00	5,844.50	8,700.00	2,855.50	32.82
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	50.95	1,172.74	5,000.00	3,827.26	76.55
72511	OFFICE SUPPLIES	501.26	3,097.21	7,800.00	4,702.79	60.29
72512	POSTAGE	2,310.00	22,696.37	26,200.00	3,503.63	13.37
72513	POSTAGE METER/BOX RENTA	0.00	3,119.05	4,425.00	1,305.95	29.51
72514	SUBSCRIPTION & BOOKS	135.00	5,860.65	6,860.00	999.35	14.57
72515	RENTAL COPIER	219.66	1,863.68	2,650.00	786.32	29.67
72516	ELECTRICITY	532.47	4,968.85	9,000.00	4,031.15	44.79
72517	TELEPHONE	894.77	7,993.58	13,400.00	5,406.42	40.35
72518	WATER & SEWER	291.53	2,745.19	3,500.00	754.81	21.57
72519	MORTGAGE	4,527.30	45,273.00	54,520.00	9,247.00	16.96
72520	BUILDING MAINT	889.66	3,638.68	5,000.00	1,361.32	27.23
72523	FUEL - VEHICLE	0.00	1,773.48	7,200.00	5,426.52	75.37
72524	MAINT. - VEHICLE	47.63	6,118.06	6,200.00	81.94	1.32

For Management Purposes Only

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72525	INS - VEHICLE	2,129.54	2,129.54	270.46	11.27
	TOTAL GENERAL EXPENSES	<u>20,185.62</u>	<u>150,968.06</u>	<u>52,986.94</u>	25.98
79000	OFFICE EQUIPMENT	0.00	4,201.49	798.51	15.97
79001	COMPUTER EQUIPMENT	0.00	5,468.74	23,031.26	80.81
79002	BUILDING EXPENSE	0.00	0.00	5,000.00	100.00
79003	VEHICLE	0.00	23,163.70	1,836.30	7.35
79990	CONTINGENCY	220.00	(2,032.35)	12,032.35	120.32
	TOTAL CAPITAL INVESTMENT	<u>220.00</u>	<u>30,801.58</u>	<u>42,698.42</u>	58.09
	TOTAL EXPENSES	<u>\$ (71,267.75)</u>	<u>\$ (851,374.01)</u>	<u>\$ (356,807.99)</u>	29.53

Caldwell County Appraisal District
EXPENSE STATEMENT - COLLECTION
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70120 DEPUTY TAX COLLECTOR	\$ 4,418.42	\$ 44,184.20	\$ 53,021.00	8,836.80	16.67
90-70121 COLLECTION SPECIALIST	2,933.34	29,333.40	35,200.00	5,866.60	16.67
90-70126 PUBLIC ASSISTANT	2,276.34	22,763.40	27,316.00	4,552.60	16.67
90-70135 PAYROLL CONTINGENCY	0.00	0.00	1,500.00	1,500.00	100.00
TOTAL WAGES AND SALARIES	9,628.10	96,281.00	117,037.00	20,756.00	17.73
90-71000 PAYROLL TAX	728.98	7,292.10	9,250.00	1,957.90	21.17
90-71002 RETIREMENT/EMPLOYER	913.70	9,137.00	11,500.00	2,363.00	20.55
90-71004 HEALTH BENEFITS	86.53	13,768.42	27,700.00	13,931.58	50.29
90-71005 WORKER COMP	594.34	594.34	875.00	280.66	32.08
90-71006 UNEMPLOYMENT	65.28	95.49	3,375.00	3,279.51	97.17
DEDUCTIONS / BENEFITS	2,388.83	30,887.35	52,700.00	21,812.65	41.39
90-72002 AUDIT	0.00	1,700.00	1,800.00	100.00	5.56
90-72004 DATA PROCESSING SERVICES	0.00	19,099.53	19,450.00	350.47	1.80
90-72005 COUNTY EMPLOYEE CONTRACT	1,584.68	13,600.76	17,500.00	3,899.24	22.28
90-72007 JANITORIAL SERVICE	78.89	788.90	2,500.00	1,711.10	68.44
90-72008 LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
TOTAL SERVICES	1,663.57	35,189.19	43,750.00	8,560.81	19.57
90-72500 BOND/ NOTARY	0.00	71.00	200.00	129.00	64.50
90-72501 MEMBERSHIP/ DUES	270.00	460.00	700.00	240.00	34.29
90-72502 COMPUTER SUPPLIES	0.00	703.00	2,300.00	1,597.00	69.43
90-72504 EDUCATION & FEES	0.00	805.00	3,400.00	2,595.00	76.32
90-72505 INSURANCE - LIABILITY	757.54	757.54	850.00	92.46	10.88
90-72506 INSURANCE BUILDING/CONTENT	1,289.74	1,289.74	1,300.00	10.26	0.79
90-72507 LEGAL NOTICES/PRINTING	9,632.49	9,883.58	10,300.00	416.42	4.04
90-72508 MAINT - HARDWARE/EQUIP	0.00	598.75	2,600.00	2,001.25	76.97
90-72509 MAINT - OFFICE EQUIP	0.00	1,055.00	1,500.00	445.00	29.67
90-72510 MILEAGE & TRAVEL	47.73	304.18	2,800.00	2,495.82	89.14
90-72511 OFFICE SUPPLIES	465.68	1,415.08	3,200.00	1,784.92	55.78
90-72512 POSTAGE	690.00	11,450.00	15,000.00	3,550.00	23.67
90-72513 POSTAGE METER/BOX RENTAL	0.00	849.81	1,400.00	550.19	39.30
90-72515 RENTAL - COPIER	81.08	785.92	1,800.00	1,014.08	56.34
90-72516 ELECTRICITY	159.05	1,484.19	3,000.00	1,515.81	50.53
90-72517 TELEPHONE	278.30	2,484.62	3,400.00	915.38	26.92
90-72518 WATER & SEWER	87.08	820.01	1,200.00	379.99	31.67
90-72519 MORTGAGE	1,352.31	13,523.10	16,500.00	2,976.90	18.04
90-72520 BUILDING MAINT.	265.74	1,054.02	2,100.00	1,045.98	49.81
TOTAL GENERAL EXPENSES	15,376.74	49,794.54	73,550.00	23,755.46	32.30
90-79000 OFFICE EQUIPMENT	0.00	447.97	2,000.00	1,552.03	77.60
90-79001 COMPUTER EQUIPMENT	0.00	130.30	9,200.00	9,069.70	98.58
90-79002 BUILDING EXPENSE	0.00	0.00	2,200.00	2,200.00	100.00
90-79990 CONTINGENCY	0.00	(500.52)	3,000.00	3,500.52	116.68
TOTAL CAPITAL INVESTMENTS	0.00	77.75	16,400.00	16,322.25	99.53
TOTAL EXPENSES	\$ (29,057.24)	\$ (212,229.83)	\$ (303,437.00)	(91,207.17)	30.06

Caldwell County Appraisal District
INCOME STATEMENT- APPRAISAL
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 99,087.92	\$ 99,087.94	0.02	0.00
CITY OF LULING	0.00	27,249.60	27,249.59	(0.01)	0.00
CITY OF MARTINDALE	0.00	6,728.80	6,728.81	0.01	0.00
CITY OF MUSTANG RIDGE	0.00	2,546.44	2,546.44	0.00	0.00
CITY OF NIEDERWALD	0.00	807.80	807.79	(0.01)	0.00
CITY OF UHLAND	0.00	533.52	533.52	0.00	0.00
CALDWELL COUNTY	0.00	386,821.56	386,821.58	0.02	0.00
LOCKHART ISD	0.00	401,233.72	401,233.71	(0.01)	0.00
LULING ISD	0.00	101,839.48	101,839.47	(0.01)	0.00
PRAIRIE LEA ISD	0.00	21,251.76	21,251.76	0.00	0.00
PLUM CREEK CONS DIST	0.00	6,765.52	6,765.51	(0.01)	0.00
PLUM CREEK UNDERGROU	0.00	6,308.24	6,308.24	0.00	0.00
GONZALES ISD	0.00	8,027.28	8,027.30	0.02	0.00
WAELDER ISD	0.00	4,920.64	4,920.63	(0.01)	0.00
SAN MARCOS ISD	0.00	44,767.08	44,767.08	0.00	0.00
HAYS ISD	0.00	10,645.84	10,645.84	0.00	0.00
GONZALES COUNTY UWD	0.00	157.44	157.42	(0.02)	(0.01)
CALDWELL-HAYS ESD1	0.00	9,081.52	9,081.53	0.01	0.00
CITY OF SAN MARCOS	0.00	3,477.44	3,477.42	(0.02)	0.00
CALDWELL ESD #2	0.00	2,564.68	2,564.67	(0.01)	0.00
CALDWELL ESD #3	0.00	2,449.68	2,449.66	(0.02)	0.00
CALDWELL ESD #4	0.00	2,568.80	2,568.79	(0.01)	0.00
AUSTIN COMMUNITY COLL	0.00	747.28	747.29	0.01	0.00
Total Revenues	0.00	1,150,582.04	1,150,581.99	(0.05)	0.00
TOTAL BUDGET REV	\$ 0.00	\$ 1,150,582.04	\$ 1,150,581.99	(0.05)	0.00
COPIES MISC REVENUE	\$ (150.00)	\$ (1,769.95)	\$ 0.00	1,769.95	0.00
INTEREST INCOME REVENU	(268.13)	(3,578.24)	0.00	3,578.24	0.00
TOTAL OTHER REVENUE	(418.13)	(5,348.19)	0.00	5,348.19	0.00

Caldwell County Appraisal District
INCOME STATEMENT- COLLECTION
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 27,111.04	\$ 27,111.04	0.00	0.00
CITY OF LULING	0.00	7,560.12	7,560.12	0.00	0.00
CITY OF MARTINDALE	0.00	1,841.04	1,841.04	0.00	0.00
CITY OF MUSTANG RIDGE	0.00	696.72	696.72	0.00	0.00
CITY OF NIEDERWALD	0.00	221.00	221.02	0.02	0.01
CITY OF UHLAND	0.00	145.96	145.97	0.01	0.01
CALDWELL COUNTY	0.00	105,836.68	105,836.67	(0.01)	0.00
LOCKHART ISD	0.00	109,779.92	109,779.91	(0.01)	0.00
LULING ISD	0.00	32,403.68	32,403.66	(0.02)	0.00
PRAIRIE LEA ISD	0.00	8,161.16	8,161.16	0.00	0.00
PLUM CREEK CONS DIST	0.00	1,851.08	1,851.08	0.00	0.00
PLUM CREEK UNDERGROUND	0.00	1,725.96	1,725.97	0.01	0.00
GONZALES COUNTY UWD	0.00	43.08	43.07	(0.01)	(0.02)
CALDWELL-HAYS ESD1	0.00	2,484.76	2,484.76	0.00	0.00
CALDWELL ESD #2	0.00	701.72	701.71	(0.01)	0.00
CALDWELL ESD #3	0.00	670.24	670.24	0.00	0.00
CALDWELL ESD #4	0.00	702.84	702.84	0.00	0.00
Total Revenues	0.00	301,937.00	301,936.98	(0.02)	0.00
TAX CERTIFICATES	(30.00)	(890.00)	0.00	890.00	0.00
TOTAL TAX CERT. REVENUE	(30.00)	(890.00)	0.00	890.00	0.00
TOTAL BUDGET REVENUE	\$ 30.00	\$ 302,827.00	\$ 301,936.98	(890.02)	(0.29)
RETURN CHECK FEE	\$ 0.00	\$ (550.00)	\$ 0.00	550.00	0.00
BUS PP RENDITION PENALTY	(38.30)	(1,471.23)	0.00	1,471.23	0.00
OFFICE RENTAL INCOME	(100.00)	(1,000.00)	0.00	1,000.00	0.00
TOTAL OTHER REVENUE	(138.30)	(3,021.23)	0.00	3,021.23	0.00
DELINQUENT ATTORNEY FEES- L	(35,167.68)	(35,167.68)	0.00	35,167.68	0.00
DELINQUENT ATTORNEY FEES- P	(7,140.96)	(7,140.96)	0.00	7,140.96	0.00
DELINQUENT ABSTRACT FEES- L	(225.00)	(225.00)	0.00	225.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
TOTAL DELINQUENT ATTORNEY	(42,533.64)	(42,533.64)	0.00	42,533.64	0.00

**Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/1/20	009112	30027	SEP 2020 INSURANCE PAYABLE INV #600793	432.25	
		71004	SEP 2020 CANCER - APPR	165.96	
		90-71004	SEP 2020 CANCER- COLL	66.39	
		10000	AFLAC INS.		664.60
10/1/20	009114	72517	OCT 2020 IPAD UNITS APPRAISERS	234.44	
		10000	AT&T Mobility		234.44
10/1/20	009115	90-72005	OCT 2020 LULING EMPLOYEE SALARY	1,584.68	
		10000	CALDWELL COUNTY TREASURER		1,584.68
10/1/20	009116	72507	DECALS 2020 F150	108.94	
		10000	LASR Signs		108.94
10/1/20	009117	72511	REIMBURSEMENT	51.74	
		10000	Shanna Ramzinski		51.74
10/1/20	009118	72524	ROUTINE MAINTENANCE VEH#08501	47.63	
		10000	Ford Lockhart Motor Company		47.63
10/1/20	009119	72507	AG ADV BD ADVERT	19.44	
		10000	LOCKHART POST-REGISTER		19.44
10/1/20	009120	72507	NOTICES - COMM APPR/LANDMAN/PU BLIC HEARING	114.75	
		10000	LULING NEWSBOY		114.75
10/1/20	009121	72501	2020 MEMBERSHIP DUES - APPR	845.00	
		90-72501	2020 MEMBERSHIP DUES - COLL	270.00	
		10000	Texas Assoc. Assessing Officers		1,115.00
10/1/20	009122	71006	2020 QTR #3 UNEMPLOYMENT FUND - APPR	218.54	
		90-71006	2020 QTR #3 UNEMPLOYMENT FUND - COLL	65.28	
		10000	Texas Assoc. of Counties		283.82
10/13/20	009123	72007	INV #15915 OCT 2020 JANITORIAL SERVICES - APPR	264.11	
		90-72007	INV #15915 OCT 2020 JANITORIAL SERVICES - COLL	78.89	
		10000	Buildingstars		343.00

**Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020**

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/13/20	009124	90-72510	JUL/AUG/SEP 2020 MILEAGE REIMBURSEMENT	47.73	
		10000	Vicki Schneider		47.73
10/13/20	009125	72520	INV #666590866-4 4TH QTR 2020 PEST CONTROL APPR	65.45	
		90-72520	INV #666590866-4 4TH QTR 2020 PEST CONTROL COLL	19.55	
		10000	ABC Home & Commercial Services		85.00
10/13/20	009127	72008	SEP 2020 LEGAL SERVICES	674.45	
		10000	LOW SWINNEY EVANS & JAMES PLLC		674.45
10/13/20	009128	72003	EMPL BDAY - EG	17.48	
		72504	EDUCATION FEES - APPR	480.00	
		72511	OFFICE SUPP - APPR	139.71	
		90-72511	OFFICE SUPP - COLL	38.29	
		72517	RING CENTRAL - APPR	544.75	
		90-72517	RING CENTRAL - COLL	162.72	
		72508	VEH MAINT/TX TAG REPLENISH	240.00	
		10000	CARD SERVICE CENTER		1,622.95
10/13/20	009129	72001	REIMBURSEMENT	68.80	
		10000	Phyllis Fischer		68.80
10/13/20	009130	72003	REIMBURSEMENT	30.00	
		10000	Kristie Wimberly		30.00
10/13/20	009131	72508	INV #2020-10-01-CCAD SEP 2020 COMPUTER SERVICES	400.00	
		10000	N Metzler Consulting		400.00
10/13/20	009132	72511	OFFICE SUPPLIES - APPR	287.49	
		90-72511	OFFICE SUPPLIES - COLL	51.72	
		10000	OFFICE DEPOT		339.21
10/13/20	009134	90-72511	ENVELOPES - STATEMENTS	369.00	
		90-72507	NEWSLETTER FOR STMTS	1,436.00	
		10000	Variverge WEST TEXAS MICROGRAPHICS		1,805.00
10/13/20	009135	72512	SEP 2020 POSTAGE REFILL - APPR	2,310.00	
		90-72512	SEP 2020 POSTAGE REFILL - COLL	690.00	

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		10000	REFILL - COLL PITNEY BOWES		3,000.00
10/13/20	009136	72525	AUTO LIABILITY	2,129.54	
		72505	E & O LIABILITY	1,030.40	
		90-72505	LIABILITY INS - COLL	757.54	
		79990	CONTENTS - APPR	220.00	
		72506	CONTENTS - APPR	4,097.82	
		90-72506	CONTENTS - COLL	1,289.74	
		71005	WORKERS' COMP - APPR	1,989.74	
		90-71005	WORKERS' COMP - COLL	594.34	
		10000	Texas Municipal League		12,109.12
10/13/20	009137	72514	INV #9073 2020 AIRCRAFT APPRAISAL	135.00	
		10000	VREF PUBLISHING INC		135.00
10/13/20	009138	72515	INV #715196085 SEP 2020 APPR COPY CHARGES	219.66	
		10000	XEROX CORP		219.66
10/13/20	009139	90-72515	INV #011516354 SEP 2020 COLL PRINT CHARGES	81.08	
		10000	XEROX CORP		81.08
10/13/20	009140	71004	OCT 2020 AD&D - APPR	8.40	
		90-71004	OCT 2020 AD&D - COLL	2.12	
		71004	OCT 2020 LIFE - APPR	71.40	
		90-71004	OCT 2020 LIFE - COLL	18.02	
		30029	SEP 2020 DENTAL PAYABLE	458.37	
		30027	SEP 2020 VISION PAYABLE	82.59	
		10000	UHS Premium Billing		640.90
10/13/20	009141	72507	AG ADVISORY BD	19.50	
		10000	LULING NEWSBOY		19.50
10/14/20	009142	90-72517	OCT 2020 LINE CHARGE LULING	115.58	
		10000	SPECTRUM BUSINESS		115.58
10/22/20	009148	72516	SEP 2020 ELECTRICITY - APPR	532.47	
		90-72516	SEP 2020 ELECTRICITY- COLL	159.05	
		72518	SEP 2020 WATER & SEWER - APPR	291.53	
		90-72518	SEP 2020 WATER & SEWER - COLL	87.08	
		10000	City of Lockhart		1,070.13

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/22/20	009149	72519	OCT 2020 BUILDING LOAN PAYMENT - APPR	4,527.30	
		90-72519	OCT 2020 BUILDING LOAN PAYMENT - COLL	1,352.31	
		10000	First Lockhart National Bank		5,879.61
10/22/20	009150	72520	NOV 2020 LAWN SERVICES - APPR	246.40	
		90-72520	NOV 2020 LAWN SERVICES - COLL	73.60	
		10000	Jesus Gonzales		320.00
10/22/20	009151	72517	OCT 2020 LINE CHARGE - LOCKHART	115.58	
		10000	SPECTRUM BUSINESS		115.58
10/22/20	009152	72510	JUL/AUG/SEP 2020 MILEAGE REIMBURSEMENT	50.95	
		10000	Phyllis Fischer		50.95
10/22/20	009153	72511	WATER DELIVERY - APPR	22.32	
		90-72511	WATER DELIVERY - COLL	6.67	
		10000	HILL COUNTRY SPRINGS		28.99
10/22/20	009154	72504	MATH TUTORIALS - SJR	300.00	
		10000	Texas Assoc. Appraisal Districts		300.00
10/29/20	009155	90-72507	INV #30628 PRINT TAX STMTS	8,196.49	
		10000	Variverge		8,196.49
10/29/20	009156	72520	INV #409 PLUMBING REPAIR - APPR	577.81	
		90-72520	INV #409 PLUMBING REPAIR - COLL	172.59	
		10000	ALOHA HOME & COMMERCIAL		750.40
	Total			42,674.17	42,674.17

Caldwell County Appraisal District

Properties without a Caldwell County Property ID Account number

Map ID Number	Description	Count
0	Unknown Property Ownership	69
1	Outside County Boundary	74
2	City Owned / Street / Alley	12
3	County Owned No Account	2
4	Gap between Surveys	3
5	Old Railroad not abandoned	2

Original unknown ownership count was 74 parcels as of August 1, 2020

Updated as of November 9, 2020

Caldwell County Unknown Property List

Tract	Completed	Prop-ID	Description	Comments
0	8/18/2020	25449	Northwest corner of Hackberry & Newton	Corrected map. Lot size was correct in PACS. No new value addedd.
1	8/31/2020	16961	5 foot strip behind #16961	Corrected map and added square feet to PACS. \$500 added value
2	9/16/2020	27897	Small triangle at NW River road and Skull Crossing	Acreage in PACS was correct. No new value added
3	10/14/2020	22024	Strip along West side of #22024	Linda Hamilton deed didn't incl Lane, but was intended to purchase
4		77645	Land between #77645 & #27008, approximately 19.88 Acres	Deeds drawn on most all surrounding tracts
5	11/9/2020	39276	Triangle strip next to #39276 possibly old Martindale tract	PID # 120155
6		25568	Next to #25668 on Hackberry two tracts next door has new survey	
7		26086	Next to #26806 on Martin Street	
8		25650	Next to #25650 on Jones Street "Simmons"	
9		35183	Next to #35183 off Memorial Drive. Possible City greenbelt??	
10		25476	Next to #2547 at Trinity and Opal Street	
11		31916	Next to #31916 off Fourth Street in Maxwell	
12		28183	Next to #28183 on FM 1984 in Reedville	
13		26690	Next to #26990 on Hwy 80 possible right-of-way	
14		33630	Next to #33630 SW corner Taylorsville Road & Hwy 86	Was the old Fischer general store
15		23130	West of #23130 could be old SA&AP Railroad not abandoned	
16		20905	Next to #20905 need to verify plat & replat	
17		18229	West of #18229 intersection Proctor & Alex	
18		19731	Next to #19731 could be LCRA	
19		20197	Next to 20197 gap between surveys	
20		32361	Next to #32361 & #10330 on FM 1854 in Dale. Two tracts	
21		18595	Next to #18595 discovered as unknown per recent survey plat	
22		24010	Next to #24010 discovered as unknown per recent recorded subdiv.	
23		25950	Next to #25950 gap between deeds.	
24		51335	Next to #51335 old private road	
25		27996	Next to #27996 Old Stone Addition plat shows a church	
26		27751	Next to #27751 abandoned land after 2000 flood	
27		16936	Next to #16936 gap per deed	
28		22236	Next to #22236 & #22100 Old railroad and small sliver on FM 2984	
29		35231	Next to #35231 old lots surrounding Rosenwald school	
30		23622	Next to #23622 old Alley abandoned maybe??	

**CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
AGENDA
NOTICE OF PUBLIC MEETING
ON NOVEMBER 16, 2020**

NOTICE IS HEREBY GIVEN PURSUANT TO THE REQUIREMENTS OF SECTION 551.001 *ET SEQ.*, TEXAS GOVERNMENT CODE, THAT THE BOARD OF DIRECTORS OF THE CALDWELL COUNTY APPRAISAL DISTRICT WILL MEET IN REGULAR SESSION, MONDAY, NOVEMBER 16, 2020, AT 6:00 P.M. IN THE CALDWELL COUNTY APPRAISAL DISTRICT OFFICE AT 211 BUFKIN LANE, LOCKHART, TEXAS. THE AGENDA IS AS FOLLOWS:

CALL TO ORDER

1. Public Comments. *At this time comments will be taken from the audience and comments may not exceed 6 minutes. To address the Board, please submit a Public Comment form to the Board Secretary prior to the start of the meeting.*
2. Collection Reports for October 2020.

DISCUSSION/ACTION

3. Discussion and consideration regarding private law firm attorney's fees in delinquent-tax litigation.
4. Consideration of and possible approval of Minutes of October 20, 2020 meeting.
5. Consideration of and possible approval of Financial Reports October 2020.
6. Discussion and consideration regarding properties omitted from the appraisal roll.
7. Consideration of and possible action regarding Railroad Corridor Property and Railroad Spur Property in the District.
8. Consideration of and possible approval of updated Chief Appraiser Evaluation Review Form.
9. Discussion and consideration of special utility district voting boundary lines.
10. Discussion and possible action regarding cancellation of December meeting.
11. Chief Appraiser's Report.
 - a. Appraisal update.
 - b. Collection update.
12. Board requests for future agenda items. *(No action or discussion may occur during this item)*
13. Adjourn.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E, including but not limited to consultation with counsel under section 551.071 and personnel-related matters authorized by section 551.074. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
NOVEMBER 16, 2020

CALL TO ORDER

1. Public Comments.
2. Collection Reports for October 2020.
2a-2b

DISCUSSION/ACTION

3. Discussion and consideration regarding private law firm attorney's fees in delinquent-tax litigation.
4. Consideration of and possible approval of Minutes of October 20, 2020 meeting.
4a-4b
5. Consideration of and possible approval of Financial Reports October 2020.
5a-5i
6. Discussion and consideration regarding properties omitted from the appraisal roll.
6a-6m
7. Consideration of and possible action regarding Railroad Corridor Property and Railroad Spur Property in the District.
8. Consideration of and possible approval of updated Chief Appraiser Evaluation Review Form.
9. Discussion and consideration of special utility district voting boundary lines.
10. Discussion and possible action regarding cancellation of December meeting.
11. Chief Appraiser's Report.
 - a. Appraisal update.
 - b. Collection update.
12. Board requests for future agenda items. *(No action or discussion may occur during this item)*
13. Adjourn.

October 2020 Collections Report

Collections

Current Collections(2020)	\$ 2,185,304.14
Penalties & Interest	<u>\$ 0.00</u>

Total	\$ 2,185,304.14
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Delinquent Collections(2019 & Prior)	\$ 202,556.32
Penalties & Interest	<u>\$ 63,445.93</u>

Total	\$ 266,002.25
-------	---------------

Total Current/Delq.	\$ 2,451,306.39
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Current Balance (2020)

Delinquent Balance (2019 & Prior)

Total 2018 Levy	\$58,799,932.85	Beginning Balance	\$6,439,934.29
Adjustments	\$ (14,805.66)	Adjustments	\$ 49,876.66
Collections YTD	<u>\$ 2,185,304.14</u> 3.72%	Collections YTD	<u>\$ 202,556.32</u> 3.12%

Balance	\$56,599,823.05	Balance	\$6,287,254.63
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Last year at this time, Current Collections was 4.00%

Payment Agreements

Total Agreements (as of the 1st of the month) - 225

New Agreements - 14

Agreements Paid in Full - 15

Defaulted Agreements (as of the end of the month) - 6

*When payment agreements are defaulted, they are given to the Delinquent Tax Attorney.

Payment Agreements 2020

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	209	16	17	6
February	202	28	13	8
March	209	17	11	5
April	210	11	10	0
May	211	18	13	5
June	211	16	30	9
July	188	42	15	4
August	211	26	10	4
September	223	16	9	5
October	225	14	15	6
November				
December				

**CALDWELL COUNTY APPRAISAL DISTRICT
MINUTES OF REGULAR MEETING
OCTOBER 20, 2020**

The Board of Directors of the Caldwell County Appraisal District met in regular session on October 20, 2020 at 6:00 PM in the Caldwell County Appraisal District office located at 211 Bufkin Lane, Lockhart, Texas.

Those in attendance were Board Members Kathy Haigler, Alfredo Munoz, Lee Rust, Sonja Villalobos, Chief Appraiser Shanna Ramzinski, Administrative Assistant/Recording Secretary Phyllis Fischer, Counsel James Evans.

Sally Daniel absent.

CALL TO ORDER AT 6:04 PM

Item #1. Public Comments.

No Public Comments.

Item #2. Collection Report August and September 2020.

Shanna Ramzinski presented the Collection Reports of August and September 2020.

Item #3. Quarterly Delinquent Tax Collection Report.

Sam Turner of Linebarger, Goggan, Blair and Sampson presented the Quarterly Delinquent Tax Collection Report.

Item #4. 911 Quarterly Report.

Jaelyn Archer, Caldwell County 911 Coordinator, presented the 911 Quarterly Report.

Item #5. City of Luling Resolution to Disapprove 2021 CCAD Budget.

Shanna Ramzinski presented the City of Luling Resolution to Disapprove the 2021 CCAD Budget.

DISCUSSION/ACTION

Item #6. Consideration of and possible action regarding private law firm attorney's fees in delinquent-tax litigation.

There was discussion regarding private law firm attorney's fees in delinquent-tax litigation. James Evans and Sam Turner presented information. Sam Turner offered to reach out to the taxpayer and report back to the Board in November.

Item #7. Consideration of and possible approval of Minutes of September 1, 2020 meeting.

Shanna Ramzinski presented the Minutes of September 1, 2020 meeting. Kathy Haigler made a motion, seconded by Sonja Villalobos, to approve the Minutes of September 1, 2020. Motion carried 4-0-1.

Item #8. Consideration of and possible approval of Financial Report August and September 2020.

Shanna Ramzinski presented the Financial Reports for August and September, 2020. Alfredo Munoz made a motion, seconded by Sally Villalobos, to approve the Financial Reports for August and September, 2020. Motion carried 4-0-1.

Item #9. Discussion and consideration regarding properties omitted from the appraisal roll.

Shanna Ramzinski presented a report regarding properties omitted from the appraisal roll. No action taken.

Item #10. Consideration and possible action regarding evaluation of the Chief Appraiser.

There was discussion regarding the evaluation of the Chief Appraiser. Lee Rust made a motion, seconded by Sonja Villalobos, to table the agenda item until the November meeting. The motion failed 2-2-1.

There was a motion, made by Sonja Villalobos, seconded by Alfredo Munoz, to go into Executive Session. Motion carried 4-0-1.

The Board of Directors on October 20, 2020, beginning at 7:08 PM, will convene in a closed session in accordance with the Texas Open Meetings Act, for the purpose of discussing items listed under Texas Government Code Chapter 551. No final action, decision, or votes will be taken while the Board is in Executive Session.

EXECUTIVE SESSION, the Board met in Executive Session.
The Board ended its closed session at 8:06 PM on October 20, 2020.

Lee Rust presented the evaluation of the Chief Appraiser.

Item #11. Chief Appraiser's Report.

- a. Appraisal Update – quarterly spotlight, field inspections for 2021 have started, TAAO scholarships, new fleet truck, field appr position posted, continuing education, PVS for 2020 and MAPS review
- b. Collection update – tax statements were mailed out
- c. November meeting – the November meeting will be moved to 11/16 at 6 PM.

Item #12. Board requests for future agenda items.

- a. Special Utilities voting district boundary lines
- b. draft of new evaluation form for Chief Appraiser evaluation

Item #13. Adjourn.

Alfredo Munoz made a motion, seconded by Kathy Haigler, to adjourn. Motion carried 4-0-1.

Meeting adjourned at 8:29 PM.

Board Chairman

Board Secretary

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%	
70101	CHIEF APPRAISER	\$ 6,540.42	\$ 65,404.20	\$ 78,485.00	13,080.80	16.67
70102	DEPUTY CHIEF APPRAISER	3,764.58	37,645.80	45,175.00	7,529.20	16.67
70103	SYSTEM MGR/MAPPER	5,292.26	52,922.60	63,507.00	10,584.40	16.67
70105	FIELD APPRAISER II	2,592.13	26,895.79	33,885.00	6,989.21	20.63
70106	SENIOR APPRAISER I	3,652.66	36,526.60	43,832.00	7,305.40	16.67
70107	SENIOR APPRAISER II	2,823.76	15,013.25	41,597.00	26,583.75	63.91
70108	FIELD APPRAISER I	2,641.66	25,319.79	34,568.00	9,248.21	26.75
70109	FIELD APPRAISER III	2,707.76	27,077.60	32,493.00	5,415.40	16.67
70111	ADMINISTRATIVE ASST.	4,169.16	41,691.60	50,030.00	8,338.40	16.67
70112	DATA ENTRY TECHNICIAN	2,509.58	25,095.80	30,115.00	5,019.20	16.67
70113	SUPPORT TECH	3,063.84	30,638.40	36,766.00	6,127.60	16.67
70114	APPRAISAL CLERK	0.00	0.00	0.00	0.00	0.00
70120	FIELD APPRAISER IV	(2,234.92)	9,735.53	53,734.00	43,998.47	81.88
70135	PAYROLL CONTINGENCY	0.00	0.00	7,800.00	7,800.00	100.00
	TOTAL WAGES AND SALARIES	37,522.89	393,966.96	551,987.00	158,020.04	28.63
71000	PAYROLL TAX	3,207.37	32,779.33	45,000.00	12,220.67	27.16
71002	RETIREMENT / EMPLOYER	3,772.99	39,489.88	51,000.00	11,510.12	22.57
71004	HEALTH BENEFITS	245.76	67,560.33	107,400.00	39,839.67	37.09
71005	WORKERS COMP	1,989.74	1,858.74	2,750.00	891.26	32.41
71006	UNEMPLOYMENT	218.54	365.34	4,000.00	3,634.66	90.87
	DEDUCTIONS / BENEFITS	9,434.40	142,053.62	210,150.00	68,096.38	32.40
72000	APPR ENGINEERS	0.00	41,250.00	42,000.00	750.00	1.79
72001	APPR REVIEW BOARD	2,918.80	28,813.02	34,000.00	5,186.98	15.26
72002	AUDIT	0.00	6,100.00	6,200.00	100.00	1.61
72003	BOARD OF DIRECTORS	47.48	666.40	1,790.00	1,123.60	62.77
72004	DATA PROCESSING SERVICES	0.00	49,888.28	51,400.00	1,511.72	2.94
72007	JANITORIAL SERVICES	264.11	2,641.10	6,200.00	3,558.90	57.40
72008	LEGAL SERVICES	674.45	4,224.99	27,000.00	22,775.01	84.35
	TOTAL SERVICES	3,904.84	133,583.79	168,590.00	35,006.21	20.76
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501	MEMBERSHIP/DUES	845.00	3,247.50	3,800.00	552.50	14.54
72502	COMPUTER SUPPLIES	0.00	2,860.68	7,000.00	4,139.32	59.13
72504	EDUCATION / FEES	780.00	6,975.00	8,000.00	1,025.00	12.81
72505	INSURANCE LIABILITY	1,030.40	1,230.40	1,750.00	519.60	29.69
72506	INSURANCE BUILDING/ CONT	4,097.82	4,097.82	4,100.00	2.18	0.05
72507	LEGAL NOTICES / PRINTING	262.63	14,262.08	15,200.00	937.92	6.17
72508	MAINT - HARDWARE & EQUIP	640.00	5,844.50	8,700.00	2,855.50	32.82
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	50.95	1,172.74	5,000.00	3,827.26	76.55
72511	OFFICE SUPPLIES	501.26	3,097.21	7,800.00	4,702.79	60.29
72512	POSTAGE	2,310.00	22,696.37	26,200.00	3,503.63	13.37
72513	POSTAGE METER/BOX RENTA	0.00	3,119.05	4,425.00	1,305.95	29.51
72514	SUBSCRIPTION & BOOKS	135.00	5,860.65	6,860.00	999.35	14.57
72515	RENTAL COPIER	219.66	1,863.68	2,650.00	786.32	29.67
72516	ELECTRICITY	532.47	4,968.85	9,000.00	4,031.15	44.79
72517	TELEPHONE	894.77	7,993.58	13,400.00	5,406.42	40.35
72518	WATER & SEWER	291.53	2,745.19	3,500.00	754.81	21.57
72519	MORTGAGE	4,527.30	45,273.00	54,520.00	9,247.00	16.96
72520	BUILDING MAINT	889.66	3,638.68	5,000.00	1,361.32	27.23
72523	FUEL - VEHICLE	0.00	1,773.48	7,200.00	5,426.52	75.37
72524	MAINT. - VEHICLE	47.63	5a 6,118.06	6,200.00	81.94	1.32

For Management Purposes Only

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72525	INS - VEHICLE	2,129.54	2,129.54	270.46	11.27
	TOTAL GENERAL EXPENSES	<u>20,185.62</u>	<u>150,968.06</u>	<u>52,986.94</u>	25.98
79000	OFFICE EQUIPMENT	0.00	4,201.49	798.51	15.97
79001	COMPUTER EQUIPMENT	0.00	5,468.74	23,031.26	80.81
79002	BUILDING EXPENSE	0.00	0.00	5,000.00	100.00
79003	VEHICLE	0.00	23,163.70	1,836.30	7.35
79990	CONTINGENCY	220.00	(2,032.35)	12,032.35	120.32
	TOTAL CAPITAL INVESTMENT	<u>220.00</u>	<u>30,801.58</u>	<u>42,698.42</u>	58.09
	TOTAL EXPENSES	<u>\$ (71,267.75)</u>	<u>\$ (851,374.01)</u>	<u>\$ (356,807.99)</u>	29.53

Caldwell County Appraisal District
EXPENSE STATEMENT - COLLECTION
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70120 DEPUTY TAX COLLECTOR	\$ 4,418.42	\$ 44,184.20	\$ 53,021.00	8,836.80	16.67
90-70121 COLLECTION SPECIALIST	2,933.34	29,333.40	35,200.00	5,866.60	16.67
90-70126 PUBLIC ASSISTANT	2,276.34	22,763.40	27,316.00	4,552.60	16.67
90-70135 PAYROLL CONTINGENCY	0.00	0.00	1,500.00	1,500.00	100.00
TOTAL WAGES AND SALARIES	9,628.10	96,281.00	117,037.00	20,756.00	17.73
90-71000 PAYROLL TAX	728.98	7,292.10	9,250.00	1,957.90	21.17
90-71002 RETIREMENT/EMPLOYER	913.70	9,137.00	11,500.00	2,363.00	20.55
90-71004 HEALTH BENEFITS	86.53	13,768.42	27,700.00	13,931.58	50.29
90-71005 WORKER COMP	594.34	594.34	875.00	280.66	32.08
90-71006 UNEMPLOYMENT	65.28	95.49	3,375.00	3,279.51	97.17
DEDUCTIONS / BENEFITS	2,388.83	30,887.35	52,700.00	21,812.65	41.39
90-72002 AUDIT	0.00	1,700.00	1,800.00	100.00	5.56
90-72004 DATA PROCESSING SERVICES	0.00	19,099.53	19,450.00	350.47	1.80
90-72005 COUNTY EMPLOYEE CONTRACT	1,584.68	13,600.76	17,500.00	3,899.24	22.28
90-72007 JANITORIAL SERVICE	78.89	788.90	2,500.00	1,711.10	68.44
90-72008 LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
TOTAL SERVICES	1,663.57	35,189.19	43,750.00	8,560.81	19.57
90-72500 BOND/ NOTARY	0.00	71.00	200.00	129.00	64.50
90-72501 MEMBERSHIP/ DUES	270.00	460.00	700.00	240.00	34.29
90-72502 COMPUTER SUPPLIES	0.00	703.00	2,300.00	1,597.00	69.43
90-72504 EDUCATION & FEES	0.00	805.00	3,400.00	2,595.00	76.32
90-72505 INSURANCE - LIABILITY	757.54	757.54	850.00	92.46	10.88
90-72506 INSURANCE BUILDING/CONTENT	1,289.74	1,289.74	1,300.00	10.26	0.79
90-72507 LEGAL NOTICES/PRINTING	9,632.49	9,883.58	10,300.00	416.42	4.04
90-72508 MAINT - HARDWARE/EQUIP	0.00	598.75	2,600.00	2,001.25	76.97
90-72509 MAINT - OFFICE EQUIP	0.00	1,055.00	1,500.00	445.00	29.67
90-72510 MILEAGE & TRAVEL	47.73	304.18	2,800.00	2,495.82	89.14
90-72511 OFFICE SUPPLIES	465.68	1,415.08	3,200.00	1,784.92	55.78
90-72512 POSTAGE	690.00	11,450.00	15,000.00	3,550.00	23.67
90-72513 POSTAGE METER/BOX RENTAL	0.00	849.81	1,400.00	550.19	39.30
90-72515 RENTAL - COPIER	81.08	785.92	1,800.00	1,014.08	56.34
90-72516 ELECTRICITY	159.05	1,484.19	3,000.00	1,515.81	50.53
90-72517 TELEPHONE	278.30	2,484.62	3,400.00	915.38	26.92
90-72518 WATER & SEWER	87.08	820.01	1,200.00	379.99	31.67
90-72519 MORTGAGE	1,352.31	13,523.10	16,500.00	2,976.90	18.04
90-72520 BUILDING MAINT.	265.74	1,054.02	2,100.00	1,045.98	49.81
TOTAL GENERAL EXPENSES	15,376.74	49,794.54	73,550.00	23,755.46	32.30
90-79000 OFFICE EQUIPMENT	0.00	447.97	2,000.00	1,552.03	77.60
90-79001 COMPUTER EQUIPMENT	0.00	130.30	9,200.00	9,069.70	98.58
90-79002 BUILDING EXPENSE	0.00	0.00	2,200.00	2,200.00	100.00
90-79990 CONTINGENCY	0.00	(500.52)	3,000.00	3,500.52	116.68
TOTAL CAPITAL INVESTMENTS	0.00	77.75	16,400.00	16,322.25	99.53
TOTAL EXPENSES	\$ (29,057.24)	\$ (212,229.83)	\$ (303,437.00)	(91,207.17)	30.06

Caldwell County Appraisal District
INCOME STATEMENT- APPRAISAL
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 99,087.92	\$ 99,087.94	0.02	0.00
CITY OF LULING	0.00	27,249.60	27,249.59	(0.01)	0.00
CITY OF MARTINDALE	0.00	6,728.80	6,728.81	0.01	0.00
CITY OF MUSTANG RIDGE	0.00	2,546.44	2,546.44	0.00	0.00
CITY OF NIEDERWALD	0.00	807.80	807.79	(0.01)	0.00
CITY OF UHLAND	0.00	533.52	533.52	0.00	0.00
CALDWELL COUNTY	0.00	386,821.56	386,821.58	0.02	0.00
LOCKHART ISD	0.00	401,233.72	401,233.71	(0.01)	0.00
LULING ISD	0.00	101,839.48	101,839.47	(0.01)	0.00
PRAIRIE LEA ISD	0.00	21,251.76	21,251.76	0.00	0.00
PLUM CREEK CONS DIST	0.00	6,765.52	6,765.51	(0.01)	0.00
PLUM CREEK UNDERGROU	0.00	6,308.24	6,308.24	0.00	0.00
GONZALES ISD	0.00	8,027.28	8,027.30	0.02	0.00
WAEELDER ISD	0.00	4,920.64	4,920.63	(0.01)	0.00
SAN MARCOS ISD	0.00	44,767.08	44,767.08	0.00	0.00
HAYS ISD	0.00	10,645.84	10,645.84	0.00	0.00
GONZALES COUNTY UWD	0.00	157.44	157.42	(0.02)	(0.01)
CALDWELL-HAYS ESD1	0.00	9,081.52	9,081.53	0.01	0.00
CITY OF SAN MARCOS	0.00	3,477.44	3,477.42	(0.02)	0.00
CALDWELL ESD #2	0.00	2,564.68	2,564.67	(0.01)	0.00
CALDWELL ESD #3	0.00	2,449.68	2,449.66	(0.02)	0.00
CALDWELL ESD #4	0.00	2,568.80	2,568.79	(0.01)	0.00
AUSTIN COMMUNITY COLL	0.00	747.28	747.29	0.01	0.00
Total Revenues	<u>0.00</u>	<u>1,150,582.04</u>	<u>1,150,581.99</u>	<u>(0.05)</u>	0.00
TOTAL BUDGET REV	\$ <u>0.00</u>	\$ <u>1,150,582.04</u>	\$ <u>1,150,581.99</u>	<u>(0.05)</u>	0.00
COPIES MISC REVENUE	\$ (150.00)	\$ (1,769.95)	\$ 0.00	1,769.95	0.00
INTEREST INCOME REVENU	(268.13)	(3,578.24)	0.00	3,578.24	0.00
TOTAL OTHER REVENUE	<u>(418.13)</u>	<u>(5,348.19)</u>	<u>0.00</u>	<u>5,348.19</u>	0.00

Caldwell County Appraisal District
INCOME STATEMENT- COLLECTION
 For the Ten Months Ending October 31, 2020

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 0.00	\$ 27,111.04	\$ 27,111.04	0.00	0.00
CITY OF LULING	0.00	7,560.12	7,560.12	0.00	0.00
CITY OF MARTINDALE	0.00	1,841.04	1,841.04	0.00	0.00
CITY OF MUSTANG RIDGE	0.00	696.72	696.72	0.00	0.00
CITY OF NIEDERWALD	0.00	221.00	221.02	0.02	0.01
CITY OF UHLAND	0.00	145.96	145.97	0.01	0.01
CALDWELL COUNTY	0.00	105,836.68	105,836.67	(0.01)	0.00
LOCKHART ISD	0.00	109,779.92	109,779.91	(0.01)	0.00
LULING ISD	0.00	32,403.68	32,403.66	(0.02)	0.00
PRAIRIE LEA ISD	0.00	8,161.16	8,161.16	0.00	0.00
PLUM CREEK CONS DIST	0.00	1,851.08	1,851.08	0.00	0.00
PLUM CREEK UNDERGROUND	0.00	1,725.96	1,725.97	0.01	0.00
GONZALES COUNTY UWD	0.00	43.08	43.07	(0.01)	(0.02)
CALDWELL-HAYS ESD1	0.00	2,484.76	2,484.76	0.00	0.00
CALDWELL ESD #2	0.00	701.72	701.71	(0.01)	0.00
CALDWELL ESD #3	0.00	670.24	670.24	0.00	0.00
CALDWELL ESD #4	0.00	702.84	702.84	0.00	0.00
Total Revenues	<u>0.00</u>	<u>301,937.00</u>	<u>301,936.98</u>	<u>(0.02)</u>	<u>0.00</u>
TAX CERTIFICATES	(30.00)	(890.00)	0.00	890.00	0.00
TOTAL TAX CERT. REVENUE	<u>(30.00)</u>	<u>(890.00)</u>	<u>0.00</u>	<u>890.00</u>	<u>0.00</u>
TOTAL BUDGET REVENUE	<u>\$ 30.00</u>	<u>\$ 302,827.00</u>	<u>\$ 301,936.98</u>	<u>(890.02)</u>	<u>(0.29)</u>
RETURN CHECK FEE	\$ 0.00	\$ (550.00)	\$ 0.00	550.00	0.00
BUS PP RENDITION PENALTY	(38.30)	(1,471.23)	0.00	1,471.23	0.00
OFFICE RENTAL INCOME	(100.00)	(1,000.00)	0.00	1,000.00	0.00
TOTAL OTHER REVENUE	<u>(138.30)</u>	<u>(3,021.23)</u>	<u>0.00</u>	<u>3,021.23</u>	<u>0.00</u>
DELINQUENT ATTORNEY FEES- L	(35,167.68)	(35,167.68)	0.00	35,167.68	0.00
DELINQUENT ATTORNEY FEES- P	(7,140.96)	(7,140.96)	0.00	7,140.96	0.00
DELINQUENT ABSTRACT FEES- L	(225.00)	(225.00)	0.00	225.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
TOTAL DELINQUENT ATTORNEY	<u>(42,533.64)</u>	<u>(42,533.64)</u>	<u>0.00</u>	<u>42,533.64</u>	<u>0.00</u>

**Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/1/20	009112	30027	SEP 2020 INSURANCE PAYABLE INV #600793	432.25	
		71004	SEP 2020 CANCER - APPR	165.96	
		90-71004	SEP 2020 CANCER- COLL	66.39	
		10000	AFLAC INS.		664.60
10/1/20	009114	72517	OCT 2020 IPAD UNITS APPRAISERS	234.44	
		10000	AT&T Mobility		234.44
10/1/20	009115	90-72005	OCT 2020 LULING EMPLOYEE SALARY	1,584.68	
		10000	CALDWELL COUNTY TREASURER		1,584.68
10/1/20	009116	72507	DECALS 2020 F150	108.94	
		10000	LASR Signs		108.94
10/1/20	009117	72511	REIMBURSEMENT	51.74	
		10000	Shanna Ramzinski		51.74
10/1/20	009118	72524	ROUTINE MAINTENANCE VEH#08501	47.63	
		10000	Ford Lockhart Motor Company		47.63
10/1/20	009119	72507	AG ADV BD ADVERT	19.44	
		10000	LOCKHART POST-REGISTER		19.44
10/1/20	009120	72507	NOTICES - COMM APPR/LANDMAN/PU BLIC HEARING	114.75	
		10000	LULING NEWSBOY		114.75
10/1/20	009121	72501	2020 MEMBERSHIP DUES - APPR	845.00	
		90-72501	2020 MEMBERSHIP DUES - COLL	270.00	
		10000	Texas Assoc. Assessing Officers		1,115.00
10/1/20	009122	71006	2020 QTR #3 UNEMPLOYMENT FUND - APPR	218.54	
		90-71006	2020 QTR #3 UNEMPLOYMENT FUND - COLL	65.28	
		10000	Texas Assoc. of Counties		283.82
10/13/20	009123	72007	INV #15915 OCT 2020 JANITORIAL SERVICES - APPR	264.11	
		90-72007	INV #15915 OCT 2020 JANITORIAL SERVICES - COLL	78.89	
		10000	Buildingstars		343.00

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/13/20	009124	90-72510	JUL/AUG/SEP 2020 MILEAGE REIMBURSEMENT	47.73	
		10000	Vicki Schneider		47.73
10/13/20	009125	72520	INV #666590866-4 4TH QTR 2020 PEST CONTROL APPR	65.45	
		90-72520	INV #666590866-4 4TH QTR 2020 PEST CONTROL COLL	19.55	
		10000	ABC Home & Commercial Services		85.00
10/13/20	009127	72008	SEP 2020 LEGAL SERVICES	674.45	
		10000	LOW SWINNEY EVANS & JAMES PLLC		674.45
10/13/20	009128	72003	EMPL BDAY - EG	17.48	
		72504	EDUCATION FEES - APPR	480.00	
		72511	OFFICE SUPP - APPR	139.71	
		90-72511	OFFICE SUPP - COLL	38.29	
		72517	RING CENTRAL - APPR	544.75	
		90-72517	RING CENTRAL - COLL	162.72	
		72508	VEH MAINT/TX TAG REPLENISH	240.00	
		10000	CARD SERVICE CENTER		1,622.95
10/13/20	009129	72001	REIMBURSEMENT	68.80	
		10000	Phyllis Fischer		68.80
10/13/20	009130	72003	REIMBURSEMENT	30.00	
		10000	Kristie Wimberly		30.00
10/13/20	009131	72508	INV #2020-10-01-CCAD SEP 2020 COMPUTER SERVICES	400.00	
		10000	N Metzler Consulting		400.00
10/13/20	009132	72511	OFFICE SUPPLIES - APPR	287.49	
		90-72511	OFFICE SUPPLIES - COLL	51.72	
		10000	OFFICE DEPOT		339.21
10/13/20	009134	90-72511	ENVELOPES - STATEMENTS	369.00	
		90-72507	NEWSLETTER FOR STMTS	1,436.00	
		10000	Variverge WEST TEXAS MICROGRAPHICS		1,805.00
10/13/20	009135	72512	SEP 2020 POSTAGE REFILL - APPR	2,310.00	
		90-72512	5g SEP 2020 POSTAGE REFILL - COLL	690.00	

**Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020**

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		10000	REFILL - COLL PITNEY BOWES		3,000.00
10/13/20	009136	72525	AUTO LIABILITY	2,129.54	
		72505	E & O LIABILITY	1,030.40	
		90-72505	LIABILITY INS - COLL	757.54	
		79990	CONTENTS - APPR	220.00	
		72506	CONTENTS - APPR	4,097.82	
		90-72506	CONTENTS - COLL	1,289.74	
		71005	WORKERS' COMP - APPR	1,989.74	
		90-71005	WORKERS' COMP - COLL	594.34	
		10000	Texas Municipal League		12,109.12
10/13/20	009137	72514	INV #9073 2020 AIRCRAFT APPRAISAL	135.00	
		10000	VREF PUBLISHING INC		135.00
10/13/20	009138	72515	INV #715196085 SEP 2020 APPR COPY CHARGES	219.66	
		10000	XEROX CORP		219.66
10/13/20	009139	90-72515	INV #011516354 SEP 2020 COLL PRINT CHARGES	81.08	
		10000	XEROX CORP		81.08
10/13/20	009140	71004	OCT 2020 AD&D - APPR	8.40	
		90-71004	OCT 2020 AD&D - COLL	2.12	
		71004	OCT 2020 LIFE - APPR	71.40	
		90-71004	OCT 2020 LIFE - COLL	18.02	
		30029	SEP 2020 DENTAL PAYABLE	458.37	
		30027	SEP 2020 VISION PAYABLE	82.59	
		10000	UHS Premium Billing		640.90
10/13/20	009141	72507	AG ADVISORY BD	19.50	
		10000	LULING NEWSBOY		19.50
10/14/20	009142	90-72517	OCT 2020 LINE CHARGE LULING	115.58	
		10000	SPECTRUM BUSINESS		115.58
10/22/20	009148	72516	SEP 2020 ELECTRICITY - APPR	532.47	
		90-72516	SEP 2020 ELECTRICITY- COLL	159.05	
		72518	SEP 2020 WATER & SEWER - APPR	291.53	
		90-72518	SEP 2020 WATER & SEWER - COLL	87.08	
		10000	City of Lockhart		1,070.13

**Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020**

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/22/20	009149	72519	OCT 2020 BUILDING LOAN PAYMENT - APPR	4,527.30	
		90-72519	OCT 2020 BUILDING LOAN PAYMENT - COLL	1,352.31	
		10000	First Lockhart National Bank		5,879.61
10/22/20	009150	72520	NOV 2020 LAWN SERVICES - APPR	246.40	
		90-72520	NOV 2020 LAWN SERVICES - COLL	73.60	
		10000	Jesus Gonzales		320.00
10/22/20	009151	72517	OCT 2020 LINE CHARGE - LOCKHART	115.58	
		10000	SPECTRUM BUSINESS		115.58
10/22/20	009152	72510	JUL/AUG/SEP 2020 MILEAGE REIMBURSEMENT	50.95	
		10000	Phyllis Fischer		50.95
10/22/20	009153	72511	WATER DELIVERY - APPR	22.32	
		90-72511	WATER DELIVERY - COLL	6.67	
		10000	HILL COUNTRY SPRINGS		28.99
10/22/20	009154	72504	MATH TUTORIALS - SJR	300.00	
		10000	Texas Assoc. Appraisal Districts		300.00
10/29/20	009155	90-72507	INV #30628 PRINT TAX STMTS	8,196.49	
		10000	Variverge		8,196.49
10/29/20	009156	72520	INV #409 PLUMBING REPAIR - APPR	577.81	
		90-72520	INV #409 PLUMBING REPAIR - COLL	172.59	
		10000	ALOHA HOME & COMMERCIAL		750.40
	Total			42,674.17	42,674.17

Caldwell County Appraisal District

Properties without a Caldwell County Property ID Account number

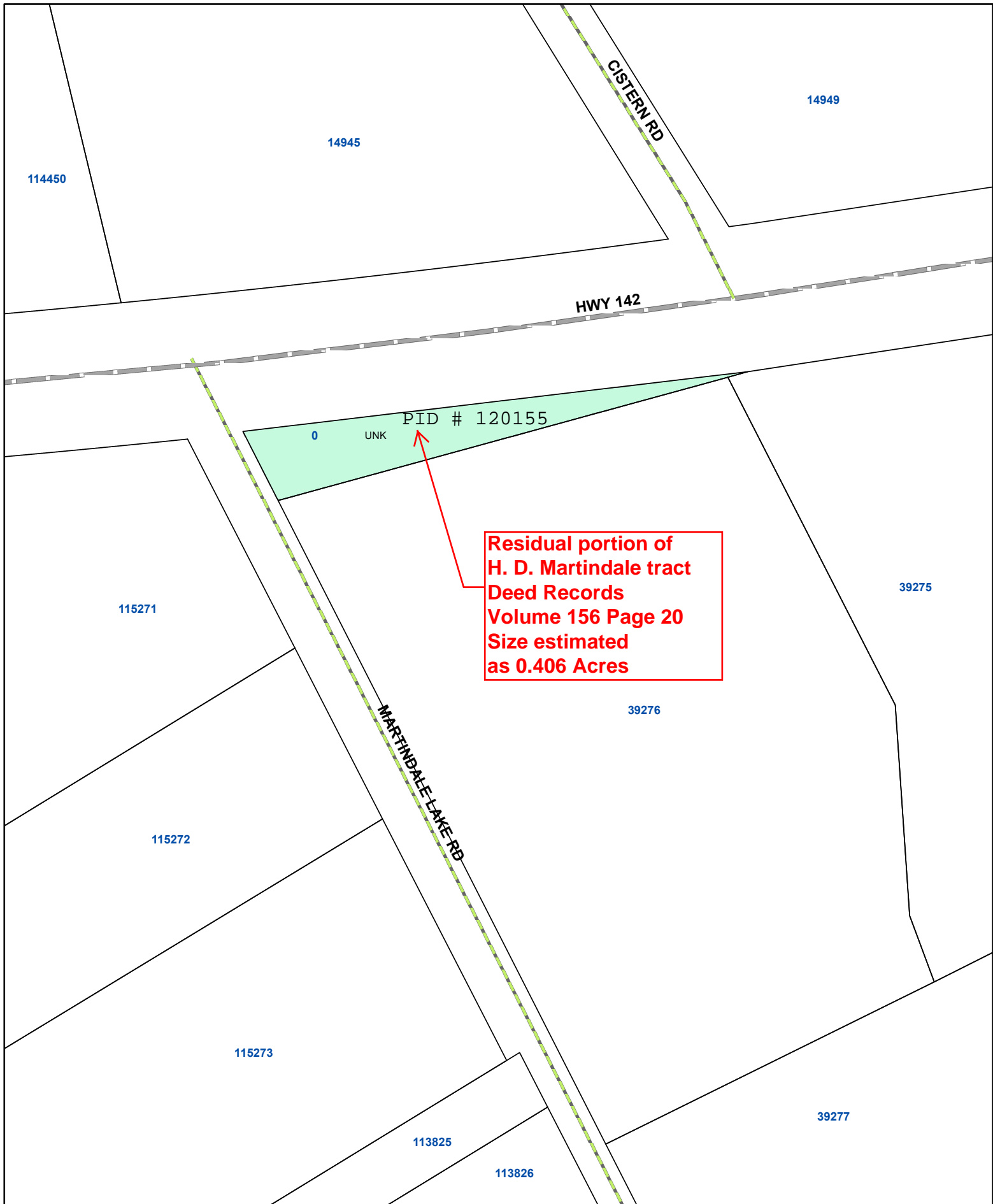
Map ID Number	Description	Count
0	Unknown Property Ownership	69
1	Outside County Boundary	74
2	City Owned / Street / Alley	12
3	County Owned No Account	2
4	Gap between Surveys	3
5	Old Railroad not abandoned	2

Original unknown ownership count was 74 parcels as of August 1, 2020

Updated as of November 9, 2020

Caldwell County Unknown Property List

Tract	Completed	Prop-ID	Description	Comments
0	8/18/2020	25449	Northwest corner of Hackberry & Newton	Corrected map. Lot size was correct in PACS. No new value addedd.
1	8/31/2020	16961	5 foot strip behind #16961	Corrected map and added square feet to PACS. \$500 added value
2	9/16/2020	27897	Small triangle at NW River road and Skull Crossing	Acreage in PACS was correct. No new value added
3	10/14/2020	22024	Strip along West side of #22024	Linda Hamilton deed didn't incl Lane, but was intended to purchase
4		77645	Land between #77645 & #27008, approximately 19.88 Acres	Deeds drawn on most all surrounding tracts
5	11/9/2020	39276	Triangle strip next to #39276 possibly old Martindale tract	PID # 120155
6		25568	Next to #25668 on Hackberry two tracts next door has new survey	
7		26086	Next to #26806 on Martin Street	
8		25650	Next to #25650 on Jones Street "Simmons"	
9		35183	Next to #35183 off Memorial Drive. Possible City greenbelt??	
10		25476	Next to #2547 at Trinity and Opal Street	
11		31916	Next to #31916 off Fourth Street in Maxwell	
12		28183	Next to #28183 on FM 1984 in Reedville	
13		26690	Next to #26990 on Hwy 80 possible right-of-way	
14		33630	Next to #33630 SW corner Taylorsville Road & Hwy 86	Was the old Fischer general store
15		23130	West of #23130 could be old SA&AP Railroad not abandoned	
16		20905	Next to #20905 need to verify plat & replat	
17		18229	West of #18229 intersection Proctor & Alex	
18		19731	Next to #19731 could be LCRA	
19		20197	Next to 20197 gap between surveys	
20		32361	Next to #32361 & #10330 on FM 1854 in Dale. Two tracts	
21		18595	Next to #18595 discovered as unknown per recent survey plat	
22		24010	Next to #24010 discovered as unknown per recent recorded subdiv.	
23		25950	Next to #25950 gap between deeds.	
24		51335	Next to #51335 old private road	
25		27996	Next to #27996 Old Stone Addition plat shows a church	
26		27751	Next to #27751 abandoned land after 2000 flood	
27		16936	Next to #16936 gap per deed	
28		22236	Next to #22236 & #22100 Old railroad and small sliver on FM 2984	
29		35231	Next to #35231 old lots surrounding Rosenwald school	
30		23622	Next to #23622 old Alley abandoned maybe??	

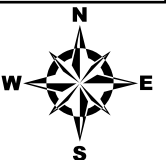


This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied to any user for any purpose.

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Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.

6c



J. H. FOLEY SURVEY

G.N. MARTINDALE
R.O.W. 6.79 ACRES
VOL. 155, PAGE 580

HENRY SCHULLE to CALDWELL COUNT
County DEED :- Vol. 155 Page 588

ROBERT & WILLIAM BARTLING
R.O.W. 1.07 ACRES
VOL. 155, PAGE 592

$\Delta 9^{\circ}45' RT$
D-1900'
L-975.0
T-488.7
PI-237763.4

G.N. MARTINDALE

HENA
R.O.W. 1.
VOL. 155,

W. MARTIN SUR

S. 89° 10' W

230

230

230

160

2427497

PC 232774.2

223781

Jolley Road

Cistern Road

2016-001004 WD Fee: 46.00
03/02/2016 11:26:19 AM Total Pages: 7
Carol Holcomb, County Clerk - Caldwell County, TX

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 8, 2016

Grantor: Frazier Land & Cattle Company, Ltd.

Grantor's Mailing Address: 1301 South Capital of Texas Highway, Suite A234
Austin, Texas 78746

Grantee: Lorinda Torres

Grantee's Mailing Address: 343 Shelley Lane
San Marcos, Texas 78666

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and further consideration of a note of even date in the principal amount of EIGHTY-SIX THOUSAND AND NO/100 DOLLARS (\$86,000.00) executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Gary Glick, trustee.

Property (including any improvements): Tract #24 containing 6.463 acres of land, more or less, out of 219.527 (Phase I) acres of land in the J. FOLLEY SURVEY A-107, CALDWELL COUNTY, TEXAS being the same property described in a deed to FRAZIER LAND & CATTLE CO, L.L.C., by Instrument #982364, recorded in Volume 187, Page 774, Caldwell County Deed Records, described more fully on Exhibit "A" attached hereto.

Reservations from Conveyance:

This conveyance is made and accepted subject to restrictions, reservations, covenants, conditions and easements attached hereto as Exhibit "B" relating to the herein above described property and easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyance, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

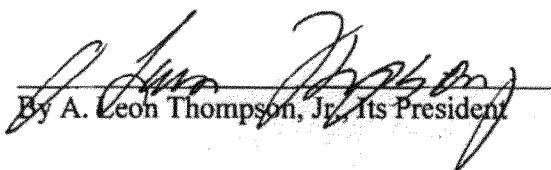
and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

Grantor hereby reserves unto himself all mineral rights and royalties connected with or pertaining to the Property.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

FRAZIER LAND & CATTLE COMPANY, LTD.
By Thompson Properties, Incorporated, General Partner


By A. Leon Thompson, Jr., Its President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8th day of February, 2016, by A. LEON THOMPSON, JR., President of Thompson Properties, Incorporated, General Partner of FRAZIER LAND & CATTLE COMPANY, LTD.

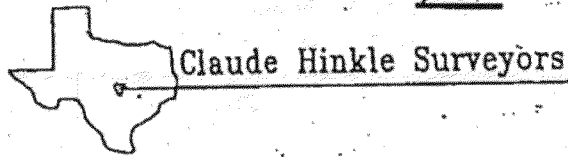

Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

Frazier Land & Cattle Company, Ltd.
1301 Capital of Texas Hwy South, Suite A-234
Austin, Texas 78746

Exhibit A



All of a certain tract of parcel of land situated in Caldwell County, Texas and being a part of the J. Folley Survey A-107 and being also a part of a 161.999 acre tract of land called First Tract and conveyed to Frazier Land & Cattle LLC., by deed recorded in Volume 187 Page 774 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the NW corner of the above mentioned 161.999 acre tract and in the East line of County Road #109-B and an apparent South line of a tract of land conveyed to H. W. Martindale by deed recorded in Volume 156 Page 20 of the Deed Records of Caldwell County, Texas for the NW corner this tract.

THENCE N 78 degrees 06 minutes 39 seconds E with the apparent South line of the above mentioned Martindale tract and the North line of the said 161.999 acre tract 453.22 feet to a 1/2" iron pin set for the NE corner this tract.

THENCE entering the said 161.999 acre tract for the following three (3) courses:

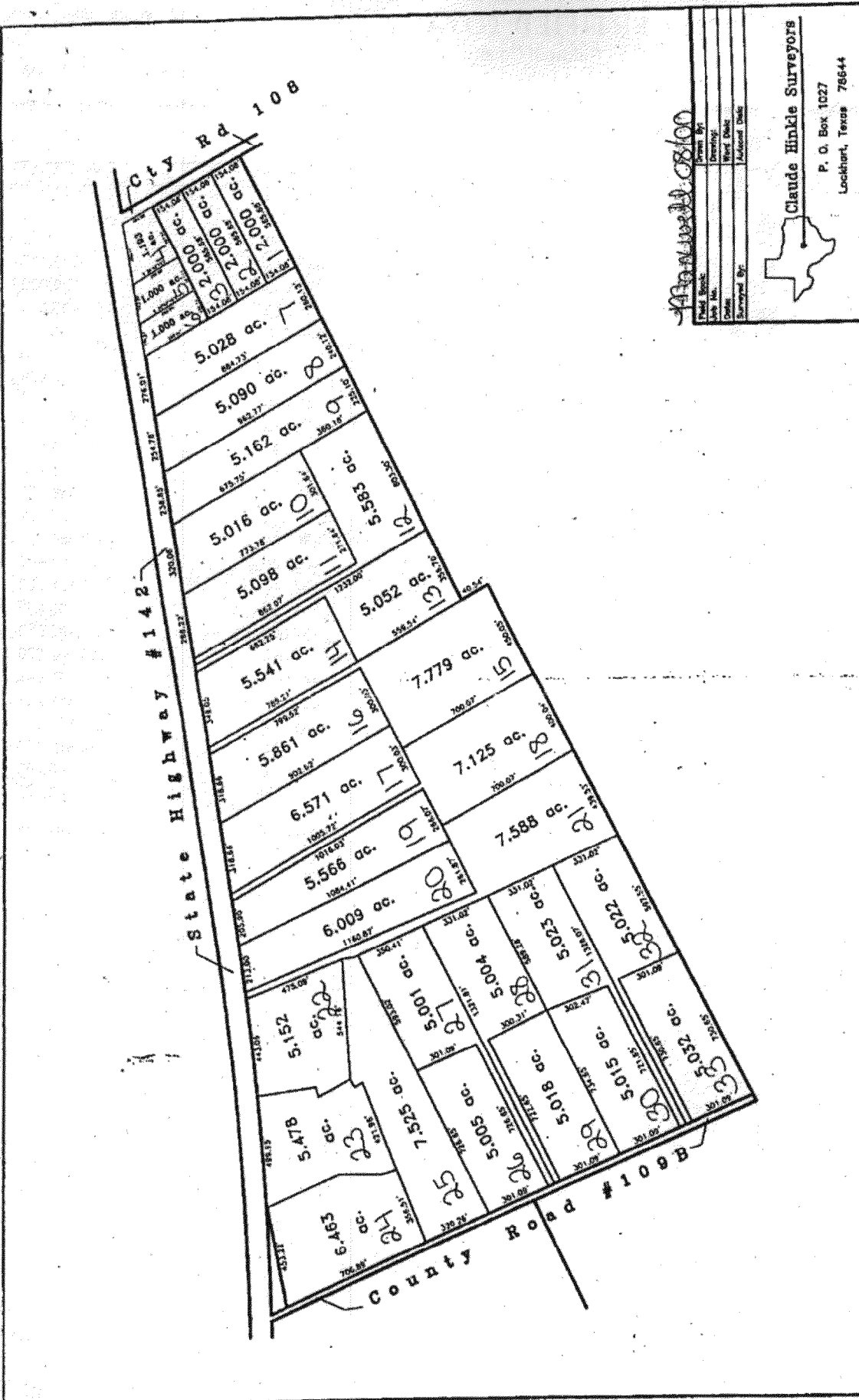
- (1) S 23 degrees 12 minutes 53 seconds E 360.26 feet to a fence corner post found for an angle point.
- (2) S 00 degrees 00 minutes 42 seconds W 206.73 to a fence corner post found for an angle point.
- (3) S 16 degrees 51 minutes 10 seconds E 69.20 feet to a fence corner post found for the SE corner this tract.

THENCE S 66 degrees 57 minutes 57 seconds W 356.51 feet to a fence corner post found in the East line of County Road #109-B and the West line of the said 161.999 acre tract for the SW corner this tract.

THENCE N 23 degrees 06 minutes 30 seconds W with the East line of County Road #109-B and the West line of the above mentioned 161.999 acre tract 706.89 feet to the place of beginning containing 6.463 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on July 8, 1998. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's seal should be considered official and relied upon by the user.





Claude Hinkle

Field No.	
Area No.	
Date	
Surveyed By	
Owner	
Demolition	
West Date	
Amount Data	

Claude Hinkle Surveyors
P. O. Box 1027
Lockhart, Texas 78644

EXHIBIT "B"

**FRAZIER LAND & CATTLE CO., LTD.
MAXWELL ESTATES
RESERVATIONS AND RESTRICTIONS**

1. Right of way easement from Norm Martindale to Texas public Utilities Company dated July 25, 1925, recorded in Volume 191, Page 477, Deed Records of Caldwell County, Texas.

2. Right of way easement from G. W. Martindale to Mrs. L. M. Armand dated July 11, 1950, recorded in Volume 237, Page 110, Deed Records of Caldwell County, Texas.

3. Right of way easement from G. N. Martindale, Robert Martindale and wife, Mary Martindale, Y. P. Yarbrough, Jr. and wife, Merele Yarbrough, E. R. Westmoreland, Jr. and wife Roxadene Westmoreland, George Norman Martindale and wife, Elizabeth Martindale to Harold Martindale dated October 31, 1950, recorded in Volume 238, Page 482, Deed Records of Caldwell County, Texas.

4. Right of way easement from Raymond Sample and wife, Mattie Bell Sample, to Plum Creek Conservation District of Lockhart, Texas, dated August 3, 1961, recorded in Volume 288, Page 240, Deed Records of Caldwell County, Texas.

5. Right of way easement from Raymond Sample and wife, Mattie Bell Sample, to Maxwell Water Supply Corporation, dated June 6, 1970, recorded in Volume 338, Page 19, Deed Records of Caldwell County, Texas.

7. Right of way easement from Ruth Howard, to Maxwell Water supply Corporation, dated December 5, 1985, recorded in Volume 502, Page 43, Deed Records of Caldwell County, Texas.

8. The property shall be used for residential purposes only with the usual and customary accessory buildings, including but not limited to garage and barn. Site built homes in excess of 900 square feet are permitted. New manufactured homes in excess of 500 square feet are permitted. Manufactured homes of up to 5 years in age are only permitted with Sellers permission. In no event are manufactured homes that are more than 5 years in age or any home in any way dilapidated, or unkempt or unsightly in appearance or nature to be placed on the property. No temporary building or structure or garage or barn shall be used as a habitation. This provision shall not restrict keeping a recreational vehicle or travel trailer provided same is in no way used as a residence.

9. No outside toilets shall be permitted. Installation of a septic tank soil-absorption sewage disposal system shall be in accordance with at least the minimum recommendations required by the State of Texas and/or the County of Caldwell.

10. No trash, ashes, or other refuse may be thrown or dumped on any vacant lot.

11. No tract may be used for any business or commercial purposes. No commercial feed lot or hogs or pigs will be located on any tract or tracts.

12. No tracts can ever be re-subdivided into any tracts of less than two (2.0) acres in size.

13. No junk, wrecking or auto storage shall be located on any tract. No discarded, abandoned, unlicensed or in-operative vehicle shall be kept or stored on any tract. A vehicle shall be considered in-operative if it cannot be moved under it's own power for more than 30 days. No unsightly, unsanitary, or junky looking structure or condition of any nature will be permitted on any tract.

14. All applicable laws, ordinances, rules and regulations of any governmental or taxing authority.

15. Residences and buildings within the subdivision shall be situated no nearer than fifty feet (50') to the property line along the road fronting the tract, and no nearer than twenty-five feet (25') to any side or rear property line.

16. Seller reserves for himself or assigns a twenty foot (20') side easement along property lines of every tract for the purpose of installing, operating and maintaining utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate guy wires, braces and anchors wherever necessary, together with the right

to install, operate and maintain gas lines, water lines, electric lines, and appurtenances, sewer lines, culverts, and drainage ditches, reserving rights of ingress and egress to such areas for any such purposes mentioned above. Said easement shall be widened to thirty feet (30') during construction. Seller also reserves the right to cause or permit drainage of surface waters over and/or through said tracts. Seller additionally reserves the right for access across the subject property to said easement. Seller hereby reserves all of the groundwater in, on and under the property together with the right of ingress and egress for the purpose of developing, producing and marketing same. The Buyer shall have no cause of action against Seller whether at law or in equity by reason of any damage caused said tracts or improvements thereon by water draining or by installing, operating, or maintaining above-mentioned installations.

17. Domestic pets and horses and cows shall be allowed but no more than one horse or cow per acre. No noxious or offensive activity shall be carried on upon said acreage, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

18. No oil, gas and other minerals in and under and that may be produced from the above-described property are being sold or will be conveyed to Buyer.

19. All manufactured homes must be placed on and affixed to a permanent foundation and underpinned (skirted) around the entire perimeter within sixty (60) days of installation on the property.

These restrictions shall be considered covenants running with the land and shall bind the purchasers, their heirs, successors, executors, administrators, and if the parties hereto or any of them, or their heirs, successors, or assigns, shall violate, or attempt to violate, any of these covenants or restrictions herein contained, it shall then be lawful for any person or persons owning any property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenant or restriction, and either to prevent them or him from doing so or to recover damages for such violation. Frazier Land & Cattle Company, Ltd. shall have the right, after thirty (30) days notice is given, to place a lien on any tract violating any of the above provisions, or to collect any costs incurred in the course of rectifying or cleaning up any proscribed or forbidden condition or activity under these covenants. The cost of placing the lien, including any attorney fees, shall be included in the lien. Any invalidation of any of the covenants or restrictions by judgment or court order in nowise shall effect any of the other provisions, which shall remain in full force and effect.

These covenants shall be binding on all parties and all persons claiming under them until August 1, 2028, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

FILED AND RECORDED

Instrument Number: 2016-001004 WARRANTY DEED

Filing and Recording Date: 03/02/2016 11:26:19 AM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Carol Holcomb

Carol Holcomb, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.

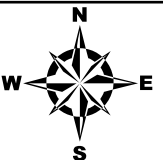


**Residual portion of
H. D. Martindale tract
Deed Records
Volume 156 Page 20
Size estimated
as 0.406 Acres**

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J. H. FOLEY SURVEY

G.N. MARTINDALE
R.O.W. 6.79 ACRES
VOL. 155, PAGE 580

HENRY SCHULLE to CALDWELL COUNT
County DEED :- Vol. 155 Page 588

ROBERT & WILLIAM BARTLING
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VOL. 155, PAGE 592

$\Delta 9^{\circ}45' RT$
D-1900'
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T-488.7
PI-23776.3A

G.N. MARTINDALE

HENA
R.O.W. 1.
VOL. 155,

W. MARTIN SUR

S. 89° 10' W

230

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2427497

PC 232774.2

223781

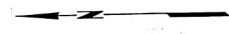
Jolley Road

Cistern Road





- LEGEND**
- ▲ CALCULATED POINT
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - FOUND IRON PIPE MONUMENT
 - SET IRON ROD
 - SET IRON ROD
 - FENCE
 - POWER POLE
 - PNEUMATIC HYDRANT
 - MARK IN SCALE



SHEET 8

MATCH LINE

DARRELL AND GREG MCLAIN
VOL. 500, PAGE 105

RUTH HOWARD
VOL. 487, PAGE 291
SECOND TRACT

JOHN H. FOLEY SURVEY

Martindale Lake Road

Cistern Road

H. D. MARTINDALE
VOL. 156, PAGE 20

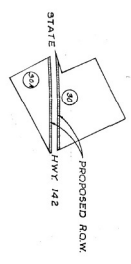
H. D. MARTINDALE
VOL. 156, PAGE 20
PARTS 1 & 2

HAROLD WESLEY MARTINDALE AND
NORMAN DODSON MARTINDALE
VOL. 368, PAGE 262

SHEET 10

MATCH LINE

AREA	Q&A	CONV	VOL	Pg.	A.C.	SQ. FEET	BEZEL/USERS	FROM	TO
26	Ruth Howard et al	150	487	307	13,516	7251,869	223-65.97 TO LEFT	223-65.97 TO LEFT	223-65.97 TO LEFT
29	Dorrell & Greg McLain	143	515	0380	42,471	31,000	1,354.734 TO RIGHT	1,354.734 TO RIGHT	1,354.734 TO RIGHT
30	H. D. Martindale	106	848	1,708	77,662	2,083	2,708.071 TO LEFT	2,708.071 TO LEFT	2,708.071 TO LEFT
30A	H. D. Martindale	106	848	1,708	77,662	2,083	2,708.071 TO LEFT	2,708.071 TO LEFT	2,708.071 TO LEFT
30B	H. D. Martindale	106	848	1,708	77,662	2,083	2,708.071 TO LEFT	2,708.071 TO LEFT	2,708.071 TO LEFT
34	Harold Wesley Martindale & Norman Dodson Martindale	106	871	1,044	46,413	31,871	1,364.121 TO RIGHT	1,364.121 TO RIGHT	1,364.121 TO RIGHT



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OF THE STATE OF TEXAS. THIS SURVEY WAS MADE ON THE 21st DAY OF SEPTEMBER, 1988, IN THE COUNTY OF TARRANT, TEXAS. THESE COORDINATES WERE ESTABLISHED FROM THE EXISTING CENTERLINE AND 1911-OF-WAY MONUMENTATION.

Basis of Bearings:
 Conditions, related to a Texas State Plane Basis by Survey for this description. These coordinates were established from the existing centerline and 1911-of-way monumentation.

David C. Bagal
 David C. Bagal
 Registered Professional Land Surveyor No. 235

3/10/91

STATE HIGHWAY 142

3103 Bee Cove Road, Sec. 202, Austin, Texas 78716
 (512) 327-4334

MESSA SURVEYING

UNIT: JOB NO. APPROVED: STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION

DATE: 3-24-92 BY: David C. Bagal, Registered Professional Land Surveyor No. 235

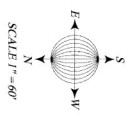
REVISION: 3-23-92

APPROVED: [Signature]

CHECKED: [Signature]

STATE: TEXAS COUNTY: TARRANT COUNTY DISTRICT: 14

SECTION: 14



- LEGEND
- ROAD RIGHT-OF-WAY AS NOTED
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY

JOHN H. FOLEY
SURVEY

DATE: 11/15/11
 P1 STA: 251+76.15
 E-282096.8009
 DELTA: -09-46-27.71
 TANGENT: 122.007
 LENGTH: 44.411
 E-449634.8277
 P.C. STA: 225+46.15
 E-282128.3506
 E-282128.3506
 H-13871278.4863
 E-22897762.135

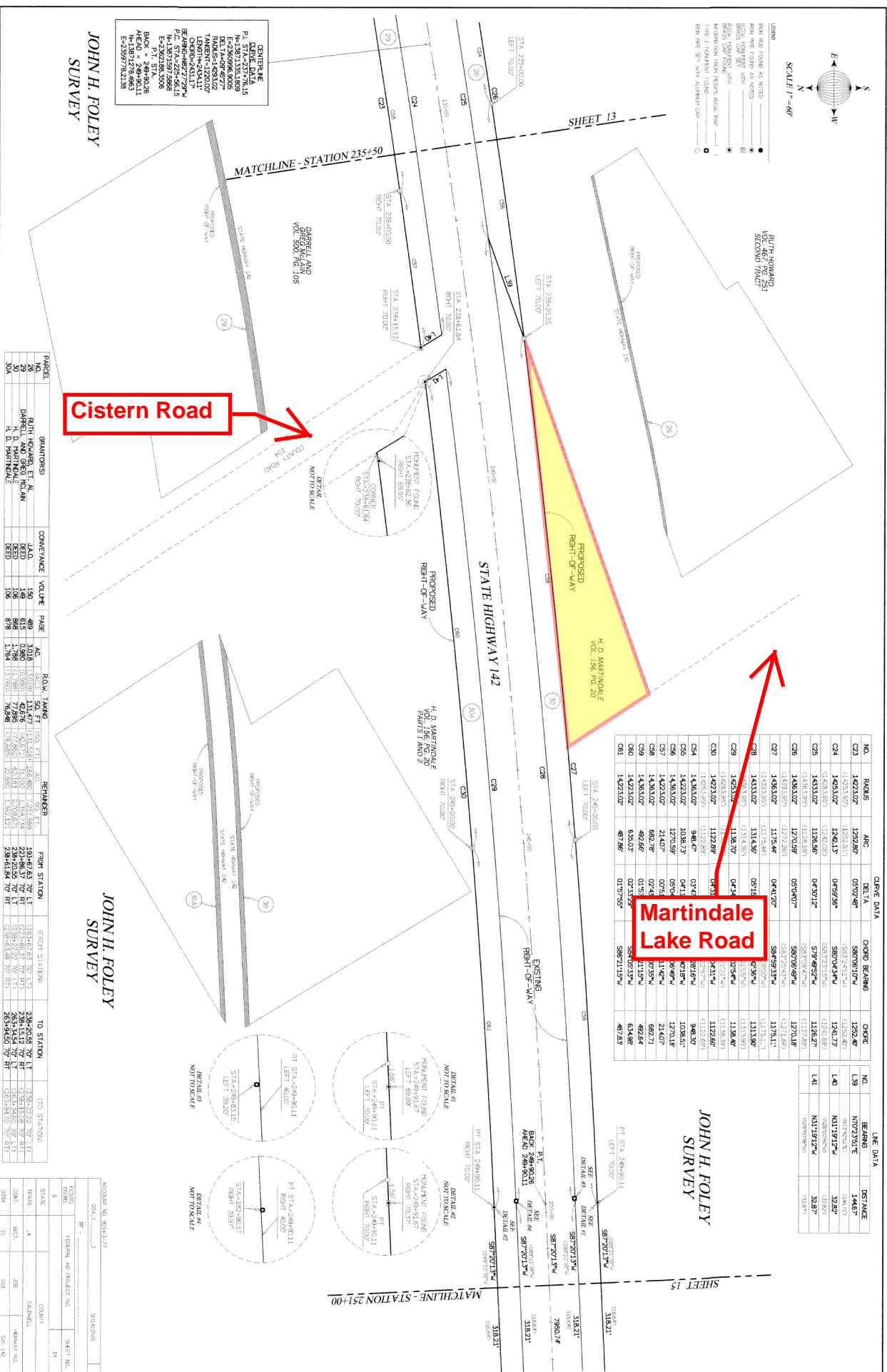
PARCEL NO.	GRANTORS	CONVEYANCE	VOLUME	PAGE	AC.	ROL. TAXES	REPAIRS	FROM STATION	TO STATION	TO STATION
28	JOHN H. FOLEY	150	489	106	1.764	11,780.00	150+43.70	150+43.70	150+43.70	150+43.70
29	H. D. MARTINDALE	106	868	106	1.764	11,780.00	238+20.58	238+20.58	238+20.58	238+20.58
30	H. D. MARTINDALE	106	878	106	1.764	11,780.00	238+41.84	238+41.84	238+41.84	238+41.84

Cistern Road

Martindale Lake Road

ACCOUNT NO. 8031-137

TOTAL	6	14.67	14.67
REMARKS	4	11.40	11.40
DATE	11/15/11		
BY	JHF		
CHECK NO.	114		
DATE	11/15/11		



NO.	POINTS	ASC.	DELTA	CHORD BEARING	CHORD
C23	14023.02	1292.80	692°46'	S88°04'17"W	1292.80
C24	14033.02	1242.13	0°49'36"	S89°04'17"W	1242.13
C25	14033.02	1128.56	0°30'12"	S79°49'27"W	1128.56
C26	14033.02	1270.99	05°04'07"	S80°09'47"W	1270.99
C27	14033.02	1173.44	04°41'20"	S80°29'13"W	1173.44
C28	14033.02	1114.90	09°15'	S81°08'57"W	1114.90
C29	14033.02	1138.70	0°43'	S81°21'56"W	1138.70
C30	14023.02	1122.89	0°30'	S81°21'56"W	1122.89
C31	14033.02	946.47	03°24'	S81°21'56"W	946.47
C32	14033.02	1038.52	0°11'	S81°21'56"W	1038.52
C33	14033.02	214.07	00°14'	S81°21'56"W	214.07
C34	14033.02	682.78	02°14'	S81°21'56"W	682.78
C35	14033.02	492.69	01°15'	S81°21'56"W	492.69
C36	14033.02	633.03	02°15'	S81°21'56"W	633.03
C37	14023.02	487.86	01°59'55"	S81°21'56"W	487.86

NO.	BEARINGS	DISTANCES
L39	N102°23'12"E	146.67
L40	N31°19'12"W	32.82
L41	N31°19'12"W	32.87
L42	N31°19'12"W	32.87

JOHN H. FOLEY
SURVEY

MATCHLINE - STATION 251+00

SHEET 13

2016-001004 WD Fee: 46.00
03/02/2016 11:26:19 AM Total Pages: 7
Carol Holcomb, County Clerk - Caldwell County, TX

Warranty Deed with Vendor's Lien

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Date: February 8, 2016

Grantor: Frazier Land & Cattle Company, Ltd.

Grantor's Mailing Address: 1301 South Capital of Texas Highway, Suite A234
Austin, Texas 78746

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Property (including any improvements): Tract #24 containing 6.463 acres of land, more or less, out of 219.527 (Phase I) acres of land in the J. FOLLEY SURVEY A-107, CALDWELL COUNTY, TEXAS being the same property described in a deed to FRAZIER LAND & CATTLE CO, L.L.C., by Instrument #982364, recorded in Volume 187, Page 774, Caldwell County Deed Records, described more fully on Exhibit "A" attached hereto.

Reservations from Conveyance:

This conveyance is made and accepted subject to restrictions, reservations, covenants, conditions and easements attached hereto as Exhibit "B" relating to the herein above described property and easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyance, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

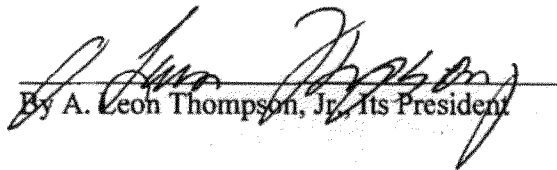
and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

Grantor hereby reserves unto himself all mineral rights and royalties connected with or pertaining to the Property.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

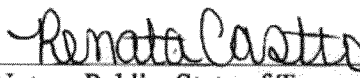
FRAZIER LAND & CATTLE COMPANY, LTD.
By Thompson Properties, Incorporated, General Partner


By A. Leon Thompson, Jr., Its President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8th day of February, 2016, by A. LEON THOMPSON, JR., President of Thompson Properties, Incorporated, General Partner of FRAZIER LAND & CATTLE COMPANY, LTD.

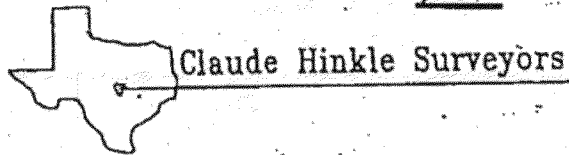

Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

Frazier Land & Cattle Company, Ltd.
1301 Capital of Texas Hwy South, Suite A-234
Austin, Texas 78746

Exhibit A



All of a certain tract of parcel of land situated in Caldwell County, Texas and being a part of the J. Folley Survey A-107 and being also a part of a 161.999 acre tract of land called First Tract and conveyed to Frazier Land & Cattle LLC., by deed recorded in Volume 187 Page 774 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the NW corner of the above mentioned 161.999 acre tract and in the East line of County Road #109-B and an apparent South line of a tract of land conveyed to H. W. Martindale by deed recorded in Volume 156 Page 20 of the Deed Records of Caldwell County, Texas for the NW corner this tract.

THENCE N 78 degrees 06 minutes 39 seconds E with the apparent South line of the above mentioned Martindale tract and the North line of the said 161.999 acre tract 453.22 feet to a 1/2" iron pin set for the NE corner this tract.

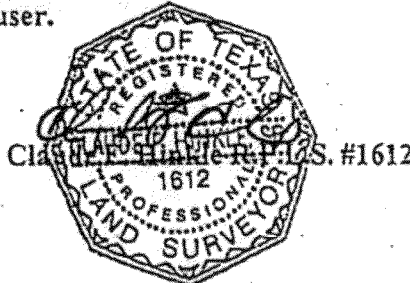
THENCE entering the said 161.999 acre tract for the following three (3) courses:

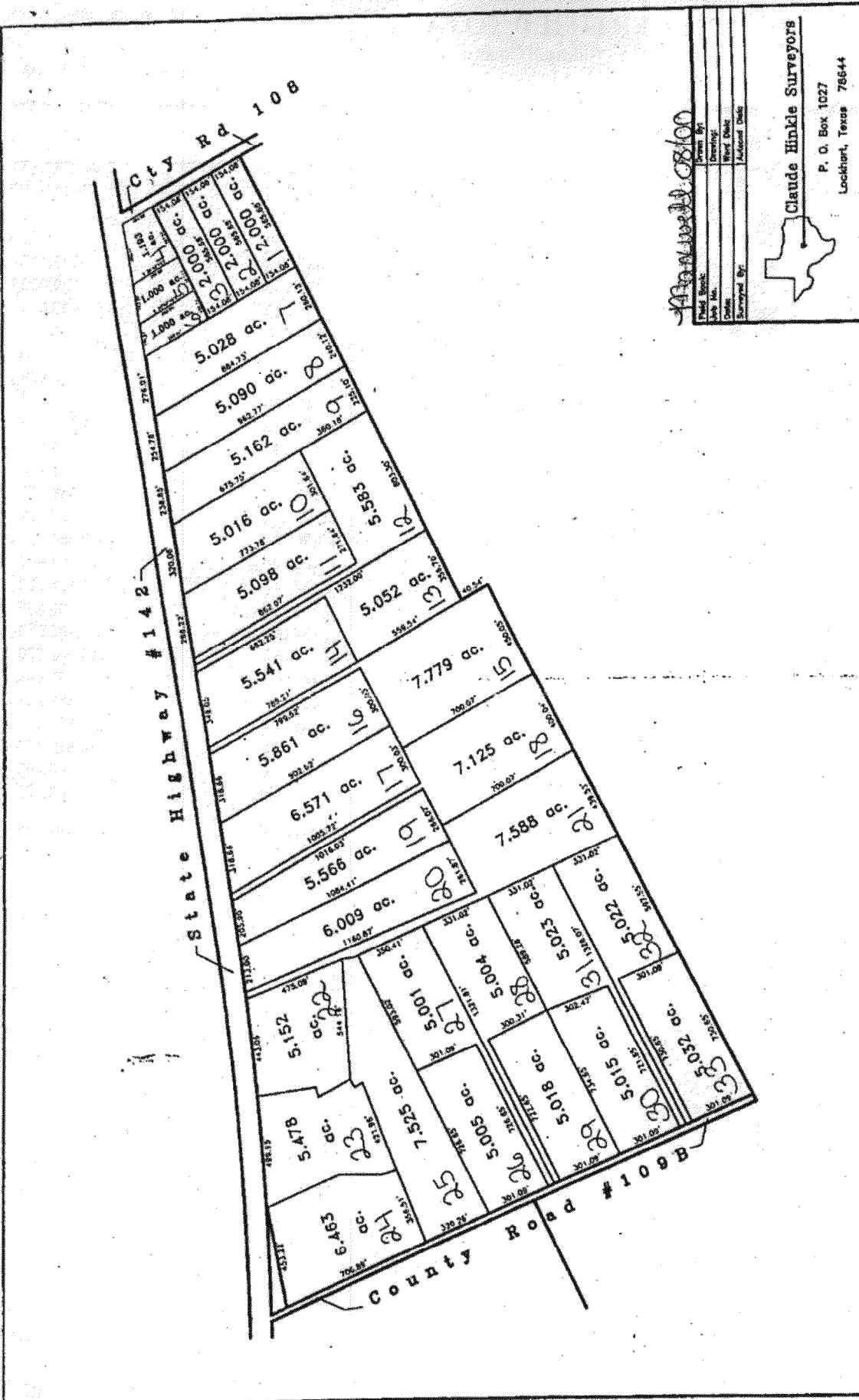
- (1) S 23 degrees 12 minutes 53 seconds E 360.26 feet to a fence corner post found for an angle point.
- (2) S 00 degrees 00 minutes 42 seconds W 206.73 to a fence corner post found for an angle point.
- (3) S 16 degrees 51 minutes 10 seconds E 69.20 feet to a fence corner post found for the SE corner this tract.

THENCE S 66 degrees 57 minutes 57 seconds W 356.51 feet to a fence corner post found in the East line of County Road #109-B and the West line of the said 161.999 acre tract for the SW corner this tract.

THENCE N 23 degrees 06 minutes 30 seconds W with the East line of County Road #109-B and the West line of the above mentioned 161.999 acre tract 706.89 feet to the place of beginning containing 6.463 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on July 8, 1998. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's seal should be considered official and relied upon by the user.





Claude Hinkle

Book No.	
Page No.	
Survey No.	
Survey Date	
Surveyor	

Claude Hinkle Surveyors
 P. O. Box 1027
 Lockhart, Texas 78644

EXHIBIT "B"

**FRAZIER LAND & CATTLE CO., LTD.
MAXWELL ESTATES
RESERVATIONS AND RESTRICTIONS**

1. Right of way easement from Norm Martindale to Texas public Utilities Company dated July 25, 1925, recorded in Volume 191, Page 477, Deed Records of Caldwell County, Texas.

2. Right of way easement from G. W. Martindale to Mrs. L. M. Armand dated July 11, 1950, recorded in Volume 237, Page 110, Deed Records of Caldwell County, Texas.

3. Right of way easement from G. N. Martindale, Robert Martindale and wife, Mary Martindale, Y. P. Yarbrough, Jr. and wife, Merele Yarbrough, E. R. Westmoreland, Jr. and wife Roxadene Westmoreland, George Norman Martindale and wife, Elizabeth Martindale to Harold Martindale dated October 31, 1950, recorded in Volume 238, Page 482, Deed Records of Caldwell County, Texas.

4. Right of way easement from Raymond Sample and wife, Mattie Bell Sample, to Plum Creek Conservation District of Lockhart, Texas, dated August 3, 1961, recorded in Volume 288, Page 240, Deed Records of Caldwell County, Texas.

5. Right of way easement from Raymond Sample and wife, Mattie Bell Sample, to Maxwell Water Supply Corporation, dated June 6, 1970, recorded in Volume 338, Page 19, Deed Records of Caldwell County, Texas.

7. Right of way easement from Ruth Howard, to Maxwell Water supply Corporation, dated December 5, 1985, recorded in Volume 502, Page 43, Deed Records of Caldwell County, Texas.

8. The property shall be used for residential purposes only with the usual and customary accessory buildings, including but not limited to garage and barn. Site built homes in excess of 900 square feet are permitted. New manufactured homes in excess of 500 square feet are permitted. Manufactured homes of up to 5 years in age are only permitted with Sellers permission. In no event are manufactured homes that are more than 5 years in age or any home in any way dilapidated, or unkempt or unsightly in appearance or nature to be placed on the property. No temporary building or structure or garage or barn shall be used as a habitation. This provision shall not restrict keeping a recreational vehicle or travel trailer provided same is in no way used as a residence.

9. No outside toilets shall be permitted. Installation of a septic tank soil-absorption sewage disposal system shall be in accordance with at least the minimum recommendations required by the State of Texas and/or the County of Caldwell.

10. No trash, ashes, or other refuse may be thrown or dumped on any vacant lot.

11. No tract may be used for any business or commercial purposes. No commercial feed lot or hogs or pigs will be located on any tract or tracts.

12. No tracts can ever be re-subdivided into any tracts of less than two (2.0) acres in size.

13. No junk, wrecking or auto storage shall be located on any tract. No discarded, abandoned, unlicensed or in-operative vehicle shall be kept or stored on any tract. A vehicle shall be considered in-operative if it cannot be moved under it's own power for more than 30 days. No unsightly, unsanitary, or junky looking structure or condition of any nature will be permitted on any tract.

14. All applicable laws, ordinances, rules and regulations of any governmental or taxing authority.

15. Residences and buildings within the subdivision shall be situated no nearer than fifty feet (50') to the property line along the road fronting the tract, and no nearer than twenty-five feet (25') to any side or rear property line.

16. Seller reserves for himself or assigns a twenty foot (20') side easement along property lines of every tract for the purpose of installing, operating and maintaining utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate guy wires, braces and anchors wherever necessary, together with the right

to install, operate and maintain gas lines, water lines, electric lines, and appurtenances, sewer lines, culverts, and drainage ditches, reserving rights of ingress and egress to such areas for any such purposes mentioned above. Said easement shall be widened to thirty feet (30') during construction. Seller also reserves the right to cause or permit drainage of surface waters over and/or through said tracts. Seller additionally reserves the right for access across the subject property to said easement. Seller hereby reserves all of the groundwater in, on and under the property together with the right of ingress and egress for the purpose of developing, producing and marketing same. The Buyer shall have no cause of action against Seller whether at law or in equity by reason of any damage caused said tracts or improvements thereon by water draining or by installing, operating, or maintaining above-mentioned installations.

17. Domestic pets and horses and cows shall be allowed but no more than one horse or cow per acre. No noxious or offensive activity shall be carried on upon said acreage, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

18. No oil, gas and other minerals in and under and that may be produced from the above-described property are being sold or will be conveyed to Buyer.

19. All manufactured homes must be placed on and affixed to a permanent foundation and underpinned (skirted) around the entire perimeter within sixty (60) days of installation on the property.

These restrictions shall be considered covenants running with the land and shall bind the purchasers, their heirs, successors, executors, administrators, and if the parties hereto or any of them, or their heirs, successors, or assigns, shall violate, or attempt to violate, any of these covenants or restrictions herein contained, it shall then be lawful for any person or persons owning any property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenant or restriction, and either to prevent them or him from doing so or to recover damages for such violation. Frazier Land & Cattle Company, Ltd. shall have the right, after thirty (30) days notice is given, to place a lien on any tract violating any of the above provisions, or to collect any costs incurred in the course of rectifying or cleaning up any proscribed or forbidden condition or activity under these covenants. The cost of placing the lien, including any attorney fees, shall be included in the lien. Any invalidation of any of the covenants or restrictions by judgment or court order in nowise shall effect any of the other provisions, which shall remain in full force and effect.

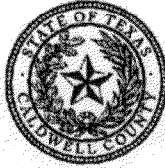
These covenants shall be binding on all parties and all persons claiming under them until August 1, 2028, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

FILED AND RECORDED

Instrument Number: 2016-001004 WARRANTY DEED

Filing and Recording Date: 03/02/2016 11:26:19 AM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Carol Holcomb

Carol Holcomb, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.