

**CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
AGENDA
NOTICE OF PUBLIC HEARING AND REGULAR MEETING
ON JULY 27, 2021**

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, TUESDAY, JULY 27, 2021, 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

PUBLIC HEARING

1. Public Hearing on the Proposed 2022 Appraisal District and Collection Budgets.

REGULAR MEETING

2. 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.*
3. Quarterly Delinquent Tax Collection Report.
4. Collection Report June 2021.

DISCUSSION/ACTION

5. Consideration of and possible approval of Minutes of June 22, 2021 meeting.
6. Consideration of and possible approval of Financial Report June 2021.
7. Discussion and consideration regarding policy pertaining to delinquent taxes owed by ARB and BOD members.
8. Discussion and consideration regarding the adoption 2022 Appraisal and Collection Budgets.
9. Consideration of and possible action regarding property which may have been omitted from appraisal roll.
10. Chief Appraiser's Report.
 - a. Appraisal update.
 - b. Collection update.
11. Board requests for future agenda items. *(No action or discussion may occur during this item)*
12. 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
AGENDA PACKET
JULY 27, 2021**

CALL TO ORDER

PUBLIC HEARING

1. Public Hearing on the Proposed 2022 Appraisal District and Collection Budgets.

REGULAR MEETING

2. Public Comments.
3. Quarterly Delinquent Tax Collection Report.
3a-3b
4. Collection Report June 2021.
4a-4b

DISCUSSION/ACTION

5. Consideration of and possible approval of Minutes of June 22, 2021 meeting.
5a-5b
6. Consideration of and possible approval of Financial Report June 2021.
6a-6i
7. Discussion and consideration regarding policy pertaining to delinquent taxes owed by ARB and BOD members.
8. Discussion and consideration regarding the adoption 2022 Appraisal and Collection Budgets.
8a-8e
9. Consideration of and possible action regarding property which may have been omitted from appraisal roll.
9a-9ab
10. Chief Appraiser's Report.
 - a. Appraisal update.
10a-a
 - b. Collection update.
11. Board requests for future agenda items. *(No action or discussion may occur during this item)*
12. Adjourn.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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AUSTIN, TEXAS 78760

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FAX 512/443-3494

Sam Turner, Attorney

email to sam.turner@lgbs.com

July 14, 2021

Mr. Alfredo Munoz, Chairman
Caldwell County Appraisal District
P.O. Box 900
Lockhart, Texas 78644

RE: Caldwell County Appraisal District Delinquent Tax Collection Report

Dear Mr. Munoz:

Attached, please find our quarterly report regarding our delinquent tax collection efforts on behalf of the Caldwell County taxing jurisdictions for which we represent. During this quarter, we collected a total of **\$598,772** in delinquent taxes, penalty and interest.

Delinquent Tax Collection Report

Here is a summary of the specific delinquent tax collection steps we have undertaken during the fourth quarter of the 2020-2021 tax year and the results of those actions.

New Lawsuits – During this quarter, we filed **19 new lawsuits** involving **25 properties**. These suits sought the enforcement of **\$100,404** in delinquent taxes, penalty and interest.

Suit Dismissal – During this quarter, we prepared and submitted notices of **non-suit in 12 suits** involving **17 property** accounts and **\$161,875** in delinquent taxes, penalty and interest. A non-suit is filed once all taxes in a given suit have been paid.

Judgments – During this quarter, we did not have a trial setting.

Tax Sales – During this quarter, we held one regular tax sale which included **9 case** and involved **10 property** accounts. As a direct result of this sale, there was a total revenue collected of **\$130,406** in delinquent taxes, penalties and fees.

Excess Proceeds – During this quarter, there were no excess proceeds to disburse.

Mr. Alfredo Munoz, Chairman
Caldwell County Appraisal District
July 14, 2021
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Mass Mailing – During the fourth quarter of the collection year we conducted 2 mailings, of which, we mailed an individual demand letter to every taxpayer reminding them of their obligation to the various taxing jurisdictions and encouraging them to submit payment of their delinquent taxes.

Tax Warrants – During this quarter, we did not file any tax warrants.

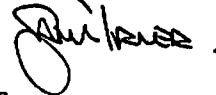
Interventions – During this quarter, we did not file any new interventions.

Tax Sale Results – 4th Quarter '20 – '21

No. Offered	No. Sold	No. Pulled	No. SO	Tax Revenue Generated
10	3	7	0	\$130,406.00

Thank you for this opportunity to report to you concerning our activities on behalf of the taxing jurisdictions of Caldwell County that we represent. We will continue to provide this Board as much in depth reporting as desired for those jurisdictions that we do represent. Should there be any questions concerning our efforts or any other matter related to ad valorem taxation, please do not hesitate to contact this office.

Sincerely,



Sam Turner
Attorney

Xc: Shanna Ramzinski, Chief Appraiser
Caldwell County Appraisal District
P.O. Box 900
Lockhart, Texas 78644

Payment Agreements 2021

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	193	15	16	10
February	182	24	10	8
March	188	13	26	5
April	170	30	11	5
May	184	19	17	0
June	186	7	18	3
July				
August				
September				
October				
November				
December				

CALDWELL COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS MINUTES
Regular Meeting JUNE 22, 2021

The Board of Directors of the Caldwell County Appraisal District met in regular session on June 22, 2021, at 6:00 PM in the Caldwell County Appraisal District office located at 211 Bufkin Lane, Lockhart, Texas.

Those in attendance were board members Sally Daniel, Kathy Haigler, Alfredo Munoz and Lee Rust, Chief Appraiser Shanna Ramzinski, and Administrative Assistant/Recording Secretary Phyllis Fischer.

Sonja Villalobos absent.

CALL TO ORDER at 6:00 PM

Item #1. Public Comments.

None.

Item #2. Collection Report May 2021.

Shanna Ramzinski presented the Collection Report of May 2021.

DISCUSSION/ACTION

Item #3. Consideration and possible approval of Minutes of May 25, 2021 Regular Meeting and June 8, 2021 Special Meeting.

Shanna Ramzinski presented the Minutes of May 25, 2021 Regular Meeting and June 8, 2021 Special Meeting. Kathy Haigler made a motion, seconded by Lee Rust, to approve the minutes. Motion carried 4-0-1.

Item #4. Consideration of and possible approval of Financial Report May 2021.

Shanna Ramzinski presented the Financial Report of May 2021. Kathy Haigler made a motion, seconded by Lee Rust, to approve the Financial Report. Motion carried 4-0-1.

Item #5. Discussion and consideration regarding salary survey.

Sally Daniel presented information regarding a salary survey. Ms. Daniel has spoken with 5 different companies and stated that the fee will come in under budget at \$15,000 to \$19,000. It was noted that the salary survey is for information for the 2023 budget.

There was a request that this item be placed on the July 2021 agenda.

Item #6. Discussion and consideration regarding policy pertaining to delinquent taxes owed by ARB and BOD members.

Kathy Haigler requested that the office check potential board and ARB members for delinquent taxes 2 weeks prior to being sworn in as a board member. Postponed until next meeting for Ms. Villalobos to have input.

Item #7. Consideration of and possible action regarding property which may have been omitted from appraisal roll.

Shanna Ramzinski presented the latest report regarding property which may have been omitted from the appraisal roll. Lee Rust presented omitted property which may need researching.

Item #8. Consideration of and possible action regarding adoption of budget amendment to retain excess funds remaining from the 2020 budget allocation payments from taxing entities and to apply funds to 2021 budget.

Sally Daniel made a motion, seconded by Lee Rust, to adopt the budget amendment to retain excess funds remaining from the 2020 budget and to apply funds to 2021 budget. Motion carried 4-0-1.

Item #9. Discussion and consideration regarding the adoption of the 2022 Appraisal and Collection Budgets.

Shanna Ramzinski presented the 2022 Appraisal and Collection Budgets. Kathy Haigler made a motion, seconded by Sally Daniel, to adopt the 2022 Appraisal and Collection Budgets. Motion carried 3-1-1.

NOTE: It was discovered that the required public hearing on the 2022 budget did not occur prior to adoption of the budget. On recommendation of the Chief Appraiser, the budget will be resubmitted as an agenda item subsequent to the public hearing which is on the agenda for July 22, 2021.

Item #10. Chief Appraiser's Report.

- a. Appraisal update – ARB hearings are ongoing; there have been 2200 protests
- b. Collection update – Effective tax rates will begin in July.

Item #11. Board requests for future agenda items.

Board requests for future agenda items include #5 and #6 of this agenda and Lee Rust will email an agenda request to Shanna Ramzinski.

Item #12. Adjourn.

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

Meeting adjourned at 6:35 PM.

Board Chairman

Board Secretary

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Six Months Ending June 30, 2021

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%	
70101	CHIEF APPRAISER	\$ 6,867.58	\$ 41,205.48	\$ 82,411.00	41,205.52	50.00
70102	DEPUTY CHIEF APPRAISER	3,952.92	23,717.52	47,435.00	23,717.48	50.00
70103	SYSTEM MGR/MAPPER	5,557.08	33,342.48	66,685.00	33,342.52	50.00
70105	FIELD APPRAISER II	2,773.34	16,640.04	33,280.00	16,639.96	50.00
70106	SENIOR APPRAISER I	3,449.87	22,195.22	46,025.00	23,829.78	51.78
70107	SENIOR APPRAISER II	2,965.00	17,790.00	35,580.00	17,790.00	50.00
70108	FIELD APPRAISER I	2,773.34	16,640.04	33,280.00	16,639.96	50.00
70109	FIELD APPRAISER III	2,843.26	17,059.56	34,119.00	17,059.44	50.00
70111	ADMINISTRATIVE ASST.	4,377.76	26,266.56	52,533.00	26,266.44	50.00
70112	DATA ENTRY TECHNICIAN	2,635.16	15,810.96	31,622.00	15,811.04	50.00
70113	APPRAISAL SUPPORT TECH	3,217.08	19,302.48	38,605.00	19,302.52	50.00
70114	APPRAISAL SUPPORT CLERK	1,912.05	11,728.81	25,000.00	13,271.19	53.08
70120	FIELD APPRAISER IV	2,750.00	16,404.78	41,721.00	25,316.22	60.68
70130	PART TIME	0.00	0.00	3,000.00	3,000.00	100.00
70135	PAYROLL CONTINGENCY	0.00	0.00	2,000.00	2,000.00	100.00
70136	ANNUAL LONGEVITY COMPEN	0.00	0.00	6,000.00	6,000.00	100.00
	TOTAL WAGES AND SALARIES	46,074.44	278,103.93	579,296.00	301,192.07	51.99
71000	PAYROLL TAX	3,587.36	21,071.47	50,500.00	29,428.53	58.27
71002	RETIREMENT / EMPLOYER	4,294.18	25,919.51	55,000.00	29,080.49	52.87
71004	HEALTH BENEFITS	8,513.81	56,044.08	116,500.00	60,455.92	51.89
71005	WORKERS COMP	0.00	(256.00)	3,100.00	3,356.00	108.26
71006	UNEMPLOYMENT	0.00	250.53	4,000.00	3,749.47	93.74
	DEDUCTIONS / BENEFITS	16,395.35	103,029.59	229,100.00	126,070.41	55.03
72000	APPR ENGINEERS	5,500.00	37,125.00	64,000.00	26,875.00	41.99
72001	APPR REVIEW BOARD	1,617.64	2,432.64	37,500.00	35,067.36	93.51
72002	AUDIT	0.00	6,000.00	6,300.00	300.00	4.76
72003	BOARD OF DIRECTORS	34.67	359.41	1,790.00	1,430.59	79.92
72004	DATA PROCESSING SERVICES	14,160.97	47,518.34	56,050.00	8,531.66	15.22
72007	JANITORIAL SERVICES	264.11	1,047.20	6,200.00	5,152.80	83.11
72008	LEGAL SERVICES	1,418.97	7,224.25	27,000.00	19,775.75	73.24
72009	TITLE RESEARCH	0.00	0.00	3,000.00	3,000.00	100.00
	TOTAL SERVICES	22,996.36	101,706.84	201,840.00	100,133.16	49.61
72500	BOND CHIEF/NOTARY	71.00	71.00	250.00	179.00	71.60
72501	MEMBERSHIP/DUES	0.00	2,330.00	3,800.00	1,470.00	38.68
72502	COMPUTER SUPPLIES	1,901.53	3,468.98	7,000.00	3,531.02	50.44
72504	EDUCATION / FEES	455.00	3,940.00	9,700.00	5,760.00	59.38
72505	INSURANCE LIABILITY	200.00	200.00	1,900.00	1,700.00	89.47
72506	INSURANCE BUILDING/ CONTE	0.00	0.00	4,500.00	4,500.00	100.00
72507	LEGAL NOTICES / PRINTING	531.25	11,146.87	17,100.00	5,953.13	34.81
72508	MAINT - HARDWARE & EQUIP	400.00	2,000.00	8,700.00	6,700.00	77.01
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	57.12	392.24	5,500.00	5,107.76	92.87
72511	OFFICE SUPPLIES	314.91	2,808.16	8,500.00	5,691.84	66.96
72512	POSTAGE	(62.64)	16,428.20	32,200.00	15,771.80	48.98
72513	POSTAGE METER/BOX RENTAL	1,055.51	2,473.02	4,425.00	1,951.98	44.11
72514	SUBSCRIPTION & BOOKS	350.00	5,189.71	6,860.00	1,670.29	24.35
72515	RENTAL COPIER	211.87	1,004.63	2,650.00	1,645.37	62.09
72516	ELECTRICITY	0.00	1,902.46	9,000.00	7,097.54	78.86
72517	TELEPHONE	921.71	4,964.73	14,000.00	9,035.27	64.54
72518	WATER & SEWER	0.00	1,132.80	3,500.00	2,367.20	67.63
72519	MORTGAGE	4,527.14	27,162.84	57,300.00	30,137.16	52.60

For Management Purposes Only

Caldwell County Appraisal District
EXPENSE STATEMENT- APPRAISAL
 For the Six Months Ending June 30, 2021

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72520 BUILDING MAINT	671.40	3,116.15	5,000.00	1,883.85	37.68
72523 FUEL - VEHICLE	228.73	2,259.42	7,200.00	4,940.58	68.62
72524 MAINT. - VEHICLE	200.50	277.15	12,500.00	12,222.85	97.78
72525 INS - VEHICLE	0.00	0.00	2,600.00	2,600.00	100.00
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TOTAL GENERAL EXPENSES	12,035.03	92,268.36	225,185.00	132,916.64	59.03
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79000 OFFICE EQUIPMENT	59.98	574.95	5,000.00	4,425.05	88.50
79001 COMPUTER EQUIPMENT	1,212.35	10,678.45	29,000.00	18,321.55	63.18
79002 BUILDING EXPENSE	0.00	0.00	5,000.00	5,000.00	100.00
79003 VEHICLE	0.00	0.00	0.00	0.00	0.00
79990 CONTINGENCY	0.00	(2,298.01)	35,000.00	37,298.01	106.57
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TOTAL CAPITAL INVESTMENT	1,272.33	8,955.39	74,000.00	65,044.61	87.90
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TOTAL EXPENSES	\$ (98,773.51)	\$ (584,064.11)	\$ (1,309,421.)	(725,356.89)	55.40
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Caldwell County Appraisal District
EXPENSE STATEMENT - COLLECTION
 For the Six Months Ending June 30, 2021

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70120 DEPUTY TAX COLLECTOR	\$ 4,639.34	\$ 27,836.04	\$ 55,672.00	27,835.96	50.00
90-70121 COLLECTION SPECIALIST	3,080.00	18,480.00	36,960.00	18,480.00	50.00
90-70126 PUBLIC ASSISTANT	2,390.08	14,340.48	28,681.00	14,340.52	50.00
90-70135 PAYROLL CONTINGENCY	0.00	0.00	1,500.00	1,500.00	100.00
90-70136 ANNUAL LONGEVITY COMPENSA	0.00	0.00	2,000.00	2,000.00	100.00
TOTAL WAGES AND SALARIES	10,109.42	60,656.52	124,813.00	64,156.48	51.40
90-71000 PAYROLL TAX	765.82	4,594.92	9,800.00	5,205.08	53.11
90-71002 RETIREMENT/EMPLOYER	942.20	5,653.18	12,000.00	6,346.82	52.89
90-71004 HEALTH BENEFITS	1,445.96	10,068.40	27,700.00	17,631.60	63.65
90-71005 WORKER COMP	0.00	0.00	950.00	950.00	100.00
90-71006 UNEMPLOYMENT	0.00	54.59	3,375.00	3,320.41	98.38
DEDUCTIONS / BENEFITS	3,153.98	20,371.09	53,825.00	33,453.91	62.15
90-72002 AUDIT	0.00	1,800.00	1,900.00	100.00	5.26
90-72004 DATA PROCESSING SERVICES	4,547.20	15,644.25	20,500.00	4,855.75	23.69
90-72005 COUNTY EMPLOYEE CONTRACT	1,584.68	9,508.08	18,000.00	8,491.92	47.18
90-72007 JANITORIAL SERVICE	78.89	312.80	2,500.00	2,187.20	87.49
90-72008 LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
TOTAL SERVICES	6,210.77	27,265.13	45,400.00	18,134.87	39.94
90-72500 BOND/ NOTARY	0.00	0.00	200.00	200.00	100.00
90-72501 MEMBERSHIP/ DUES	0.00	160.00	700.00	540.00	77.14
90-72502 COMPUTER SUPPLIES	517.87	694.23	2,300.00	1,605.77	69.82
90-72504 EDUCATION & FEES	337.00	389.00	4,100.00	3,711.00	90.51
90-72505 INSURANCE - LIABILITY	0.00	0.00	1,000.00	1,000.00	100.00
90-72506 INSURANCE BUILDING/CONTENT	0.00	0.00	1,700.00	1,700.00	100.00
90-72507 LEGAL NOTICES/PRINTING	0.00	169.51	11,500.00	11,330.49	98.53
90-72508 MAINT - HARDWARE/EQUIP	0.00	0.00	2,600.00	2,600.00	100.00
90-72509 MAINT - OFFICE EQUIP	0.00	0.00	1,500.00	1,500.00	100.00
90-72510 MILEAGE & TRAVEL	0.00	630.84	3,100.00	2,469.16	79.65
90-72511 OFFICE SUPPLIES	178.72	711.38	3,500.00	2,788.62	79.67
90-72512 POSTAGE	0.00	1,380.00	15,300.00	13,920.00	90.98
90-72513 POSTAGE METER/BOX RENTAL	315.28	630.56	1,400.00	769.44	54.96
90-72515 RENTAL - COPIER	83.91	436.11	1,800.00	1,363.89	75.77
90-72516 ELECTRICITY	0.00	568.28	3,000.00	2,431.72	81.06
90-72517 TELEPHONE	286.34	1,549.16	3,600.00	2,050.84	56.97
90-72518 WATER & SEWER	0.00	338.36	1,200.00	861.64	71.80
90-72519 MORTGAGE	1,352.26	8,113.56	17,200.00	9,086.44	52.83
90-72520 BUILDING MAINT.	73.60	803.85	2,300.00	1,496.15	65.05
TOTAL GENERAL EXPENSES	3,144.98	16,574.84	78,000.00	61,425.16	78.75
90-79000 OFFICE EQUIPMENT	17.91	17.91	2,000.00	1,982.09	99.10
90-79001 COMPUTER EQUIPMENT	362.12	3,687.89	11,300.00	7,612.11	67.36
90-79002 BUILDING EXPENSE	0.00	0.00	2,200.00	2,200.00	100.00
90-79990 CONTINGENCY	0.00	(482.87)	3,000.00	3,482.87	116.10
TOTAL CAPITAL INVESTMENTS	380.03	3,222.93	18,500.00	15,277.07	82.58
TOTAL EXPENSES	\$ (22,999.18)	\$ (128,090.51)	\$ (320,538.00)	(192,447.49)	60.04

Caldwell County Appraisal District
INCOME STATEMENT- APPRAISAL
 For the Six Months Ending June 30, 2021

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 27,165.53	\$ 81,496.59	\$ 108,662.12	27,165.53	25.00
CITY OF LULING	7,584.84	22,754.52	30,339.37	7,584.85	25.00
CITY OF MARTINDALE	1,799.82	5,399.46	7,199.30	1,799.84	25.00
CITY OF MUSTANG RIDGE	687.42	2,062.26	2,749.67	687.41	25.00
CITY OF NIEDERWALD	190.95	572.85	763.81	190.96	25.00
CITY OF UHLAND	0.00	598.11	598.11	0.00	0.00
CALDWELL COUNTY	106,333.01	318,999.03	425,332.05	106,333.02	25.00
LOCKHART ISD	109,389.26	328,167.78	437,557.05	109,389.27	25.00
LULING ISD	32,039.28	96,117.84	128,157.12	32,039.28	25.00
PRAIRIE LEA ISD	5,924.81	17,774.43	23,699.24	5,924.81	25.00
PLUM CREEK CONS DIST	1,905.57	5,716.71	7,622.27	1,905.56	25.00
PLUM CREEK UNDERGROU	1,907.67	5,723.01	7,630.70	1,907.69	25.00
GONZALES ISD	2,135.99	6,407.97	8,543.97	2,136.00	25.00
WAELDER ISD	1,421.16	4,263.48	5,684.62	1,421.14	25.00
SAN MARCOS ISD	11,940.09	35,820.27	47,760.36	11,940.09	25.00
HAYS ISD	3,017.74	9,053.22	12,070.98	3,017.76	25.00
GONZALES COUNTY UWD	41.36	124.08	165.42	41.34	24.99
CALDWELL-HAYS ESD1	2,718.26	8,154.78	10,873.04	2,718.26	25.00
CITY OF SAN MARCOS	1,113.33	3,339.99	4,453.34	1,113.35	25.00
CALDWELL ESD #2	759.38	2,278.14	3,037.53	759.39	25.00
CALDWELL ESD #3	648.92	1,946.76	2,595.69	648.93	25.00
CALDWELL ESD #4	756.78	2,270.34	3,027.12	756.78	25.00
AUSTIN COMMUNITY COLL	224.53	673.59	898.12	224.53	25.00
Total Revenues	319,705.70	959,715.21	1,279,421.00	319,705.79	24.99
TOTAL BUDGET REV	\$ 319,705.70	\$ 959,715.21	\$ 1,279,421.00	319,705.79	24.99
COPIES MISC REVENUE	\$ (144.50)	\$ (1,098.75)	\$ 0.00	1,098.75	0.00
INTEREST INCOME REVENU	(264.17)	(1,660.25)	0.00	1,660.25	0.00
TOTAL OTHER REVENUE	(408.67)	(2,759.00)	0.00	2,759.00	0.00

Caldwell County Appraisal District
INCOME STATEMENT- COLLECTION
 For the Six Months Ending June 30, 2021

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERE	%
Revenues					
CITY OF LOCKHART	\$ 7,082.26	\$ 21,246.78	\$ 28,329.05	7,082.27	25.00
CITY OF LULING	2,010.32	6,030.96	8,041.29	2,010.33	25.00
CITY OF MARTINDALE	469.23	1,407.69	1,876.91	469.22	25.00
CITY OF MUSTANG RIDGE	179.22	537.66	716.86	179.20	25.00
CITY OF NIEDERWALD	49.78	149.34	199.13	49.79	25.00
CITY OF UHLAND	0.00	155.93	155.93	0.00	0.00
CALDWELL COUNTY	27,721.83	83,165.49	110,887.32	27,721.83	25.00
LOCKHART ISD	28,518.62	85,555.86	114,074.47	28,518.61	25.00
LULING ISD	9,700.96	29,102.88	38,803.83	9,700.95	25.00
PRAIRIE LEA ISD	2,085.25	6,255.75	8,341.01	2,085.26	25.00
PLUM CREEK CONS DIST	496.80	1,490.40	1,987.18	496.78	25.00
PLUM CREEK UNDERGROUND	497.35	1,492.05	1,989.38	497.33	25.00
GONZALES COUNTY UWD	10.78	32.34	43.13	10.79	25.02
CALDWELL-HAYS ESD1	708.67	2,126.01	2,834.68	708.67	25.00
CALDWELL ESD #2	197.98	593.94	791.91	197.97	25.00
CALDWELL ESD #3	169.18	507.54	676.72	169.18	25.00
CALDWELL ESD #4	197.30	591.90	789.19	197.29	25.00
Total Revenues	<u>80,095.53</u>	<u>240,442.52</u>	<u>320,537.99</u>	<u>80,095.47</u>	24.99
TAX CERTIFICATES	(130.00)	(630.00)	0.00	630.00	0.00
TOTAL TAX CERT. REVENUE	<u>(130.00)</u>	<u>(630.00)</u>	<u>0.00</u>	<u>630.00</u>	0.00
TOTAL BUDGET REVENUE	<u>\$ 80,225.53</u>	<u>\$ 241,072.52</u>	<u>\$ 320,537.99</u>	<u>79,465.47</u>	24.79
RETURN CHECK FEE	\$ (200.00)	\$ (700.00)	\$ 0.00	700.00	0.00
BUS PP RENDITION PENALTY	(17.80)	(1,720.20)	0.00	1,720.20	0.00
OFFICE RENTAL INCOME	(100.00)	(600.00)	0.00	600.00	0.00
TOTAL OTHER REVENUE	<u>(317.80)</u>	<u>(3,020.20)</u>	<u>0.00</u>	<u>3,020.20</u>	0.00
DELINQUENT ATTORNEY FEES- L	0.00	0.00	0.00	0.00	0.00
DELINQUENT ATTORNEY FEES- P	(8,411.31)	(8,411.31)	0.00	8,411.31	0.00
DELINQUENT ABSTRACT FEES- L	0.00	0.00	0.00	0.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	(200.00)	0.00	200.00	0.00
TOTAL DELINQUENT ATTORNEY	<u>(8,411.31)</u>	<u>(8,611.31)</u>	<u>0.00</u>	<u>8,611.31</u>	0.00

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Jun 1, 2021 to Jun 30, 2021

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
6/1/21	009535	60375	JUN 2021 DEL ATTY FEE	27,159.74	
		60390	JUN 2021 DEL ATTY ABST FEES	325.00	
		10000	LINEBARGER GOGGAN BLAIR SAMPSON, LLP		27,484.74
6/3/21	009459	30027	MAY 2021 INSURANCE PAYABLE INV #059526	329.86	
		71004	MAY 2021 CANCER - APPR	182.57	
		90-71004	MAY 2021 CANCER-COLL	49.79	
		10000	AFLAC INS.		562.22
6/3/21	009460	72517	JUN 2021 IPAD UNITS APPRAISERS	234.44	
		10000	AT&T Mobility		234.44
6/3/21	009461	72007	INV #17394 JUN 2021 JANITORIAL SERVICES - APPR	264.11	
		90-72007	INV #17394 JUN 2021 JANITORIAL SERVICES - COLL	78.89	
		10000	Buildingstars		343.00
6/3/21	009462	90-72005	JUN 2021 LULING EMPLOYEE SALARY	1,584.68	
		10000	CALDWELL COUNTY TREASURER		1,584.68
6/3/21	009463	71004	JUN 2021 AD&D - APPR	9.66	
		90-71004	JUN 2021 AD&D - COLL	2.12	
		71004	JUN 2021 LIFE - APPR	82.11	
		90-71004	JUN 2021 LIFE - COLL	18.02	
		30029	MAY 2021 DENTAL PAYABLE	518.59	
		30027	MAY 2021 VISION PAYABLE	97.31	
		10000	UHS Premium Billing		727.81
6/3/21	009465	72507	BUSINESS CARDS - JC,MZ,MR,EG,JG,SS	295.00	
		10000	PRINTING SOLUTIONS		295.00
6/9/21	009466	72523	MAY 2021 FUEL REIMBURSEMENT	228.73	
		10000	CALDWELL COUNTY TREASURER		228.73
6/9/21	009467	72001	ARB EXPENSES	42.64	
		72003	BOD EXPENSES	34.67	
		72504	EDUCATION APPR	435.00	
		90-72504	EDUCATION COLL	337.00	6 f
		72511	OFFICE SUPP APPR	209.21	

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Jun 1, 2021 to Jun 30, 2021

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		90-72511	OFFICE SUPP COLL	27.40	
		72514	TYLER TECHNOLOGIES	350.00	
		72517	RING CENTRAL APPR	571.69	
		90-72517	RING CENTRAL COLL	170.76	
		72524	VEH MAINT	186.00	
		79000	OFFICE EQUIP APPR	59.98	
		90-79000	OFFICE EQUIP COLL	17.91	
		79001	COMP EQUIP APPR	654.48	
		90-79001	COMP EQUIP COLL	195.49	
		10000	CARD SERVICE CENTER		3,292.23
6/9/21	009468	10000	VOID		
6/9/21	009468	90-72517	JUN 2021 LINE CHARGE LULING SPECTRUM BUSINESS	115.58	
		10000			115.58
6/9/21	009469	72000	2021 QTR 3 PAYMENT - APPR SERVICES	5,500.00	
		10000	Eagle Property Tax Appr & Cons Inc		5,500.00
6/9/21	009470	72004	INV#337/ PACS MAINT/SUPPORT 2021 3RD QTR/APPR	10,660.97	
		90-72004	INV#337/ PACS MAINT/SUPPORT 2021 3RD QTR/COLL	4,547.20	
		10000	HARRIS GOVERN		15,208.17
6/9/21	009471	72507	TAX PROTEST AND APPEAL PROCEDURES	236.25	
		10000	LULING NEWSBOY		236.25
6/9/21	009472	72511	OFFICE SUPP APPR	78.37	
		90-72511	OFFICE SUPP COLL	143.16	
		10000	OFFICE DEPOT		221.53
6/9/21	009473	72524	2021 REGISTRATION	7.50	
		10000	VEH #19601 Caldwell County Tax Assessor-Col		7.50
6/17/21	009480	79001	MALWAREBYTES THRU 11/13/2021 APPR	557.87	
		90-79001	MALWAREBYTES THRU 11/13/2021 COLL	166.63	
		10000	HARRIS GOVERN		724.50
6/17/21	009481	72511	WATER DELIVERY - APPR	27.33	
		90-72511	WATER DELIVERY - COLL	8.16	
					6g

Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Jun 1, 2021 to Jun 30, 2021

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		10000	COLL HILL COUNTRY SPRINGS		35.49
6/17/21	009483	72008	MAY 2021 LEGAL SERVICES	1,418.97	
		10000	LOW SWINNEY EVANS & JAMES PLLC		1,418.97
6/17/21	009484	72524	YEARLY INSPECTION VEH #19601	7.00	
		10000	Ford Lockhart Motor Company		7.00
6/17/21	009485	72508	INV #2021-06-01-CCAD MAY 2021 COMPUTER SERVICES	400.00	
		10000	N Metzler Consulting		400.00
6/17/21	009486	72500	2021 NOTARY PUBLIC RENEWAL - KW	71.00	
		10000	Rucker-Ohlendorf Ins		71.00
6/17/21	009488	72513	INV #3313558438 2ND QTR POSTAGE METER LEASE - APPR	1,055.51	
		90-72513	INV #3313558438 2ND QTR POSTAGE METER LEASE - COLL	315.28	
		10000	Pitney Bowes		1,370.79
6/17/21	009489	72517	JUN 2021 LINE CHARGE - LOCKHART	115.58	
		10000	SPECTRUM BUSINESS		115.58
6/23/21	009490	72504	LEGISLATIVE UPDATE SEMINAR	20.00	
		10000	Comal County Appraisal District		20.00
6/24/21	009491	72520	JUL 2021 LAWN SERVICES APPR	246.40	
		90-72520	JUL 2021 LAWN SERVICES COLL	73.60	
		10000	Jesus Gonzales		320.00
6/24/21	009492	72519	JUN 2021 BUILDING LOAN PAYMENT - APPR	4,527.14	
		90-72519	JUN 2021 BUILDING LOAN PAYMENT - COLL	1,352.26	
		10000	First Lockhart National Bank		5,879.40
6/24/21	009493	71004	JUL 2021 HEALTH INS - APPR	8,204.93	
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Caldwell County Appraisal District
Cash Disbursements Journal
For the Period From Jun 1, 2021 to Jun 30, 2021

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		90-71004	JUL 2021 HEALTH INS - COLL	1,376.03	
		10000	UNITED HEALTHCARE SERVICES		9,580.96
6/24/21	009494	72510	MAY 2021 MILEAGE REIMBURSEMENT	25.76	
		10000	Kristie Wimberly		25.76
6/24/21	009495	72510	MAY 2021 MILEAGE REIMBURSEMENT	31.36	
		10000	Christie Gibson		31.36
6/24/21	009496	72004	MATIX SETUP & TRAINING	3,500.00	
		10000	HARRIS GOVERN		3,500.00
6/24/21	009497	72520	INVOICE #39445 PAINTING INSIDE/OUTSIDE OF BLDG	425.00	
		10000	Greg Mitchell		425.00
6/24/21	009498	72502	INK CARTRIDGES	558.56	
		10000	CAD Supplies Specialty, Inc		558.56
6/24/21	009499	72502	TONER CARTRIDGES APPR	1,342.97	
		90-72502	TONER CARTRIDGES COLL	517.87	
		10000	Lone Star Office Solutions		1,860.84
6/24/21	009500	72505	2021 CHIEF APPR BOND	200.00	
		10000	Victor Insurance Managers Inc		200.00
6/25/21	009501	71004	PCORI FEE APPR	27.63	
		71004	PCORI FEE COLL	6.91	
		10000	Department Of Treasury IRS		34.54
6/25/21	009502	72515	INV #013528315 MAY 2021 APPR COPY CHARGES	211.87	
		10000	XEROX CORP		211.87
6/25/21	009503	90-72515	INV #013528313 MAY 2021 COLL PRINT CHARGES	83.91	
		10000	XEROX CORP		83.91
	Total			82,917.41	82,917.41

**CALDWELL COUNTY APPRAISAL DISTRICT
2022 APPRAISAL BUDGET (ADOPTED 6/22/2021)**

	PERSONNEL	2021	2022
70101	Chief Appraiser	82,411.00	\$88,180.00
70102	Deputy Chief Appraiser	47,435.00	\$50,755.00
70103	GIS Mapper/System Mgr/IT	66,685.00	\$71,353.00
70105	Field Appraiser II	33,280.00	\$36,608.00
70106	Senior Appraiser I	46,025.00	\$48,400.00
70107	Senior Appraiser II	35,580.00	\$41,338.00
70108	Field Appraiser I	33,280.00	\$36,608.00
70109	Field Appraiser III	34,119.00	\$37,531.00
70111	Administrative Asst.	52,533.00	\$56,210.00
70112	Data entry technician	31,622.00	\$34,785.00
70113	Support data entry	38,605.00	\$42,466.00
70114	Appraisal Clerk	25,000.00	\$27,500.00
70120	Field Appraiser IV	41,721.00	\$36,300.00
70130	Part time	3,000.00	\$3,000.00
70135	Payroll contingency	2,000.00	\$2,000.00
70136	Annual Longevity Compensation	6,000.00	\$5,300.00
	SUBTOTAL	579,296.00	618,334.00
	DEDUCTIONS/BENEFITS		
71000	Payroll Tax	\$50,500.00	\$53,000.00
71002	Retirement/ employer	\$55,000.00	\$70,000.00
71004	Health benefits	\$116,500.00	\$121,000.00
71005	Worker comp	\$3,100.00	\$2,800.00
71006	Unemployment	\$4,000.00	\$4,000.00
	SUBTOTAL	229,100.00	250,800.00
	SERVICES		
72000	Appr Engineers	\$64,000.00	\$66,000.00
72001	Appr Review Bd	\$37,500.00	\$37,500.00
72002	Audit	\$6,300.00	\$6,400.00
72003	Board of Directors	\$1,790.00	\$1,790.00
72004	Data Processing Services	\$56,050.00	\$67,500.00
72007	Janitorial service	\$6,200.00	\$6,200.00
72008	Legal	\$27,000.00	\$27,000.00
72009	Title Research	\$3,000.00	\$3,000.00
72010	EagleView	\$0.00	\$92,585.00
	SUBTOTAL	201,840.00	307,975.00

	GENERAL EXPENSES	2021	2022
72500	Bond- Chief - Notary	\$250.00	\$250.00
72501	Membership / Dues	\$3,800.00	\$3,850.00
72502	Computer supplies	\$7,000.00	\$6,400.00
72504	Education & fees	\$9,700.00	\$11,700.00
72505	Insurance - liability	\$1,900.00	\$1,700.00
72506	Insurance Building/ Equip - contents	\$4,500.00	\$5,300.00
72507	Legal notices/printing	\$17,100.00	\$20,600.00
72508	Maint - hardware/equip	\$8,700.00	\$8,700.00
72509	Maint -office equip	\$1,000.00	\$1,000.00
72510	Mileage & travel	\$5,500.00	\$5,500.00
72511	Office supplies	\$8,500.00	\$8,500.00
72512	Postage	\$27,200.00	\$34,200.00
72513	Postage meter/Box rental	\$4,425.00	\$4,665.00
72514	Publications Subcrip & books	\$6,860.00	\$7,860.00
72515	Rental - copier	\$2,650.00	\$2,650.00
72516	Electricity	\$9,000.00	\$9,000.00
72517	Telephone	\$14,000.00	\$14,000.00
72518	Water & sewer	\$3,500.00	\$3,500.00
72519	Mortgage	\$57,300.00	\$57,300.00
72520	Building Maint	\$5,000.00	\$5,000.00
72523	Fuel - Vehicle	\$7,200.00	\$4,000.00
72524	Maint - Vehicle	\$12,500.00	\$12,500.00
72525	Ins - vehicle	\$2,600.00	\$2,600.00
	SUBTOTAL	220,185.00	230,775.00
	CAPITAL INVESTMENTS		
79000	Office equipment	\$5,000.00	\$5,000.00
79001	Computer Equipment	\$29,000.00	\$16,000.00
79003	Vehicle	\$0.00	\$28,000.00
	SUBTOTAL	34,000.00	49,000.00
	CONTINGENCY		
79002	Building Expense	\$5,000.00	\$5,000.00
79990	Contingency	\$10,000.00	\$10,000.00
	SUBTOTAL	15,000.00	15,000.00
	TOTAL EXPENSES	1,279,421.00	1,471,884.00

**PERSONNEL SALARY & BENEFIT EXPENSE
2022 APPRAISAL BUDGET (PROPOSED)**

LINE ITEM	POSITION	SALARY	RETIREMENT	HEALTH INS	AD	TOTAL
70101	Chief Appraiser	88,180.00	9,981.98	9,000.00	500.00	107,661.98
70102	Deputy Chief Appraiser	50,755.00	5,745.47	9,000.00	450.00	65,950.47
70103	GIS Mapper/System Mgr/IT	71,353.00	8,077.16	9,000.00	460.00	88,890.16
70105	Field Appraiser II	36,608.00	4,144.03	9,000.00	245.00	49,997.03
70106	Senior Appraiser I	48,400.00	5,478.88	9,000.00	295.00	63,173.88
70107	Senior Appraiser II	41,338.00	4,679.46	9,000.00	270.00	55,287.46
70108	Field Appraiser I	36,608.00	4,144.03	9,000.00	345.00	50,097.03
70109	Field Appraiser III	37,531.00	4,248.51	9,000.00	250.00	51,029.51
70111	Administrative Asst	56,210.00	6,362.97	9,000.00	420.00	71,992.97
70112	Data entry technician	34,785.00	3,937.66	9,000.00	245.00	47,967.66
70113	Support data entry	42,466.00	4,807.15	9,000.00	260.00	56,533.15
70114	Appraisal Clerk	27,500.00	3,113.00	9,000.00	300.00	39,913.00
70120	Field Appraiser IV	36,300.00	4,109.16	9,000.00	260.00	49,669.16
70130	Part time	3,000.00	0.00	0.00	0.00	3,000.00
70135	Payroll contingency	2,000.00	0.00	0.00	0.00	2,000.00
70136	Annual Longevity Compensation	5,300.00	0.00	0.00	0.00	5,300.00
		618,334.00	68,829.45	117,000.00	4,300.00	808,463.45

Note Payroll contingency to be used for staff certification

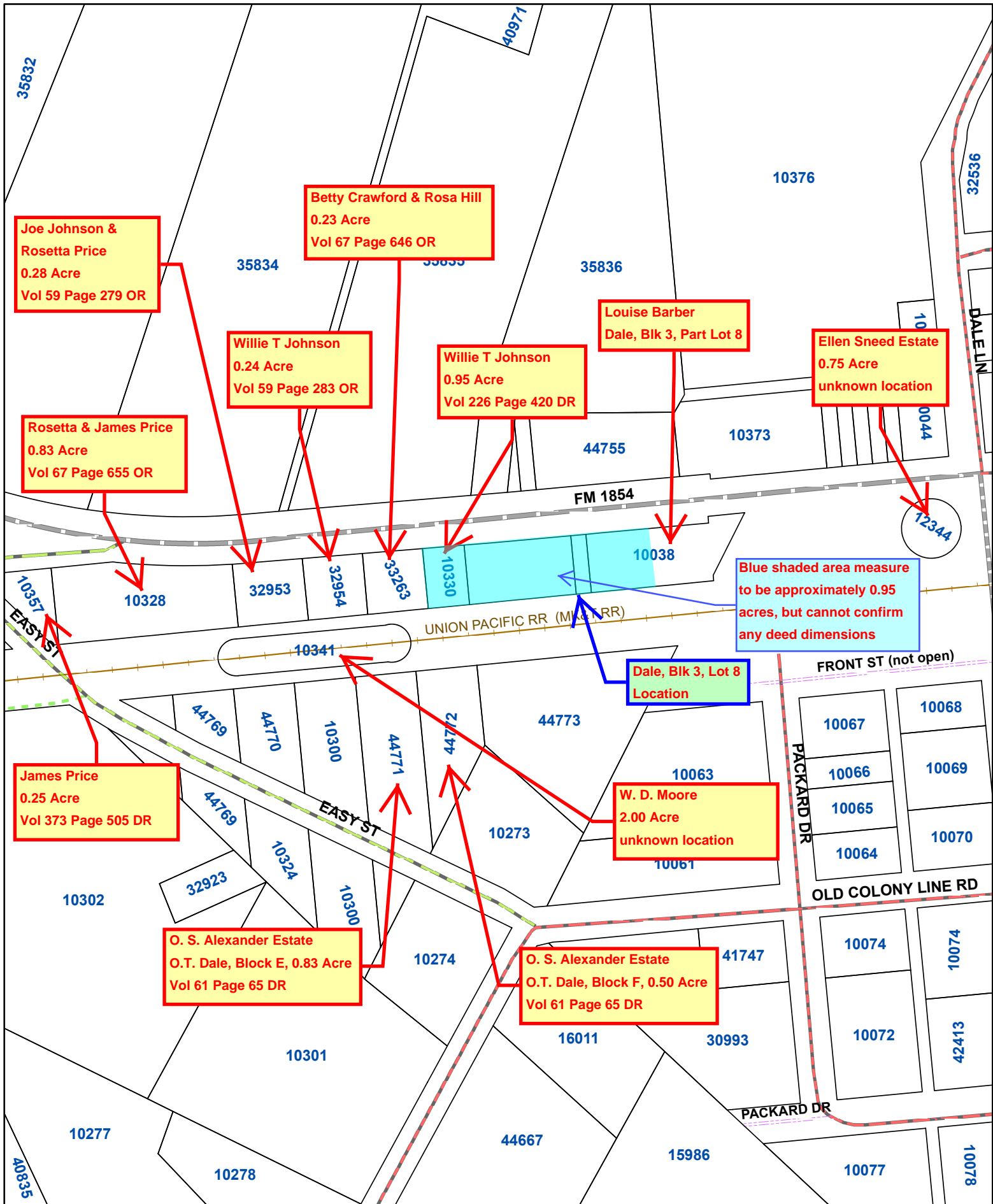
**CALDWELL COUNTY APPRAISAL DISTRICT
2022 COLLECTION BUDGET (PROPOSED)**

	PERSONNEL	2021	2022
90-70120	Deputy Tax Collector	55,672.00	59,570.00
90-70121	Collections Specialist I	36,960.00	40,656.00
90-70122	Collections Specialist II		32,870.00
90-70126	Public Assist	28,681.00	28,800.00
90-70130	Part time	0.00	0.00
90-70135	Payroll contingency	1,500.00	800.00
90-70136	Annual Longevity Compensation	2,000.00	1,750.00
	SUBTOTAL	124,813.00	164,446.00
	DEDUCTIONS/BENEFITS		
90-71000	Payroll Tax	9,800.00	13,500.00
90-71002	Retirement/ employer	12,000.00	19,000.00
90-71004	Health benefits	27,700.00	36,900.00
90-71005	Worker comp	950.00	950.00
90-71006	Unemployment	3,375.00	3,375.00
	SUBTOTAL	53,825.00	73,725.00
	SERVICES		
90-72002	Audit	1,900.00	1,925.00
90-72004	Data Processing Services	20,500.00	22,000.00
90-72005	County employee contract	18,000.00	20,000.00
90-72007	Janitorial service	2,500.00	2,500.00
90-72008	Legal	2,500.00	2,500.00
	SUBTOTAL	45,400.00	48,925.00
	GENERAL EXPENSES		
90-72500	Bond- Chief - Notary	200.00	200.00
90-72501	Membership / Dues	700.00	750.00
90-72502	Computer supplies	2,300.00	2,300.00
90-72504	Education & fees	4,100.00	5,200.00
90-72505	Insurance - liability	1,000.00	1,000.00
90-72506	Insurance Building/ Equip - contents	1,700.00	1,500.00
90-72507	Legal notices/printing	11,500.00	12,000.00
90-72508	Maint - hardware/equip	2,600.00	2,600.00
90-72509	Maint -office equip	1,500.00	1,500.00
90-72510	Mileage & travel	3,100.00	3,100.00
90-72511	Office supplies	3,500.00	3,500.00
90-72512	Postage	15,300.00	16,300.00
90-72513	Postage meter/Box rental	1,400.00	1,450.00
90-72515	Rental - copier	1,800.00	1,800.00
90-72516	Electricity	3,000.00	3,000.00
90-72517	Telephone	3,600.00	3,600.00
90-72518	Water & sewer	1,200.00	1,200.00
90-72519	Mortgage	17,200.00	17,200.00
90-72520	Building Maint	2,300.00	2,300.00
	SUBTOTAL	78,000.00	80,500.00
	CAPITAL INVESTMENTS		
90-79000	Office equipment	2,000.00	2,000.00
90-79001	Computer Equipment	11,300.00	7,200.00
	SUBTOTAL	13,300.00	9,200.00
	CONTINGENCY		
90-79002	Building Expense	2,200.00	2,200.00
90-79990	Contingency	3,000.00	3,000.00
	SUBTOTAL	5,200.00	5,200.00
	TOTAL EXPENSES	320,538.00	381,996.00

**PERSONNEL SALARY & BENEFIT EXPENSE
2022 COLLECTION BUDGET (PROPOSED)**

LINE ITEM	POSITION	SALARY	RETIREMENT	HEALTH INS	ADD	TOTAL
90-70120	Deputy Tax Collector	59,570.00	6,743.32	9,000.00	500.00	75,813.32
90-70121	Collection Specialist II	40,656.00	4,602.26	9,000.00	400.00	54,658.26
90-70122	Collection Specialist II	32,870.00	3,720.88	9,000.00		
90-70126	Public Asst. Specialist	28,800.00	3,260.16	9,000.00	400.00	41,460.16
90-70135	Payroll contingency	800.00	0.00	0.00	0.00	800.00
90-70136	Annual Longevity Comp	1,750.00	0.00	0.00	0.00	1,750.00
		164,446.00	18,326.63	36,000.00	1,300.00	172,731.74

Note Payroll contingency to be used for staff certification

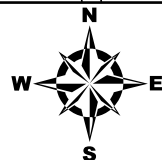


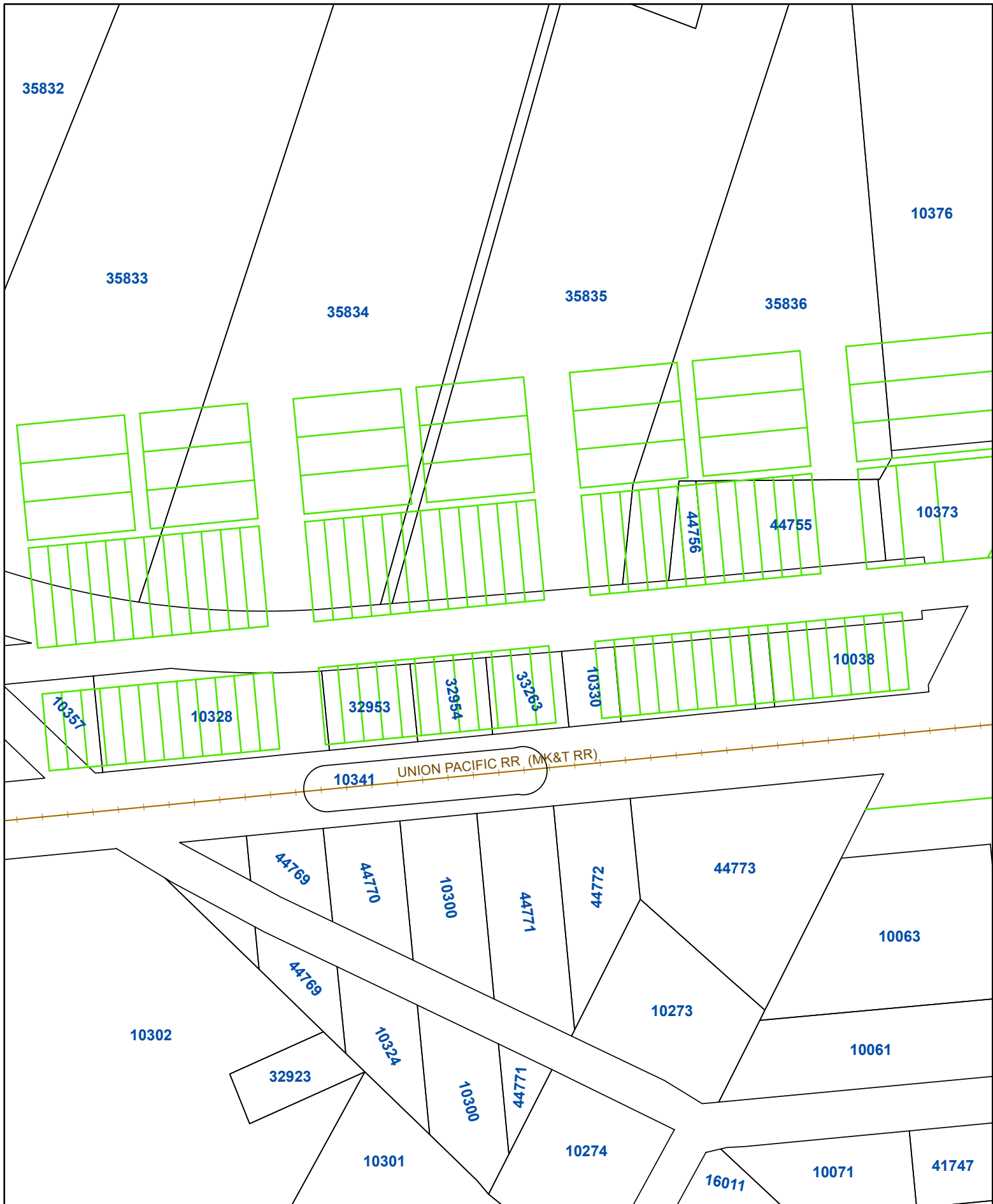
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Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.

9a



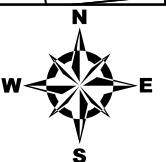


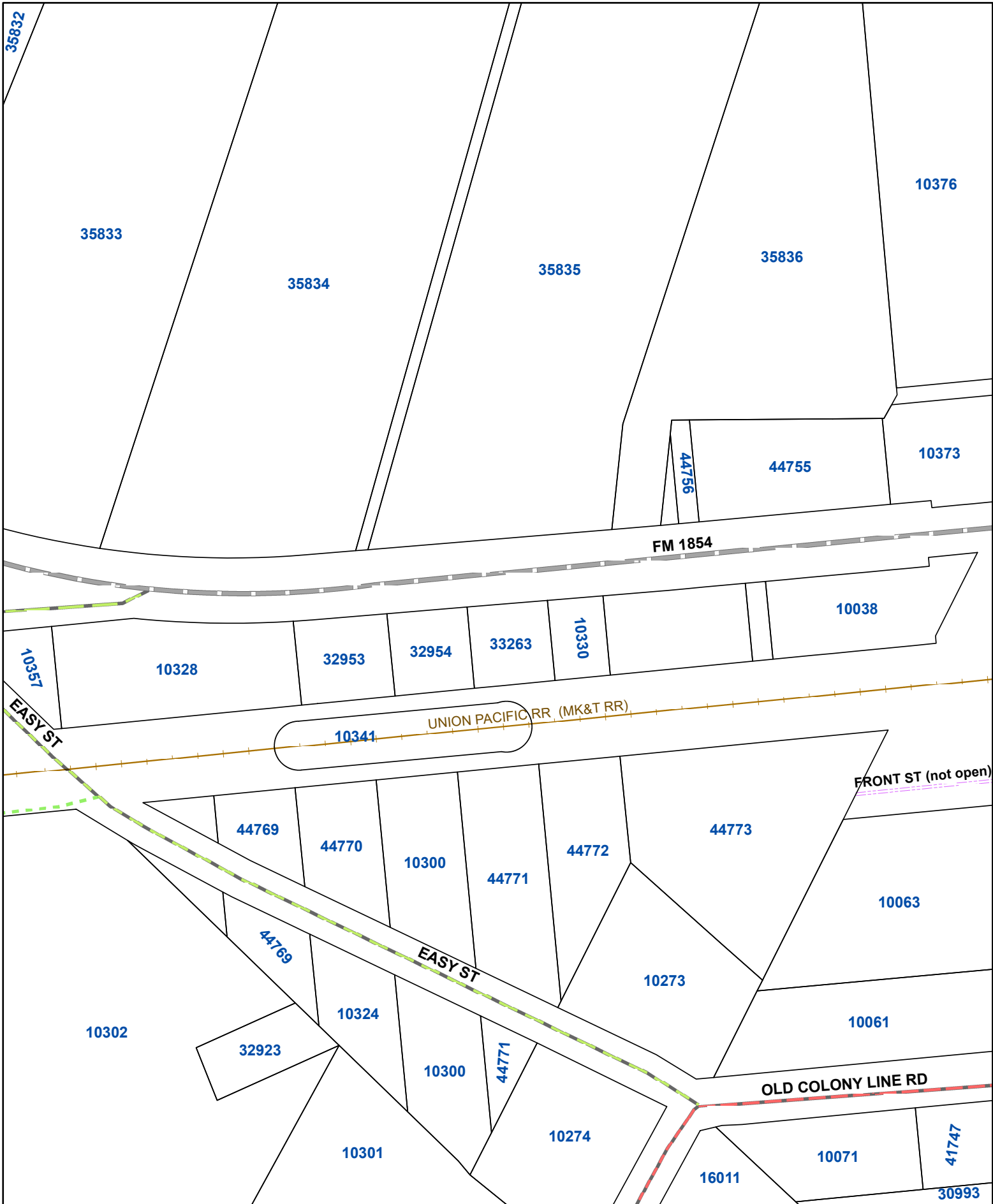
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9b



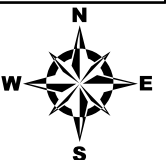


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9c

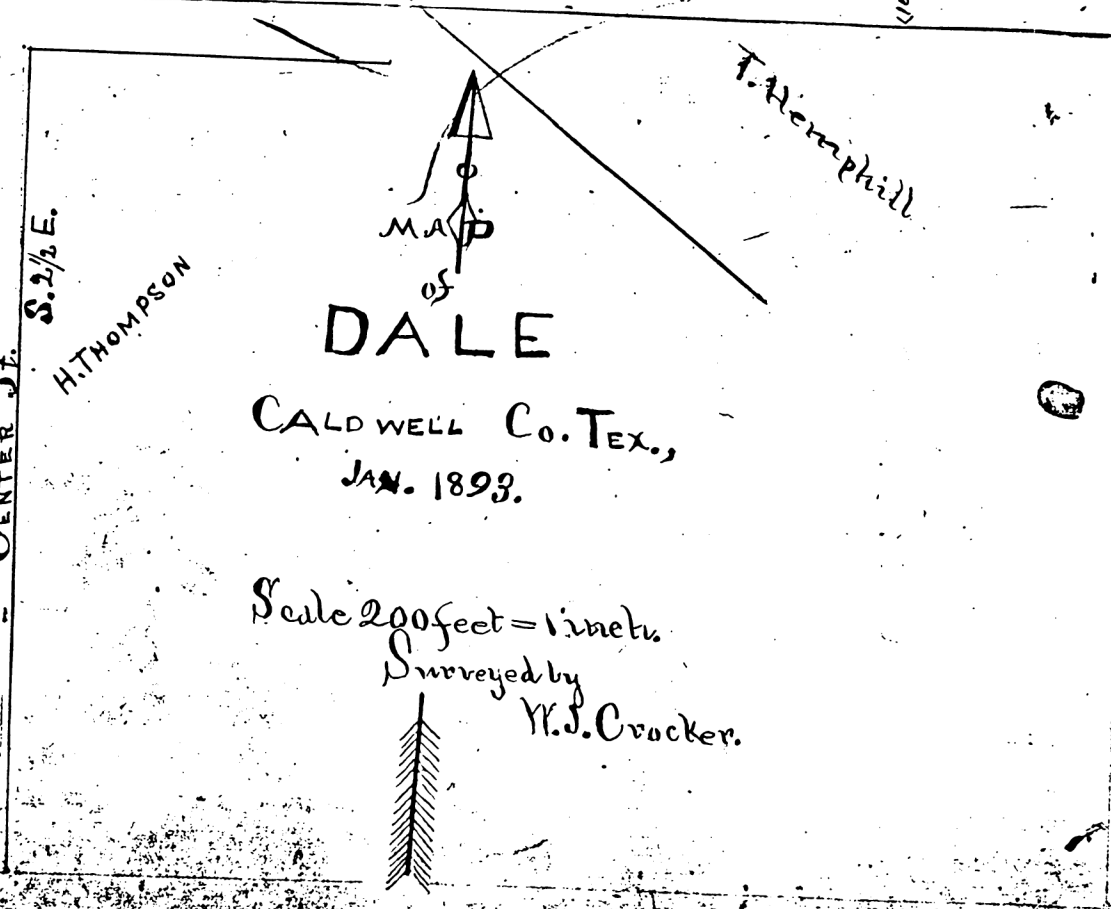
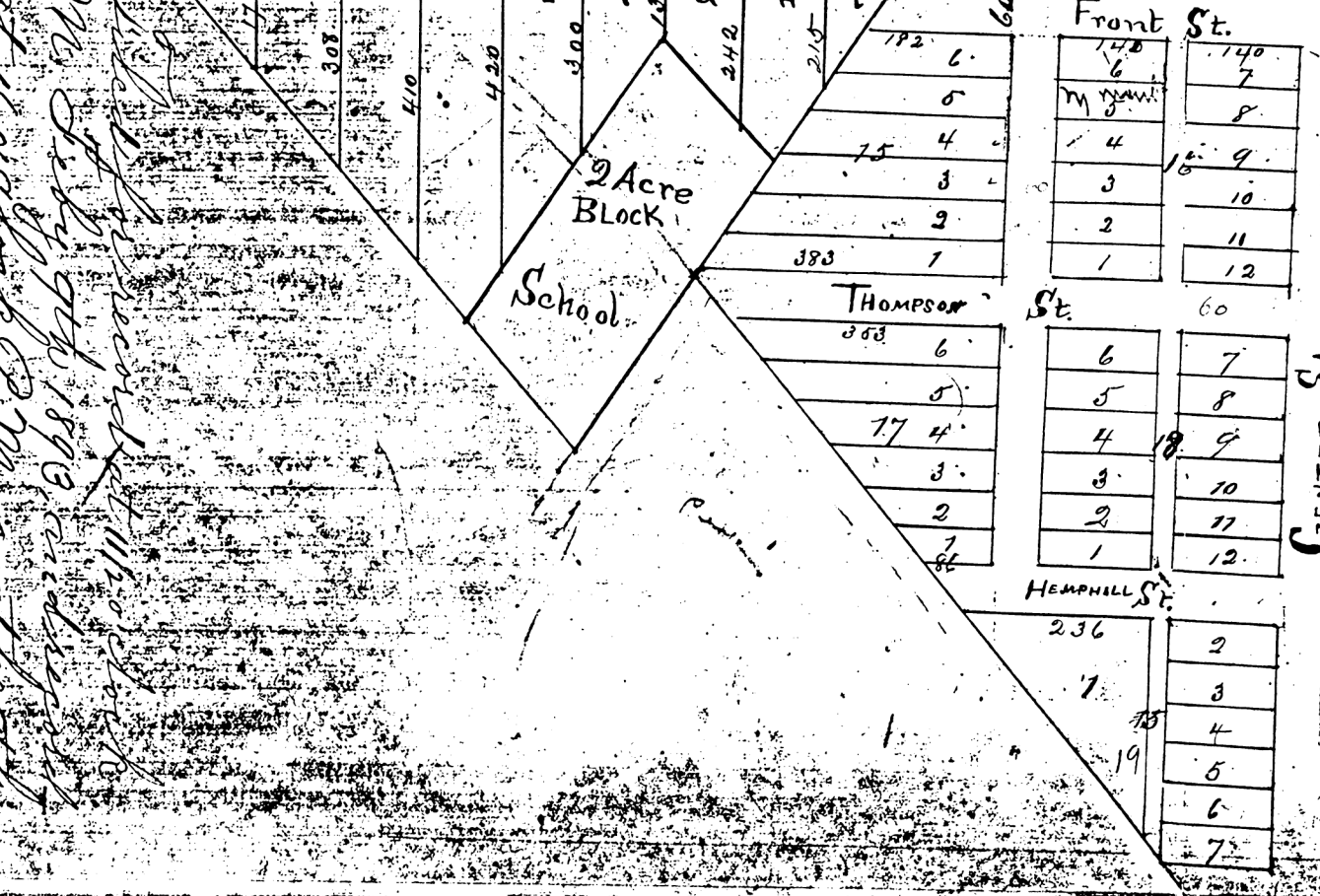
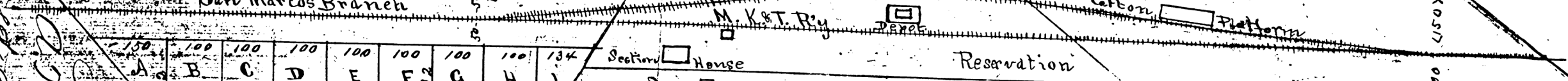
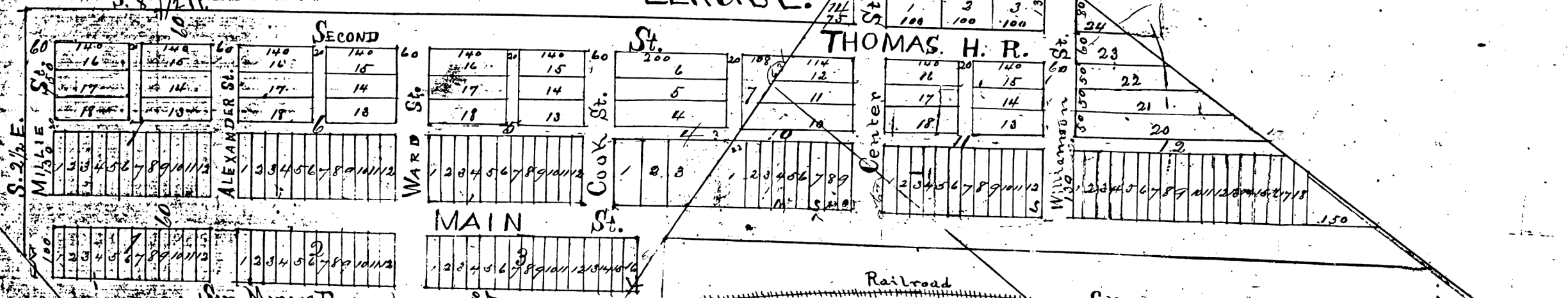


V 15 Pg 109

JAMES ALEXANDER.

JOSEPH BURL ESON
LEAGUE.

S. 8 1/2 R.



MAP
OF
DALE
CALDWELL Co. TEX.,
JAN. 1893.

Scale 200 feet = 1 inch.
Surveyed by
W. J. Crocker.

Handwritten notes on the left side of the map, including names like 'Caldwell' and 'Hemphill'.

15109

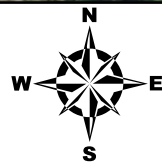


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Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.

9e



CALDWELL COUNTY APPRAISAL DISTRICT

610 San Jacinto Street
P.O. Box 900
Lockhart, Texas 78644-0900

Pete T. Islas, Chief Appraiser

Phone (512) 398-5550
FAX (512) 398-5551

October 16, 2006

ROSETTA J PRICE
47 EASY ST
DALE, TX 78616

RE: Last Will and Testament of Willie Teddy Johnson

Ms. Price,

I have received in our office the application for probate of Mr. Johnson's will along with a copy of his will that was filed in the courthouse. I'm needing a little more information before I can transfer ownership on all of the properties. Could you please contact me at your convenience to answer a few questions?

I'd appreciate your help.

Thanks,

Phyllis Fischer, Ext. 210
Appraisal Support Manager
Caldwell County Appraisal District

③ 173609619 065980X

Charge & Return to: Gracy Title Co.
10435 Burnet Road #106
Austin, TX 78758

No. 8741

061721

VOL. 452 PAGE 640

IN THE ESTATE OF
WILLIE TEDDY JOHNSON,
DECEASED

§
§
§
§

IN THE COUNTY COURT
AT LAW OF
CALDWELL COUNTY, TEXAS

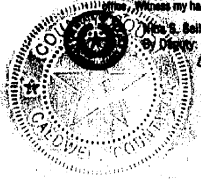
**APPLICATION FOR PROBATE OF WILL
AS MUNIMENT OF TITLE**

TO THE HONORABLE JUDGE OF SAID COURT:

Rosetta Johnson Price, Social Security Number 465-96-5659, ("Applicant"), furnishes the following information to the Court in support of this Application for the probate of the written Will of Willie Teddy Johnson, hereinafter called Decedent, as a Muniment of Title:

1. Applicant is an individual interested in this Estate, being domiciled in and residing at Dale, Caldwell County, Texas.
2. Decedent, Social Security Number 461-16-3783, died on December 28, 1997 at Dale, Caldwell County, Texas, at the age of 86 years. Decedent's domicile at the time of his death was Dale, Caldwell County, Texas.
3. This Court has jurisdiction and venue because Decedent was domiciled in Texas and had a fixed place of residence in this County on the date of his death.
4. Decedent owned property described generally as real estate, cash, personal effects and household goods of a probable value in excess of \$50,000.00.
5. Decedent left a valid written Will dated October 22, 1992, which was never revoked and is filed herewith.
6. No children were born to or adopted by Decedent after the date of the Will.
7. Decedent was never divorced.

I, Nina S. Beils, County Clerk, Caldwell County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 2-24-2006



Nina S. Beils, County Clerk
Carol Holcomb
CAROL HOLCOMB

8. No state, governmental agency of the state, nor charitable organization is named by the Will as a devisee.

9. The will named Rosetta Johnson Price and Mike Cavner Johnson as executor, whose residence address is Dale, Caldwell County, Texas.

10. The Will was made self-proved in the manner prescribed by law and the subscribing witnesses to the Will and their present addresses are Vicky Perez, whose address is 1009 W. Prairie Lea, Lockhart, Texas 78644, and Rebecca Reyes, whose address is 931 W. Prairie Lea, Lockhart, Texas 78644.

11. Applicant has investigated the affairs of the Decedent and finds that to the best of Applicant's knowledge and belief, there are no unpaid debts owing by the Estate of the Decedent, exclusive of any debt secured by liens on real estate, and there is no necessity for administration on such Estate.

WHEREFORE, Applicant prays that citation issue as required by law to all persons interested in this Estate; that the Will be admitted to probate as a Muniment of Title only; that the requirement for the filing of an Affidavit of Fulfillment of Terms of Will be waived; and that all other Orders be entered as the Court may deem proper.

SCHROEDER & SCHNEIDER
P.O. Box 480
Lockhart, Texas 78644
512-398-5244
512-398-3640 Fax

By: [Signature]
F. C. Schneider
Attorney for Applicant
State Bar No. 17786300

FILED THIS 25th DAY OF FEBRUARY, 2006
11:45 A.M.
NINA S. SELLS, County Clerk
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By: [Signature] Deputy

I, Nina S. Sells, County Clerk, Caldwell County,
Texas, do hereby Certify that this is a true and
correct copy as same appears of record in
my office. Witness my hand and seal of office on 2-24-2006



Nina S. Sells, County Clerk
By: Carol Holcomb
CAROL HOLCOMB

LAST WILL AND TESTAMENT
OF

WILLIE TEDDY JOHNSON

I, WILLIE TEDDY JOHNSON, now domiciled in Caldwell County, Texas, do make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I.

I direct that all of my just debts be paid as soon as practicable after my death, except that any debts which are payable in installments or are not due until at least one (1) year from the date of my death need not be paid during the administration of my estate but may, if the terms of such debts permit, be continued and paid according to their tenure. My Executors may, in their sole discretion, pay from my domiciliary estate all or any portion of the cost of ancillary administration and similar proceedings in other jurisdictions.

II.

To the individuals listed below, I devise the following:

(A) To my grand-daughters, NICOLE JOHNSON PRICE and DEMETRIA JOHNSON PRICE, I devise Lot 1, Block 1, of the Braden Addition, together with the two (2) houses.

334801
18841

(B) To my daughter, ROSETTA JOHNSON PRICE, I devise one-half (1/2) of the 1.5 acres orally partitioned to me after the death of my first wife, Effie Johnson, of that certain 3 acre tract conveyed to us by J. W. Kilpatrick in Deed dated April 6, 1938, and recorded in Volume 194, Page 268 of the Caldwell County Deed Records, with her one-half (1/2) of this 1.5 acre tract being .75 acres including the house located on said 1.5 acres.

16328

(C) To my son, MIKE CAVNER JOHNSON, I devise one-half (1/2) of the 1.5 acres orally partitioned to me after the death of my first wife, Effie Johnson, of that certain 3 acre tract conveyed to us by J. W. Kilpatrick in Deed dated April 6, 1938, and recorded in Volume 194, Page 268 of the Caldwell County Deed Records, with his one-half (1/2) of this 1.5 acre tract being .75 acres including the barn and shed located on said 1.5 acres.

Willie T. Johnson
WILLIE TEDDY JOHNSON

334801
18841
16328
2-24-2006
W. S. Selts, County Clerk
by Deputy: Carol Holcomb
CAROL HOLCOMB
CLERK OF THE COUNTY CLERK
Caldwell County, Texas
I, W. S. Selts, County Clerk, Caldwell County, Texas, hereby certify that this is a true and correct copy as same appears of record in my office and that my hand and seal of office on this 24th day of February, 2006.

(D) To my sons, IKE ABNER JOHNSON and MIKE CAVNER JOHNSON, I devise my tract called 96.6 acres in the Dorothy Benton Survey composed of four (4) 7.9 acre tracts, one (1) 10 acre tract, one (1) 12 acre tract, and one (1) 43 acre tract, less and except all of the oil, gas and other minerals and subject to the condition that should either of them decide to sell their interest in this devise each and every one of my children shall have the right of first refusal.

14343 ✓
14344 ✓
14345 ✓

(E) To my sons, ERNEST TEDDY JOHNSON and WILLIE B. JOHNSON, I devise 93 acres in the W. H. Killen, A-167 Survey, being more particularly described in those two (2) certain Deeds: Deed from the Estate of W. C. Franks to Willie Johnson dated September 30, 1950, and recorded in Volume 238, Page 367 of the Caldwell County Deed Records and Deed from the Administrator of the Estate of W. C. Franks to Willie Johnson dated May 5, 1950, and recorded in Volume 235, Page 348 of the Caldwell County Deed Records, less and except all of the oil, gas and minerals and subject to the condition that should either of these parties want to sell their interest in this devise each and every one of my children shall have the right of first refusal.

15381 ✓

1699 Sumblended Al Dale

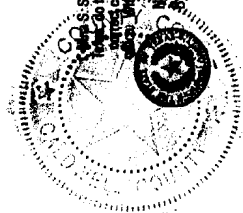
(F) To my daughter, ROSETTA JOHNSON PRICE, I devise that tract called 42.07 acres out of the William Killen Survey more particularly described in that certain Final Decree recorded in Volume 416, Page 58 of the Caldwell County Deed Records and that certain Deed from Mary Lee Cansdy, Administrator of the Estate of Sylvester Johnson to Willie Johnson, et ux, dated August 9, 1961, and recorded in Volume 295, Page 577 of the Caldwell County Deed Records, less and except all of the oil, gas and minerals and subject to the condition that should either of these parties want to sell their interest in this devise each and every one of my children shall have the right of first refusal.

15380 ✓
15380 ✓

(G) To Joe Louis Johnson's children, my grandchildren, DEBRA OVERTON of Austin, Texas, CATHY FRANKS of Dale, Texas, LISA RENE ROGERS of Houston, Texas, DANNY EARL MOORE of Austin, Texas, JOEY DUREST of New Braunfels, CLARENCE MCKINNEY of Lockhart, Texas, and OSCAR FORSEE of Luling, Texas, I devise that certain

Willie B. Johnson
WILLIE TEDDY JOHNSON

2-24-2006
Nina S. Seiff, County Clerk
By Deputy: *Carol Holcomb*
CAROL HOLCOMB



50 acres out of the Joseph Burleson, A-3, Survey being more particularly described in that certain Deed to Willie Johnson, et ux, dated November 10, 1964, and recorded in Volume 305, Page 512 of the Caldwell County Deed Records, less and except all of the oil, gas and minerals and subject to the condition that should either of these parties want to sell their interest in this devise each and every one of my children shall have the right of first refusal.

(H) To my grand-daughter, APRIL JOHNSON COOK, I devise that certain house facing Market Street in the City of Lockhart, being a part of that certain 2.5 acre tract out of the Byrd Lockhart Survey conveyed to me from the Alice Rice Estate by Deed recorded in Volume 360, Page 97 of the Caldwell County Deed Records, and this devise includes the house located on said property and the land surrounding it, being approximately 68-1/3 feet wide and 140 feet deep. This devise does not include the property behind it.

(I) I devise all of the minerals in the tracts devised in Paragraph's D, E, F and G herein to ROSETTA JOHNSON PRICE and MIKE CAVNER JOHNSON as TRUSTEES FOR JOE LOUIS JOHNSON, ERNEST JOHNSON, WILLIE B. JOHNSON, ROSETTA JOHNSON PRICE, MIKE CAVNER JOHNSON, IKE JOHNSON and APRIL JOHNSON COOK, in equal shares.

(J) I devise to my grand-children, BERTHA KAY JOHNSON and ADRIAN JOHNSON, who are children of Willie B. Johnson and Sandra Johnson, the house on Main Street in Dale, Texas, with three (3) bedroom, one (1) bath, wood-clad house that is brown and beige in color.

(K) I devise to my grandson, SHAMAN ALLEN PRICE, Lot 5, Block 1, of the Braden Estate.

III.

I devise all of the rest, residua, and remainder of the property which I may own at the time of my death, real, personal and mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this will, including all lapsed legacies and devises or other gifts made by this will

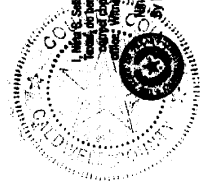
10327, (48)
10329 (1,428)
10330 (-95)
32954 has UH check (-24)

18523

44756?

18845

2-24-2016
I, Maria S. Sellis, County Clerk
do hereby certify that this is a true and correct copy as same appears of record in the office of the County Clerk of Caldwell County, Texas.
By Deputor, Carol Holcomb
CAROL HOLCOMB



Willie Teddy Johnson
WILLIE TEDDY JOHNSON

which fail for any reason, I bequeath and devise to my daughter, ROSETTA JOHNSON PRICE, and my grand-daughter, APRIL JOHNSON COOK.

IV.

I appoint ROSETTA JOHNSON PRICE and MIKE CAVNER JOHNSON, Co-Independent Executors of this Will, to serve without bond, and I direct that no action shall be had in the County or Probate Court in relation to the settlement of my estate other than the probating and recording of this Will and return of the statutory inventory, appraisement, and list of claims of my estate. I vest my Independent Executors with full power and authority to sell, lease, encumber, or otherwise dispose of or convert any or all of my estate in such manner as they may see fit, it being my desire that, subject only to the terms of this Will, my Independent Executors shall have full power and authority to do all things reasonably necessary for the settlement of my estate.

In testimony whereof, I hereunto sign my name to this, my Last Will and Testament, consisting of this and three (3) preceding pages, each of which I am signing for the purpose of identification, all in the presence of the undersigned, who witnessed the same at my request on this the 22nd day of October, 1992, at Lockhart, Texas.

Willie T. Johnson
WILLIE TEDDY JOHNSON

The foregoing instrument, consisting of this and three (3) preceding pages, was signed, published and declared by WILLIE TEDDY JOHNSON, the Testator, to be his Last Will and Testament in our presence, and we, at his request, and in his presence, and in the presence of each other, have hereunto subscribed our names as witnesses, this 22nd day of October, 1992.

Vickey Reyes
Vickey Reyes
Rebecca Reyes
Rebecca Reyes

WILLIE TEDDY JOHNSON

2-24-2006
I, Virginia S. Sells, County Clerk
do hereby certify that this is a true and
correct copy as same appears of record in
my office. Witness my hand and seal of office on
this 22nd day of October, 1992.
By Deputee: *Carol Holcomb*
CAROL HOLCOMB

THE STATE OF TEXAS:
COUNTY OF CALDWELL:

BEFORE ME, the undersigned authority, on this day personally appeared WILLIE TEDDY JOHNSON, VICKEY PEREZ and REBECCA REYES, known to me to be the Testator and the Witnesses, respectively, whose names are subscribed to the foregoing instrument in their respective capacities, and all of said persons being by me duly sworn, the said WILLIE TEDDY JOHNSON, the Testator, declared to me and to said Witnesses in my presence that said instrument is his Last Will and Testament, and that he had willingly made and executed it as his free act and deed for the purposes therein expressed; and that said Witnesses, each on their oath, stated to me, in the presence and hearing of the said Testator, that the said Testator had declared to them that said instrument is his Last Will and Testament, and that he executed the same as such and wanted each of them to sign as Witnesses; and upon their oaths each Witnesses stated further that they did sign the same as Witnesses in the presence of the said Testator at his request; that he was at the time eighteen (18) years of age or over, and was of sound mind, and that each of said Witnesses was then at least fourteen (14) years of age.

Willie Teddy Johnson
WILLIE TEDDY JOHNSON, Testator

Vickey Perez
Vickey Perez, Witness

Rebecca Reyes
Rebecca Reyes, Witness

SUBSCRIBED AND ACKNOWLEDGED before me by the said WILLIE TEDDY JOHNSON, the Testator, and subscribed and sworn to before me by the said VICKEY PEREZ and REBECCA REYES, this 22nd day of October, 1992.

Caral Holcomb
Notary Public, State of Texas

WILLIE TEDDY JOHNSON

2-24-2006
I, Carol Holcomb, County Clerk, Caldwell County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my files, witness my hand and seal of office on this 22nd day of October, 1992.
Carol Holcomb
Deputy
Wendy S. Seals, County Clerk
CAROL HOLCOMB

RECORDED 25th Jan 2006
11:45A
INDEXED
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By *[Signature]*

I, Nina S. Sells, County Clerk, Caldwell County, Texas, do hereby Certify that this is a true and correct copy as same appears of record in office. Witness my hand and seal of office on 2-24-2006



Nina S. Sells, County Clerk
By Deputy: *Carol Holcomb*
CAROL HOLCOMB

FILED this 11th day of Apr 2006
3:15 P. M

NINA S. SELLS
COUNTY CLERK CALDWELL COUNTY, TEXAS

By *R. Rayfair* Deputy

Any provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law
STATE OF TEXAS
COUNTY OF CALDWELL
I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

APR 11 2006



Nina S. Sells
COUNTY CLERK
CALDWELL COUNTY, TEXAS

Charge & Return to: Gracy Title Co.
10435 Burnet Road #106
Austin, TX 78758

No. 8741

061722

IN THE ESTATE OF
WILLIE TEDDY JOHNSON,
DECEASED

§
§
§
§
§

IN THE COUNTY COURT
AT LAW OF
CALDWELL COUNTY, TEXAS

ORDER ADMITTING WILL TO PROBATE AS MUNIMENT OF TITLE

On this day came on to be heard the Application filed herein by Rosetta Johnson Price on January 24, 2001 for the probate of the Will of Willie Teddy Johnson, hereinafter called Decedent, as a Muniment of Title.

The Court, after having heard and considered the evidence and the Will of Decedent, finds that the allegations set forth in the Application of Rosetta Johnson Price are true; legal notices of the filing of said Application have been issued and posted in the manner and for the length of time required by law, and no one came to contest same; and it further appearing that said Will was self-proved according to law during the lifetime of said Decedent; that Decedent died at Dale, Caldwell County, Texas on December 28, 1997; that this Court has jurisdiction and venue over the Estate because Decedent was domiciled in Texas and had a fixed place of residence in Caldwell County, Texas at the time of his death; that four years have not elapsed since the death of Decedent or prior to the said Application; that Decedent, at the time of executing said Will, was at least eighteen (18) years of age and of sound mind; that said Will was executed on October 22, 1992 with the formalities and solemnities and under the circumstances required by law to make it a valid Will; that such Will has not been revoked by Decedent; that the requirement for the filing of an Affidavit of Fulfillment of Terms of Will should be waived; that no state, governmental agency of the state, nor charitable organization is named by the Will as a devisee; that no necessity exists for the

I, Nina S. Selis, County Clerk, Caldwell County, Texas, do hereby Certify that this is a true and correct copy as same appears of record in office. Witness my hand and seal of office on

2-24-2006

Nina S. Selis, County Clerk
By Deputy:

Carol Holcomb

CAROL HOLCOMB



administration of this Estate; and that there are no unpaid debts owing by the Estate of Decedent, other than debts secured by liens on real estate.

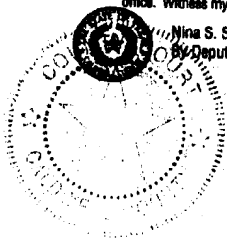
IT IS THEREFORE ORDERED AND DECREED by the Court that the Will of Willie Teddy Johnson is hereby proved and established and admitted to probate as a Muniment of Title only, and that the Clerk of this Court record said Will, together with the Application of Rosetta Johnson Price in the minutes of this Court; and, that this Order shall constitute sufficient legal authority to all persons owing money, having custody of any property, or acting as registrar or transfer agent of any evidence of interest, indebtedness, property, or right belonging to the Estate of Willie Teddy Johnson, Deceased, and to persons purchasing from or otherwise dealing with the Estate of Willie Teddy Johnson, Deceased, for payment or transfer in equal shares to the persons described in said Will as entitled to receive the particular asset without administration; and further, that the persons entitled to receive a particular asset be further entitled to deal with and treat the properties to which they are entitled in the same manner as if the record title thereto were vested in their name. Specifically, the specific tracts of real estate owned by the Deceased are hereby vested in the persons specifically named in the will to receive their respective tracts. All other property is vested in those individuals named in the residuary clause of the will.

IT IS FURTHER ORDERED that the requirement for the filing of an Affidavit of Fulfillment of Terms of Will is hereby waived.

SIGNED this 21st day of February, 2001.


JUDGE PRESIDING

I, Nina S. Sells, County Clerk, Caldwell County, Texas, do hereby Certify that this is a true and correct copy as same appears of record in office. Witness my hand and seal of office on 2-24-2001



Nina S. Sells, County Clerk
By Deputy: Carol Holcomb
CAROL HOLCOMB

APPROVED AS TO FORM:

SCHROEDER & SCHNEIDER
P.O. Box 480
Lockhart, Texas 78644
512-398-5244
512-398-3640 Fax

By: *F. C. Schneider*
F. C. Schneider
Attorney for Applicant
State Bar No. 17786300

RECORDED 2157
9:05 AM
NINA S. SALLS
COUNTY CLERK, CALDWELL COUNTY, TEXAS
[Signature]

I, Nina S. Salls, County Clerk, Caldwell County,
Texas, do hereby Certify that this is a true and
correct copy as same appears of record in
office. Witness my hand and seal of office on 2-24-2006



Nina S. Salls, County Clerk
By Deputy: *Carol Holcomb*
CAROL HOLCOMB

THE STATE OF TEXAS

COUNTY OF CALDWELL

I, NINA S. SELLS, Clerk of the County Court in and for Caldwell County, Texas
Do hereby certify that the above and foregoing are true and correct copies of the
Following instruments, to wit:

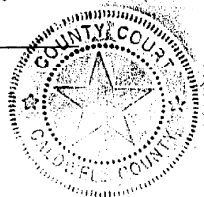
1. Application for Probate of Will as Muniment of Title
2. Last Will and Testament of Willie Teddy Johnson
3. Order Admitting Will to Probate as Muniment of Title
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

in cause No. 8741, in said Court, entitled the Estate of Willie Teddy Johnson, as the
same appears from the original instruments, now on file and of record in said Court.

TO CERTIFY WHICH, witness my hand and official seal of said Court, at my office, in
the City of Lockhart, this the 24th day of, February A.D., 2006

NINA S. SELLS
Clerk, County Court, Caldwell County, Texas

By Carol Halcomb
Deputy Clerk



FILED this 11th day of Apr 2006
3:15 P. M
NINA S. SELLS
COUNTY CLERK CALDWELL COUNTY, TEXAS
By [Signature] Deputy

Any provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law.
STATE OF TEXAS
COUNTY OF CALDWELL
I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

APR 11 2006



Nina S. Sells
COUNTY CLERK
CALDWELL COUNTY, TEXAS

NO. 91-0-158

WILLIE T. JOHNSON, ET AL	X	IN THE DISTRICT COURT
VS.	X	207TH JUDICIAL DISTRICT
HOMER LEE CRENSHAW TABB	X	CALDWELL COUNTY, TEXAS

DECREE ORDERING PARTITION JUDGMENT

On the 5th day of Dec., 1991, came to be heard the above entitled and numbered cause and WILLIE T. JOHNSON, the Plaintiff, appeared in person and by attorney of record and announced ready for trial. Involuntary Plaintiffs, JOE LOUIS JOHNSON, waived citation and did not appear, BETTY JOE CRENSHAW CRAWFORD, while served, appeared by answer, and ROSA CRENSHAW HILL, while duly served did not appear. Defendant, HOMER LEE CRENSHAW TABB, while duly served, filed a written answer, was notified of the hearing, but did not appear at the hearing.

No jury having been demanded, all matters of fact and things in controversy were submitted to the Court.

In due consideration of all matters of fact and law, and after hearing the evidence and arguments of counsel, the Court is of the opinion and finds that:

1. WILLIE T. JOHNSON owns Tract 1 by reason of equitable partition. Tract 1 is more particularly shown on the plat attached hereto as Exhibit "A" and described by metes and bounds in Exhibit "B" attached hereto and to which reference is hereby made.

DECREE ORDERING PARTITION

5 Dec 91
1:30 P
Kathy Mendin

Page 1

2. JOE LOUIS JOHNSON owns Tract 2 by reason of equitable partition and adverse possession. Tract 2 is more particularly shown on the plat attached hereto as Exhibit "A" and described by metes and bounds on Exhibit "C" attached hereto and to which reference is here made for all purposes.

3. WILLIE T. JOHNSON owns Tract 3 by reason of equitable partition. Tract 3 is more particularly shown on the plat attached hereto as Exhibit "A" and described by metes and bounds in Exhibit "D" attached hereto and to which reference is hereby made.

4. BETTY JOE CRENSHAW CRAWFORD, ROSA CRENSHAW HILL, and HOMER LEE CRENSHAW TABB each own 1/3rd of Tract 4 by reason of equitable partition. Tract 4 is more particularly shown on the plat attached hereto as Exhibit "A" and described by metes and bounds in Exhibit "E" attached hereto and to which reference is hereby made.

5. Tract 1, Tract 3, and Tract 4 shown on the plat attached hereto as Exhibit "A" and described by metes and bounds in Exhibit "C" attached hereto and to which reference is here made for all purposes, are susceptible to fair and equitable partition between the parties so as to reflect their respective interest.

6. Equitable partition by deed to and from each party with an interest in this property and the other property co-owned by the family, except the Defendant has made the appointment of

DECREE ORDERING PARTITION

Page 2

5 amt. 7820K
403 X Palmetto

commissioners inadequate to meet the exigencies of the controversy.

IT IS THEREFORE ORDERED that the foregoing property be partitioned between the above named parties so that the value of the parcels allotted to each party reflect the parties interest as recited above.

ACCORDINGLY, IT IS ORDERED, ADJUDGED AND DECREED that Tract 1 be awarded to WILLIE T. JOHNSON, Tract 2 be awarded to JOE LOUIS JOHNSON, Tract 3 be awarded to WILLIE T. JOHNSON, and Tract 4 be awarded to HOMER LEE CRENSHAW TABB, BETTY JOE CRENSHAW CRAWFORD, and ROSA CRENSHAW HILL one-third (1/3rd) each.

IT IS FURTHER ORDERED that the title to each tract be awarded as against each of the other parties to this suit and against their heirs, executors, administrators, and assigns, as fully and as effectively as deeds by those parties could vest title. This Decree shall have the same force and effect as a full warranty deed of conveyance between and among such parties.

The costs of this suit shall be paid by each party to whom a share has been allotted in proportion to the value of such share for which let execution issue.

SIGNED this 5th day of Dec, 1991.


JUDGE PRESIDING

107-650



REGISTERED PUBLIC SUBVEYORS
P.O. BOX 639 / CONZALES, TEXAS 76629
110 1/2 EAST MARKET, LOCKHART, TEXAS 76448

10328

512 / 672-4585
512 / 358-3408

FIELD NOTES for a 0.830 acre tract of land within the Town of Dale, Caldwell County, Texas, out of and a part of the Joseph Burleson League, Abstract No 3, and being out of and a part of both a called 1 acre tract which is described in a deed to Willie Johnson, and wife Katie B Johnson, said deed being of record in Volume 283, at Page 594, Deed Records of Caldwell County, and of a 115foot wide tract which is described in a Contract of Sale to Joe Lewis Johnson, said Contract being of record in Volume 400, at Page 48, said Deed Records, said 115foot wide tract being also out of and a part of said 1 acre tract,

BEGINNING at a 5/8d rebar set in the north line of the MK&T RR Co right-of-way for the southeast corner of a called 1/4 acre tract which is described in a deed to James D Price, and wife Loretta Price, said deed being of record in Volume 373, at Page 505, said Deed Records, and for the southwest corner of said 1 acre tract and of this tract;

THENCE North03°00'00"West-130.71feet to a 5/8d rebar set in the south line of an un-numbered county road for the northeast corner of said 1/4 acre tract and for the northwest corner of said 1 acre tract and of this tract;

THENCE North87°00'00"East-98.30feet to a 5/8d rebar set at the intersection of the south line of said county road with the curved southwest line of FM 1854 for a point in the north line of this tract;

THENCE 198.49feet with said curve, having a radius of 1185.92feet and being concave to the northeast (long chord bears South66°21'23"East-198.26 feet), to a 5/8d rebar set in said curve for the northwest corner of a 0.282 acre tract, also surveyed and described and which is in part out of and a part of both said 1 acre tract and of said 115foot wide tract, and for the northeast corner of this tract, having passed the west line of said 115foot wide tract at 136.07feet;

THENCE South03°00'00"East-107.78feet to a 5/8d rebar set in the north line of the MK&T RR Co right-of-way and in the south line of both said 1 acre tract and of said 115foot wide tract for the southwest corner of said 0.282 acre tract and for the southeast corner of this tract;

THENCE South87°00'00"West, at 62.23feet the southwest corner of said 115 foot wide tract, and at a total distance of 295.23feet the point of beginning.

I hereby certify that this description was prepared from a survey made on the ground and is correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the 20th day of April, 1989.

David P Moore
DAVID P MOORE
Registered Public Surveyor



B Willie T Johnson

EXHIBIT "B"

9x

Text 2
FIELD NOTES for a 0.282 acre tract of land within the Town of Dale, Caldwell County, Texas, out of and a part of the Joseph Burleson League, Abstract No 3, and being out of and a part of, together, a called 1 acre tract which is described in a deed to Willie Johnson, and wife Katie B Johnson, said deed being of record in Volume 283, at Page 594, Deed Records of Caldwell County, of a 115foot wide tract which is described in a Contract of Sale to Joe Lewis Johnson, said Contract being of record in Volume 400, at Page 48, said Deed Records, said 115foot wide tract being also out of and a part of said 1 acre tract, and of a called 0.95 acre tract which is described in a deed to Effie Lee Johnson, said deed being of record in Volume 184, at Page 63, said Deed Records,

BEGINNING at a 5/8d rebar set in the north line of the MK&T RR Co right-of-way and in the south line of said 1 acre tract and of said 115foot wide tract for the southeast corner of a 0.830 acre tract, also surveyed and described and which is also out of and a part of said 1 acre tract and of said 115foot wide tract, for the southwest corner of this tract, from which a 5/8d rebar set in said north line for the southwest corner of said 1 acre tract and of said 0.830 acre tract bears South87°00'00"-West-295.23feet;

THENCE North03°00'00"West-107.78feet to a 5/8d rebar set in the curved south line of FM 1854 for the northeast corner of said 0.830 acre tract and for the northwest corner of this tract;

THENCE 22.37feet with said curve, having a radius of 1185.92feet and being concave to the north, (long chord bears North88°18'21"East-22.37feet) to a 5/8d rebar set for the end of said curve;

THENCE North87°46'08"East, with said south line, at 30.41feet the east line of said 1 acre tract and of said 115foot wide tract and the west line of said 0.95 acre tract, and at a total distance of 92.65feet a 5/8d rebar set for the northeast corner of a 0.239 acre tract, also surveyed and described and which is out of and a part of said 0.95 acre tract, and for the northeast corner of this tract;

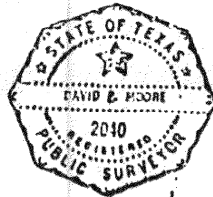
THENCE South03°00'00"East-106.03feet to a 5/8d rebar set in the south line of said 0.95 acre tract and in the north line of the MK&T RR Co right-of-way for the southwest corner of said 0.239 acre tract and for the southeast corner of this tract;

THENCE South87°00'00"West, at 62.23feet the southwest corner of said 0.95 acre tract and the southeast corner of both said 1 acre tract and of said 115foot wide tract, and at a total distance of 115.00feet the point of beginning.

I hereby certify that this description was prepared from a survey made on the ground and is correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the 20th day of April, 1989.

David P Moore
DAVID P MOORE
Registered Public Surveyor



Joe Lewis Johnson

67 APR 65



24.3.
SURVEYING COMPANY, INC.
REGISTERED PUBLIC SURVEYORS
P.O. BOX 639 / GONZALES, TEXAS 78120
110 1/2 EAST MARKET, LOCKHART, TEXAS 78644

32954
512 / 677-6185
512 / 318-2405

FIELD NOTES for a 0.239 acre tract of land within the Town of Dale, Caldwell County, Texas, out of and a part of the Joseph Burleson League, Abstract No 3, and being out of and a part of a called 0.95 acre tract which is described in a deed to Effie Lee Johnson, said deed being of record in Volume 184, at Page 63, Deed Records of Caldwell County,

BEGINNING at a 5/8d rebar set in the north line of the MK&T RR Co right-of-way and in the south line of said 0.95 acre tract for the southwest corner of a 0.236 acre tract, also surveyed and described and which is also out of and a part of said 0.95 acre tract, for the southeast corner of this tract, from which a 5/8d rebar set in said north line for the southeast corner of said 0.236 and of said 0.95 acre tract bears North87°00'00"East-98.64feet;

THENCE South87°00'00"West-98.64feet; with said common line, to a 5/8d rebar set for the southeast corner of a 0.282 acre tract, also surveyed and described and which is in part out of and a part of said 0.95 acre tract, and for the southwest corner of this tract;

THENCE North03°00'00"West-106.03feet to a 5/8d rebar set in the south line of FM 1854 for the northeast corner of said 0.282 acre tract and for the northwest corner of this tract;

THENCE North87°46'08"East-98.64feet; with said south line, to a 5/8d rebar set for the northwest corner of said 0.236 acre tract and for the northeast corner of this tract;

THENCE South03°00'00"East-103.38feet to the point of beginning.

I hereby certify that this description was prepared from a survey made on the ground and is correct tot the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the 20th day of April, 1989.

David P Moore

DAVID P MOORE
Registered Public Surveyor



Willie T. Johnson

33263

FIELD NOTES for a 0.236 acre tract of land within the Town of Dale, Caldwell County, Texas, out of and a part of the Joseph Burleson League, Abstract No. 3, and being out of and a part of a called 0.95 acre tract which is described in a deed to Effie Lee Johnson, said deed being of record in Volume 184, at Page 63, Deed Records of Caldwell County,

BEGINNING at a 5/8d rebar set in the north line of the MK&T RR Co right-of-way for the southwest corner of a tract which is described in a deed to Willie B Johnson, said deed being of record in Volume 392, at Page 664, said Deed Records, and for the southeast corner of said 0.95 acre tract and of this tract;

THENCE South 87°00'00" West - 98.64 feet, with said north line and with the south line of said 0.95 acre tract, to a 5/8d rebar set for the southeast corner of a 0.239 acre tract, also surveyed and described and which is also out of and a part of said 0.95 acre tract, and for the southwest corner of this tract;

THENCE North 03°00'00" West - 104.71 feet to a 5/8d rebar set in the south line of FM 1854 for the northeast corner of said 0.239 acre tract and for the northwest corner of this tract;

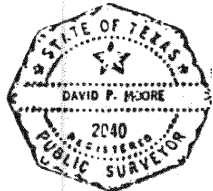
THENCE North 87°46'08" East - 98.64 feet, with said south line, to a 5/8d rebar set in the east line of said 0.95 acre tract and in the west line of said Willie B Johnson tract for the northeast corner of this tract;

THENCE South 03°00'00" East - 103.38 feet to the point of beginning.

I hereby certify that this description was prepared from a survey made on the ground and is correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the 20th day of April, 1989.

David P. Moore
 DAVID P. MOORE
 Registered Public Surveyor



THE STATE OF TEXAS
 COUNTY OF CALDWELL

I, Effie Lee Johnson, Clerk District Court, Caldwell County, Texas, do hereby certify that the foregoing is a true and correct copy of the original as shown in #910-158

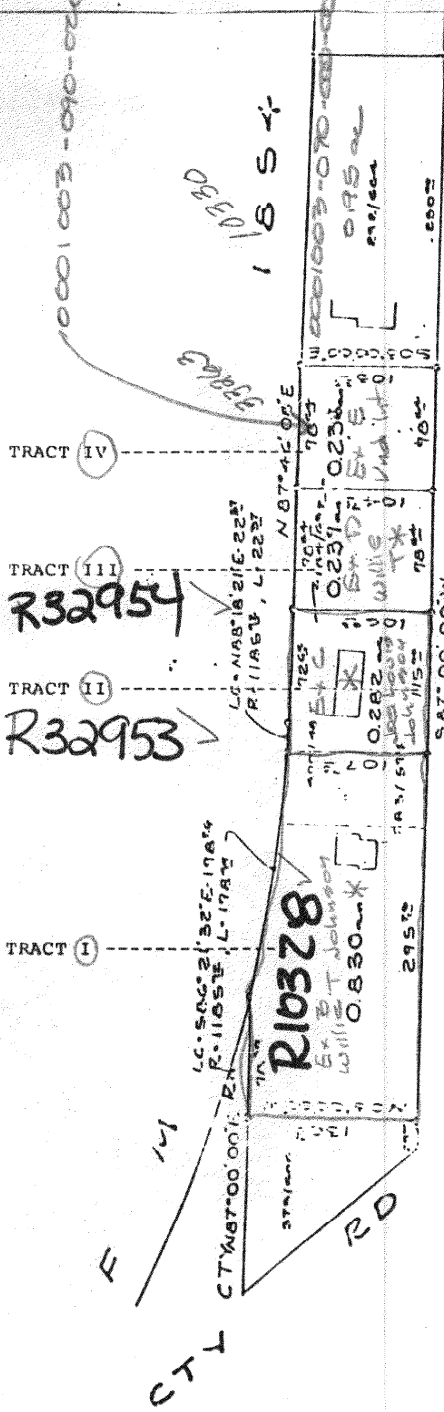
Effie Lee Johnson
 Effie Lee Johnson, Clerk District Court
 Caldwell County, Texas

9aa

Betty Lee Cavanaugh Crawford
Bonnie Cavanaugh Hall
 E - *Homer Lee Cavanaugh Talbot*
1/3 Und lot 2a

EXHIBIT "E"

89028



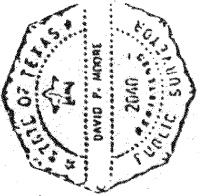
M I K I T R R C O

I hereby certify that this plat was prepared from a survey made on the ground and is correct to the best of my knowledge.

IN WITNESS THEREOF, my hand and seal, this the 20th day of April, 1989.

David P. Moore
DAVID P. MOORE
Registered Public Surveyor

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TEXAS SURVEYING COMPANY, INC.
REGISTERED PUBLIC SURVEYORS
24 939 / GONZALES, AAS 78229 512/677-0505
1317 MARKET / LUGANNET, TEXAS 78544 512/791-1403

9ab

DAVID P. MOORE
Registered Public Surveyor

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DAVID
Regis

CURRENT RESIDENTIAL SUBDIVISION ACTIVITY

In Chronological Order of Last Action

SUBDIVISION NAME	NUMBER OF LOTS	PROJECT STATUS
Jesco Subdivision	34 duplex lots	Final Plat approved
Centerpoint Meadows	121 single-family lots	Final Plat approved
Maple Park PDD	100 single-family lots, 2 multi-family, 15 commercial (Note: this includes Section 3A below)	Preliminary Plat and PDD Development Plan approved
Vintage Springs Subdivision PDD	259 single-family lots (Note: this total includes Sections 1A and 1B below)	Preliminary Plat and PDD Development Plan approved
Summerside Subdivision Section 3-A	85 single-family lots	Under construction
Vintage Springs Subdivision PDD Section 1A	53 single-family lots	Under construction
Vintage Springs Subdivision PDD Section 1B	26 single-family lots	Under construction
Heritage Place PDD	18 single-family lots, 8 duplex lots, 1 condominium lot	Final Plat approved
Maple Park Section 3A	1 multi-family lot to include 56 units for senior housing	Under construction
Summerside Subdivision Section 3-B	77 single-family lots	Under construction
Teal Addition	Aggregation of 18 residential lots to 1 lot, and abandonment of portions of rights-of-way	Replat approved
Main Springs PDD	1 mixed-use lot to include, in part, 3 apartments and 6 townhome condominium units	Final Plat approved
Lockhart Village PDD	60 duplex lots and one single- family lot	Preliminary Plat approved; PDD Development Plan in process
Summerside Section 4	109 single-family lots	Final Plat in process
Lockhart Industrial Park III (<i>Non-Residential</i>)	6 industrial lots	Preliminary Plat and Subdivision Development Plan approved
Summerside Sections 5-8	365 single-family lots and four commercial lots	Preliminary Plat and Subdivision Development Plan in process