

**CALDWELL COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
AGENDA**

**NOTICE OF BUDGET WORKSHOP AND PUBLIC MEETING  
ON APRIL 25, 2023**

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 TUESDAY, APRIL 25, 2023, AT 4:00 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.*

**BUDGET WORKSHOP**

2. Discussion and consideration regarding the 2024 Proposed Appraisal and Collection budgets.

**REGULAR MEETING**

3. Quarterly Delinquent Tax Collection Report.
4. 911 Quarterly Report
5. Collection Reports February and March 2023.

**DISCUSSION/ACTION**

6. Review and possible approval of 2022 Financial Statements and Auditor's Report.
7. Consideration and possible approval of Minutes of February 28, 2023 meeting.
8. Consideration of and possible approval of Financial Reports February and March 2023.
9. Consideration of and possible action regarding the waiver of penalty and interest for late budget-allocation payment.
10. Discussion and consideration regarding properties omitted from the appraisal roll.
11. Chief Appraiser's Report.
  - a. Appraisal Update.
  - b. Collections 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**  
**AGENDA**  
APRIL 25, 2023

**CALL TO ORDER**

1. Public Comments.

**BUDGET WORKSHOP**

2. Discussion and consideration regarding the 2024 Proposed Appraisal and Collection budgets.

**REGULAR MEETING**

3. Quarterly Delinquent Tax Collection Report.  
3a-3b
4. 911 Quarterly Report  
4a-4b
5. Collection Reports February and March 2023.  
5a-5d

**DISCUSSION/ACTION**

6. Review and possible approval of 2022 Financial Statements and Auditor's Report.
7. Consideration and possible approval of Minutes of February 28, 2023 meeting.  
7a-7b
8. Consideration of and possible approval of Financial Reports February and March 2023.  
8a-8p
9. Consideration of and possible action regarding the waiver of penalty and interest for late budget-allocation payment.  
9a
10. Discussion and consideration regarding properties omitted from the appraisal roll.  
10a-10p
11. Chief Appraiser's Report.
  - a. Appraisal Update.
  - b. Collections Update.
12. Board requests for future agenda items. *(No action or discussion may occur during this item)*
13. Adjourn.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
The Terrace II  
2700 Via Fortuna Drive, Suite 500  
P. O. BOX 17428  
AUSTIN, TEXAS 78760

512/447-6675  
FAX 512/443-3494

*JJ Wells, Attorney*

*email to jj.wells@gbsonline.com*

April 19, 2023

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 **\$746,658** 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 third quarter of the 2022-2023 tax year and the results of those actions.

**New Lawsuits** – During this quarter, we filed **21 new lawsuits** involving **24 properties**. These suits sought the enforcement of **\$242,013** in delinquent taxes, penalty and interest.

**Suit Dismissal** – During this quarter, we prepared and submitted notices of **non-suit** in **33 suits** involving **41 property accounts** and **\$700,343** 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 held one regular trial settings. We obtained **8 judgments** involving **25 properties**. These judgments sought the enforcement of **\$310,072** in delinquent taxes, penalty and interest. The original dockets held a total of 11 lawsuits involving 29 properties; however, 3 cases involving 4 properties were pulled prior to trial for payment in full. These payments resulted in an immediate collection of **\$18,916** in delinquent taxes, penalty and interest.

**Tax Sales** – During this quarter, we did not have a tax sale.

**Excess Proceeds** – During this quarter, we disbursed a total of **\$110,176.26** in excess proceeds.

Mr. Alfredo Munoz, Chairman  
Caldwell County Appraisal District  
April 19, 2023  
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**Mass Mailing** – During the third quarter of the collection year we conducted 3 mailing, 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 an tax warrants.

**Interventions** – During this quarter, we filed 3 new interventions involving 7 properties. These interventions sought the enforcement of \$31,143 in delinquent taxes, penalty and interest.

**Tax Sale Results – 3<sup>rd</sup> Quarter '22 – '23**

<b>No. Offered</b>	<b>No. Sold</b>	<b>No. Pulled</b>	<b>No. SO</b>	<b>Tax Revenue Generated</b>
0	0	0	0	\$0.00

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,



JJ Wells  
Attorney

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

Quarterly Report (thru MARCH 2023)

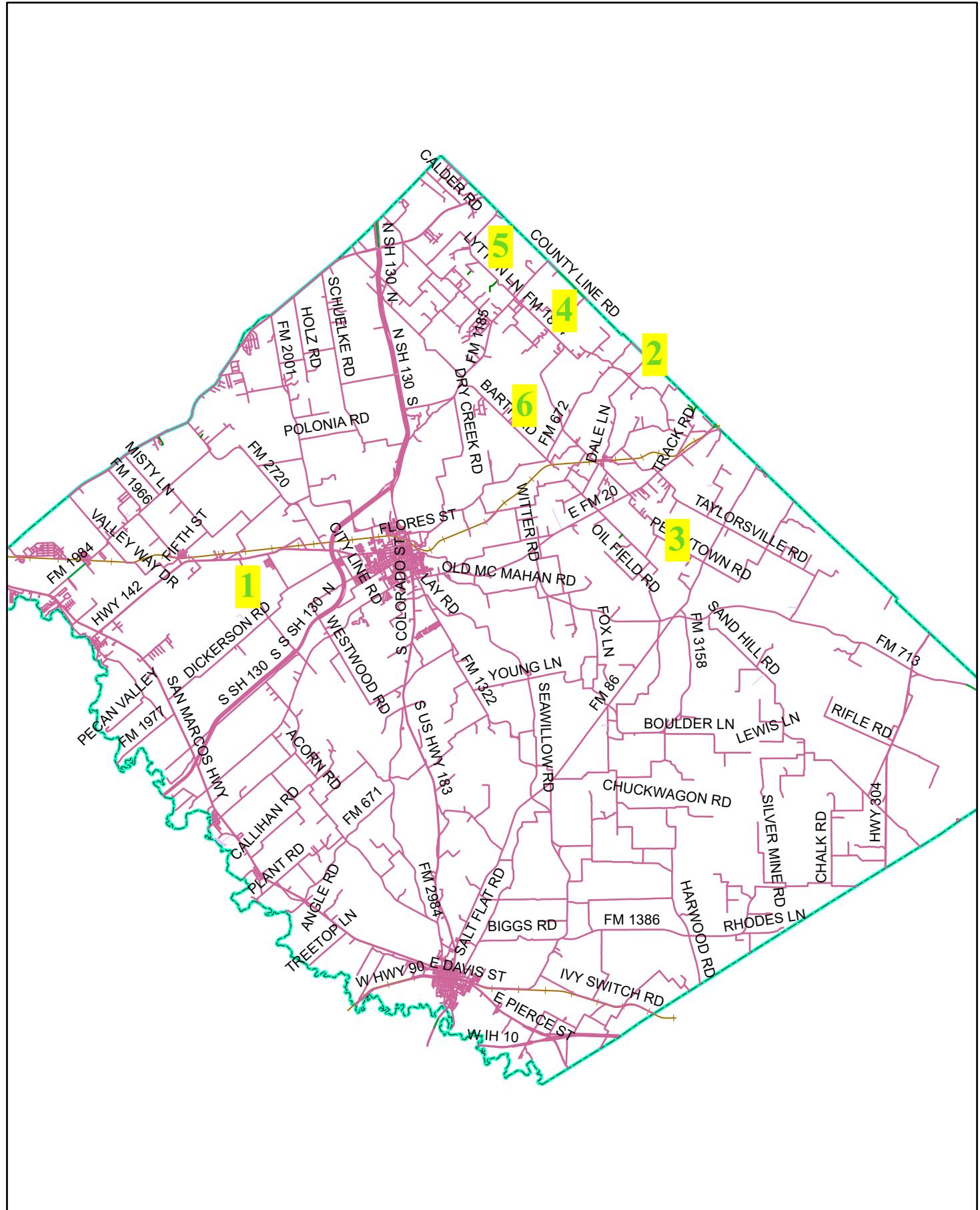
31 MARCH 2023

21662 addresses on Caldwell Co 9-1-1 Map as of 31 March 2023

New Subdivisions:

1. Hartland Ranch Ph 1 (Borchert Lp) – 95 lots, 1 ac ea.
2. Chamberlin Subd (Chamberlin Rd) – 9 lots, 1-2 ac. Ea.
3. Village Ranchettes Phase 2 (Taylorsville Rd) – 13 lots, 3-21 ac.
4. Dewberry Point (FM 1854) – 75 lots, 1 ac. Ea.
5. Luna Rosa (Lytton Ln) – 9 phases, +/- 1650 lots *total*, 1 ac. Ea.
6. Lytton Hills Ph 2 (FM 1854) - # of lots unknown, likely 10+ ac. ea

# Caldwell County G.I.S - 9-1-1 Addressing



0 3 6 12 Miles

4b

Date: 4/18/2023



## February 2023 Collections Report

### Collections

Current Collections (2022)	\$2,226,997.27
Penalties & Interest	\$150,516.12
Total	<u>\$2,377,513.39</u>

Delinquent Collections(2021 & Prior)	\$191,395.99
Penalties & Interest	\$54,871.80
Total	<u>\$246,267.79</u>

**Total Current/Delinquent** **\$2,623,781.18**

<u>Current Balance(2022)</u>			<u>Delinquent Balance(2021 &amp; Prior)</u>		
Total 2022 Levy	\$77,224,996.88		Beginning Balance	\$7,336,346.07	
Adjustments	+	-\$310,047.26	Adjustments	+	\$210,131.02
Collections YTD	-	<u>\$70,294,325.99</u>	Collections YTD	-	<u>\$1,338,460.11</u>
	<b>Balance</b>	<b>\$6,620,623.63</b>		<b>Balance</b>	<b>\$6,208,016.98</b>

\*Last Year at this time, Current Collections was 91.51%

### Payment Agreements

Total Agreements(as of 1st of month)	185
New Agreements	20
Agreements Paid in Full	17
Defaulted Agreements(end of month)	6

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

## Payment Agreements 2023

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	193	14	13	9
February	185	20	17	6
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				

## March 2023 Collections Report

### Collections

Current Collections (2022)	\$1,088,671.10
Penalties & Interest	\$91,052.72
Total	<u>\$1,179,723.82</u>

Delinquent Collections(2021 & Prior)	\$122,264.93
Penalties & Interest	\$46,060.02
Total	<u>\$168,324.95</u>

**Total Current/Delinquent** **\$1,348,048.77**

<u>Current Balance(2022)</u>		<u>Delinquent Balance(2021 &amp; Prior)</u>	
Total 2022 Levy	\$77,224,996.88	Beginning Balance	\$7,336,346.07
Adjustments	+ -\$451,257.52	Adjustments	+ \$170,000.09
Collections YTD	- <u>\$71,382,997.09</u> <b>92.98%</b>	Collections YTD	- <u>\$1,460,725.04</u> <b>19.46%</b>
<b>Balance</b>	<b>\$5,390,742.27</b>	<b>Balance</b>	<b>\$6,045,621.12</b>

\*Last Year at this time, Current Collections was 93.19%

### Payment Agreements

Total Agreements(as of 1st of month)	182
New Agreements	17
Agreements Paid in Full	8
Defaulted Agreements(end of month)	2

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

## Payment Agreements 2023

Month	Total Agreements (as of 1st of the Month)	New Agreements	Agreements Paid In Full	Defaulted Agreements
January	193	14	13	9
February	185	20	17	6
March	182	17	8	2
April				
May				
June				
July				
August				
September				
October				
November				
December				

**CALDWELL COUNTY APPRAISAL DISTRICT  
MINUTES OF REGULAR MEETING  
FEBRUARY 28, 2023**

The Board of Directors of the Caldwell County Appraisal District met in regular session on February 28, 2023 at 5:00 PM in the Caldwell County Appraisal District office located at 211 Bufkin, Lockhart, Texas.

Those in attendance were board members Alfredo Munoz, Kayline Cabe, and Linda Hinkle, Chief Appraiser Shanna Ramzinski, Administrative Assistant/Recording Secretary Phyllis Fischer. Board member Sally Daniel arrived at 5:04 PM.

Board member Kathy Haigler was absent.

CALL TO ORDER at 5:01 PM.

Item #1. Public Comments.

There were no public comments.

Item #2. Collection Report January 2023.

Shanna Ramzinski presented the January 2023 Collection Report.

**DISCUSSION/ACTION**

Item #3. Consideration and possible approval of Minutes of January 24, 2023 meeting.

Shanna Ramzinski presented the minutes of the January 24, 2023 meeting.

Linda Hinkle made a motion, seconded by Kayline Cabe, to approve the minutes of January 24, 2023 meeting.

Motion passed 3-0-0.

Item #4. Consideration of and possible approval of Financial Report January 2023.

Shanna Ramzinski presented the Financial Report for January 2023.

Kayline Cabe made a motion, seconded by Linda Hinkle, to approve the financial report of January 2023.

Motion carried 4-0-0.

Item #5. Consideration of and possible action to amend Board of Directors Policy and Procedures Manual to change meeting schedule.

There was discussion regarding the BOD meeting schedule.

Linda Hinkle made a motion, seconded by Kayline Cabe, to change the meeting schedule to every other month with the option for a meeting to be called if needed.

Motion carried 4-0-0.

Item #6. Chief Appraiser's Report.

- a. Appraisal Update – field work is wrapping up, the Eagle View Change finder has been a tremendous help in locating properties which are not on the rolls; appraisal notices should go on 4/1/23; this year we will be scheduling informal hearings to try to cut back on ARB hearings; during the months of March, we will be conducting our MAPS Review (in-office 3/6 – 3/10), the financial audit and the operations survey to the comptroller's office; quarter staff training will take place on March 1<sup>st</sup>.
- b. Collection update – totals collected for 2022 taxes were \$2.2 million in October, \$6.7 million in November, \$26.5 million in December and \$33.6 million in January; all monies have been distributed to the entities; collections is in the process of working the refunds due to Lockhart ISD election;

Item #7. Board requests for future agenda items. (No action or discussion may occur during this item)

No requests for future agenda items.

Item #8. Adjourn.

Linda Hinkle made a motion, seconded by Sally Daniel, to adjourn.  
Motion carried 4-0-0.

Meeting adjourned at 5:27 PM.

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Board Chairman

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Board Secretary

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT- APPRAISAL**  
For the Two Months Ending February 28, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
70101	CHIEF APPRAISER	\$ 6,833.20	\$ 13,666.40	\$ 82,000.00	68,333.60	83.33
70102	DEPUTY CHIEF APPRAISER	7,084.36	14,168.72	85,012.20	70,843.48	83.33
70103	SYSTEM MGR/MAPPER	6,867.70	13,735.40	82,412.40	68,677.00	83.33
70105	FIELD APPRAISER II	3,937.50	7,875.00	47,250.00	39,375.00	83.33
70106	SENIOR APPRAISER I	5,278.00	10,556.00	63,336.00	52,780.00	83.33
70107	SENIOR APPRAISER II	4,900.00	9,800.00	58,800.00	49,000.00	83.33
70108	FIELD APPRAISER I	3,937.50	7,875.00	47,250.00	39,375.00	83.33
70109	FIELD APPRAISER III	4,126.86	8,253.72	49,522.20	41,268.48	83.33
70111	ADMINISTRATIVE ASST.	5,687.50	11,375.00	68,250.00	56,875.00	83.33
70112	DATA ENTRY TECHNICIAN	3,675.00	7,350.00	44,100.00	36,750.00	83.33
70113	APPRAISAL SUPPORT TECH	4,273.14	8,546.28	51,277.70	42,731.42	83.33
70114	APPRAISAL SUPPORT CLERK	2,975.00	5,950.00	35,700.00	29,750.00	83.33
70120	FIELD APPRAISER IV	3,718.76	7,437.52	44,625.00	37,187.48	83.33
70130	PART TIME	0.00	840.00	0.00	(840.00)	0.00
70135	PAYROLL CONTINGENCY	0.00	0.00	7,000.00	7,000.00	100.00
70136	ANNUAL LONGEVITY COMPEN	0.00	0.00	6,750.00	6,750.00	100.00
	<b>TOTAL WAGES AND SALARIES</b>	<b>63,294.52</b>	<b>127,429.04</b>	<b>773,285.50</b>	<b>645,856.46</b>	<b>83.52</b>
71000	PAYROLL TAX	5,125.28	10,250.56	68,000.00	57,749.44	84.93
71002	RETIREMENT / EMPLOYER	7,101.65	14,203.30	89,000.00	74,796.70	84.04
71004	HEALTH BENEFITS	372.97	17,258.18	139,000.00	121,741.82	87.58
71005	WORKERS COMP	0.00	0.00	2,800.00	2,800.00	100.00
71006	UNEMPLOYMENT	0.00	0.00	4,000.00	4,000.00	100.00
	<b>DEDUCTIONS / BENEFITS</b>	<b>12,599.90</b>	<b>41,712.04</b>	<b>302,800.00</b>	<b>261,087.96</b>	<b>86.22</b>
72000	APPR ENGINEERS	0.00	16,312.50	66,000.00	49,687.50	75.28
72001	APPR REVIEW BOARD	0.00	25.00	37,500.00	37,475.00	99.93
72002	AUDIT	0.00	0.00	6,400.00	6,400.00	100.00
72003	BOARD OF DIRECTORS	800.00	800.00	2,000.00	1,200.00	60.00
72004	DATA PROCESSING SERVICES	0.00	29,415.15	99,800.00	70,384.85	70.53
72007	JANITORIAL SERVICES	402.51	402.51	6,200.00	5,797.49	93.51
72008	LEGAL SERVICES	1,005.50	1,005.50	27,000.00	25,994.50	96.28
72009	TITLE RESEARCH	0.00	0.00	5,000.00	5,000.00	100.00
72010	AERIAL IMAGERY	0.00	0.00	84,500.00	84,500.00	100.00
	<b>TOTAL SERVICES</b>	<b>2,208.01</b>	<b>47,960.66</b>	<b>334,400.00</b>	<b>286,439.34</b>	<b>85.66</b>
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00
72501	MEMBERSHIP/DUES	45.00	1,920.00	3,700.00	1,780.00	48.11
72502	COMPUTER SUPPLIES	453.13	453.13	7,600.00	7,146.87	94.04
72504	EDUCATION / FEES	0.00	375.00	15,700.00	15,325.00	97.61
72505	INSURANCE LIABILITY	755.35	755.35	1,900.00	1,144.65	60.24
72506	INSURANCE BUILDING/ CONTE	0.00	0.00	5,800.00	5,800.00	100.00
72507	LEGAL NOTICES / PRINTING	2,639.38	2,639.38	23,600.00	20,960.62	88.82
72508	MAINT - HARDWARE & EQUIP	0.00	2,186.53	8,800.00	6,613.47	75.15
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00
72510	MILEAGE & TRAVEL	94.32	111.94	5,500.00	5,388.06	97.96
72511	OFFICE SUPPLIES	410.42	1,240.54	8,500.00	7,259.46	85.41
72512	POSTAGE	11,189.79	11,189.79	37,200.00	26,010.21	69.92
72513	POSTAGE METER/BOX RENTAL	332.00	332.00	5,565.00	5,233.00	94.03
72514	SUBSCRIPTION & BOOKS	1,079.00	1,979.00	22,570.00	20,591.00	91.23
72515	RENTAL COPIER	216.51	216.51	2,900.00	2,683.49	92.53
72516	ELECTRICITY	0.00	0.00	9,000.00	9,000.00	100.00
72517	TELEPHONE	120.61	570.16	14,300.00	13,729.84	96.01
72518	WATER & SEWER	8a	0.00	3,500.00	3,500.00	100.00

For Management Purposes Only

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT- APPRAISAL**  
For the Two Months Ending February 28, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72519	MORTGAGE	4,527.14	9,054.28	57,300.00	48,245.72	84.20
72520	BUILDING MAINT	130.90	2,328.11	7,000.00	4,671.89	66.74
72523	FUEL - VEHICLE	402.53	615.02	8,500.00	7,884.98	92.76
72524	MAINT. - VEHICLE	7.50	7.50	12,500.00	12,492.50	99.94
72525	INS - VEHICLE	0.00	0.00	2,600.00	2,600.00	100.00
	<b>TOTAL GENERAL EXPENSES</b>	<b>22,403.58</b>	<b>35,974.24</b>	<b>265,285.00</b>	<b>229,310.76</b>	<b>86.44</b>
79000	OFFICE EQUIPMENT	0.00	0.00	5,000.00	5,000.00	100.00
79001	COMPUTER EQUIPMENT	247.33	247.33	17,000.00	16,752.67	98.55
79002	BUILDING EXPENSE	0.00	0.00	8,000.00	8,000.00	100.00
79003	VEHICLE	0.00	0.00	28,000.00	28,000.00	100.00
79990	CONTINGENCY	0.00	0.00	10,000.00	10,000.00	100.00
	<b>TOTAL CAPITAL INVESTMENT</b>	<b>247.33</b>	<b>247.33</b>	<b>68,000.00</b>	<b>67,752.67</b>	<b>99.64</b>
	<b>TOTAL EXPENSES</b>	<b>\$ (100,753.34)</b>	<b>\$ (253,323.31)</b>	<b>\$ (1,743,770.00)</b>	<b>\$ (1,490,447.19)</b>	<b>85.47</b>

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT - COLLECTION**  
For the Two Months Ending February 28, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101	CHIEF APPRAISER	\$ 4,555.46	\$ 9,110.92	\$ 54,663.80	45,552.88	83.33
90-70120	DEPUTY TAX COLLECTOR	7,084.36	14,168.72	85,012.20	70,843.48	83.33
90-70121	COLLECTION SPECIALIST I	4,091.02	8,182.04	49,092.12	40,910.08	83.33
90-70122	PUBLIC ASSISTANT II	0.00	0.00	36,750.00	36,750.00	100.00
90-70126	PUBLIC ASSISTANT I	3,062.50	6,125.00	36,750.00	30,625.00	83.33
90-70135	PAYROLL CONTINGENCY	260.00	520.00	2,800.00	2,280.00	81.43
90-70136	ANNUAL LONGEVITY COMPENSA	0.00	0.00	2,000.00	2,000.00	100.00
TOTAL WAGES AND SALARIES		19,053.34	38,106.68	267,068.12	228,961.44	85.73
90-71000	PAYROLL TAX	1,077.80	2,155.60	22,000.00	19,844.40	90.20
90-71002	RETIREMENT/EMPLOYER	2,108.62	4,217.24	30,000.00	25,782.76	85.94
90-71004	HEALTH BENEFITS	89.59	2,393.82	41,900.00	39,506.18	94.29
90-71005	WORKER COMP	0.00	0.00	950.00	950.00	100.00
90-71006	UNEMPLOYMENT	0.00	0.00	3,375.00	3,375.00	100.00
DEDUCTIONS / BENEFITS		3,276.01	8,766.66	98,225.01	89,458.35	91.07
90-72002	AUDIT	0.00	0.00	1,925.00	1,925.00	100.00
90-72004	DATA PROCESSING SERVICES	534.00	5,698.48	23,000.00	17,301.52	75.22
90-72005	COUNTY EMPLOYEE CONTRACT	1,835.09	3,670.18	21,000.00	17,329.82	82.52
90-72007	JANITORIAL SERVICE	120.24	120.24	2,500.00	2,379.76	95.19
90-72008	LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
90-72011	SECURITY	0.00	0.00	2,000.00	2,000.00	100.00
TOTAL SERVICES		2,489.33	9,488.90	52,925.00	43,436.10	82.07
90-72500	BOND/ NOTARY	0.00	0.00	200.00	200.00	100.00
90-72501	MEMBERSHIP/ DUES	0.00	0.00	850.00	850.00	100.00
90-72502	COMPUTER SUPPLIES	195.72	195.72	2,300.00	2,104.28	91.49
90-72504	EDUCATION & FEES	1,300.00	1,300.00	6,100.00	4,800.00	78.69
90-72505	INSURANCE - LIABILITY	225.63	225.63	1,000.00	774.37	77.44
90-72506	INSURANCE BUILDING/CONTENT	0.00	0.00	1,600.00	1,600.00	100.00
90-72507	LEGAL NOTICES/PRINTING	12,795.89	12,795.89	14,000.00	1,204.11	8.60
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	0.00	3,100.00	3,100.00	100.00
90-72511	OFFICE SUPPLIES	85.32	333.28	3,500.00	3,166.72	90.48
90-72512	POSTAGE	231.70	291.70	18,000.00	17,708.30	98.38
90-72513	POSTAGE METER/BOX RENTAL	100.00	100.00	1,800.00	1,700.00	94.44
90-72515	RENTAL - COPIER	0.00	16.26	1,800.00	1,783.74	99.10
90-72516	ELECTRICITY	0.00	0.00	3,000.00	3,000.00	100.00
90-72517	TELEPHONE	120.61	241.22	4,000.00	3,758.78	93.97
90-72518	WATER & SEWER	0.00	0.00	1,200.00	1,200.00	100.00
90-72519	MORTGAGE	1,352.26	2,704.52	17,200.00	14,495.48	84.28
90-72520	BUILDING MAINT.	123.77	780.08	2,800.00	2,019.92	72.14
TOTAL GENERAL EXPENSES		16,530.90	18,984.30	86,550.00	67,565.70	78.07

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT - COLLECTION**  
 For the Two Months Ending February 28, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000	OFFICE EQUIPMENT	0.00	0.00	2,000.00	2,000.00	100.00
90-79001	COMPUTER EQUIPMENT	0.00	0.00	8,200.00	8,200.00	100.00
90-79002	BUILDING EXPENSE	0.00	0.00	5,200.00	5,200.00	100.00
90-79990	CONTINGENCY	154.57	154.57	3,000.00	2,845.43	94.85
<b>TOTAL CAPITAL INVESTMENTS</b>		<b>154.57</b>	<b>154.57</b>	<b>18,400.00</b>	<b>18,245.43</b>	<b>99.16</b>
<b>TOTAL EXPENSES</b>		<b>\$ (41,504.15)</b>	<b>\$ (75,501.11)</b>	<b>\$ (523,168.13)</b>	<b>\$ (447,667.02)</b>	<b>85.57</b>

**Caldwell County Appraisal District**  
**INCOME STATEMENT- APPRAISAL**  
For the Two Months Ending February 28, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
Revenues						
CITY OF LOCKHART	\$	0.00	\$ 38,185.32	\$ 152,741.29	114,555.97	75.00
CITY OF LULING		0.00	8,809.27	35,237.09	26,427.82	75.00
CITY OF MARTINDALE		0.00	2,004.90	8,019.61	6,014.71	75.00
CITY OF MUSTANG RIDGE		0.00	636.68	2,546.70	1,910.02	75.00
CITY OF NIEDERWALD		0.00	290.94	1,163.75	872.81	75.00
CITY OF UHLAND		0.00	649.08	649.08	0.00	0.00
CALDWELL COUNTY		0.00	129,997.38	519,989.52	389,992.14	75.00
LOCKHART ISD		0.00	168,188.36	672,753.45	504,565.09	75.00
LULING ISD		0.00	37,592.61	150,370.45	112,777.84	75.00
PRAIRIE LEA ISD		0.00	10,177.11	40,708.42	30,531.31	75.00
PLUM CREEK CONS DIST		0.00	2,184.90	8,739.61	6,554.71	75.00
PLUM CREEK UNDERGROU		0.00	2,143.66	8,574.64	6,430.98	75.00
GONZALES ISD		0.00	2,759.24	11,036.94	8,277.70	75.00
WAELDER ISD		0.00	2,259.58	9,038.31	6,778.73	75.00
SAN MARCOS ISD		0.00	14,889.13	59,556.54	44,667.41	75.00
HAYS ISD		0.00	5,780.69	23,122.75	17,342.06	75.00
GONZALES COUNTY UWD		0.00	49.75	199.00	149.25	75.00
CALDWELL-HAYS ESD1		0.00	4,437.90	17,751.61	13,313.71	75.00
CITY OF SAN MARCOS		0.00	1,092.52	4,370.09	3,277.57	75.00
CALDWELL ESD #2		0.00	1,443.42	5,773.67	4,330.25	75.00
CALDWELL ESD #3		0.00	1,125.70	4,502.78	3,377.08	75.00
CALDWELL ESD #4		0.00	1,234.61	4,938.43	3,703.82	75.00
AUSTIN COMMUNITY COLL		0.00	424.67	1,698.66	1,273.99	75.00
CALDWELL CO MUD #2		0.00	72.02	288.09	216.07	75.00
Total Revenues		0.00	436,429.44	1,743,770.48	1,307,341.04	74.97
<b>TOTAL BUDGET REV</b>	<b>\$</b>	<b>0.00</b>	<b>\$ 436,429.44</b>	<b>\$ 1,743,770.48</b>	<b>1,307,341.04</b>	<b>74.97</b>
COPIES MISC REVENUE	\$	(240.00)	\$ (598.00)	\$ 0.00	598.00	0.00
INTEREST INCOME REVENU		(615.65)	(1,410.34)	0.00	1,410.34	0.00
<b>TOTAL OTHER REVENUE</b>		<b>(855.65)</b>	<b>(2,008.34)</b>	<b>0.00</b>	<b>2,008.34</b>	<b>0.00</b>

**Caldwell County Appraisal District**  
**INCOME STATEMENT- COLLECTION**  
For the Two Months Ending February 28, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
<b>Revenues</b>					
CITY OF LOCKHART	\$ 0.00	\$ 11,955.83	\$ 47,823.30	35,867.47	75.00
CITY OF LULING	0.00	2,814.60	11,258.39	8,443.79	75.00
CITY OF MARTINDALE	0.00	627.73	2,510.94	1,883.21	75.00
CITY OF MUSTANG RIDGE	0.00	199.34	797.37	598.03	75.00
CITY OF NIEDERWALD	0.00	91.09	364.37	273.28	75.00
CITY OF UHLAND	0.00	203.23	203.23	0.00	0.00
CALDWELL COUNTY	0.00	40,702.18	162,808.73	122,106.55	75.00
LOCKHART ISD	0.00	52,659.78	210,639.12	157,979.34	75.00
LULING ISD	0.00	13,562.48	54,249.90	40,687.42	75.00
PRAIRIE LEA ISD	0.00	4,154.34	16,617.37	12,463.03	75.00
PLUM CREEK CONS DIST	0.00	684.09	2,736.37	2,052.28	75.00
PLUM CREEK UNDERGROUND	0.00	671.18	2,684.72	2,013.54	75.00
GONZALES COUNTY UWD	0.00	15.58	62.31	46.73	75.00
CALDWELL-HAYS ESD1	0.00	1,389.51	5,558.03	4,168.52	75.00
CALDWELL ESD #2	0.00	451.93	1,807.74	1,355.81	75.00
CALDWELL ESD #3	0.00	352.46	1,409.82	1,057.36	75.00
CALDWELL ESD #4	0.00	386.56	1,546.22	1,159.66	75.00
CALDWELL CO MUD #2	0.00	22.55	90.20	67.65	75.00
<b>Total Revenues</b>	<b>0.00</b>	<b>130,944.46</b>	<b>523,168.13</b>	<b>392,223.67</b>	<b>74.97</b>
 TAX CERTIFICATES	 (120.00)	 (260.00)	 0.00	 260.00	 0.00
<b>TOTAL TAX CERT. REVENUE</b>	<b>(120.00)</b>	<b>(260.00)</b>	<b>0.00</b>	<b>260.00</b>	<b>0.00</b>
 <b>TOTAL BUDGET REVENUE</b>	 <b>\$ 120.00</b>	 <b>\$ 131,204.46</b>	 <b>\$ 523,168.13</b>	 <b>\$ 391,963.67</b>	 <b>74.92</b>
 RETURN CHECK FEE	 \$ (450.00)	 \$ (625.00)	 \$ 0.00	 625.00	 0.00
BUS PP RENDITION PENALTY	\$ (1,058.00)	\$ (2,159.36)	\$ 0.00	2,159.36	0.00
OFFICE RENTAL INCOME	\$ (200.00)	\$ (200.00)	\$ 0.00	200.00	0.00
 <b>TOTAL OTHER REVENUE</b>	 <b>(1,708.00)</b>	 <b>(2,984.36)</b>	 <b>0.00</b>	 <b>2,984.36</b>	 <b>0.00</b>
 DELINQUENT ATTORNEY FEES- L	 0.00	 0.00	 0.00	 0.00	 0.00
DELINQUENT ATTORNEY FEES- P	0.00	0.00	0.00	0.00	0.00
DELINQUENT ABSTRACT FEES- L	0.00	0.00	0.00	0.00	0.00
DELINQUENT ABSTRACT FEES- P	0.00	0.00	0.00	0.00	0.00
 <b>TOTAL DELINQUENT ATTORNEY</b>	 <b>0.00</b>	 <b>0.00</b>	 <b>0.00</b>	 <b>0.00</b>	 <b>0.00</b>

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Feb 1, 2023 to Feb 28, 2023**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
2/2/23	010336	90-70135	SECURITY DETAIL 1.30.2022 Phillip Felan	260.00	260.00
		10000			
2/2/23	010337	72514	2023 INV #77729 PLANE CD-ROM AIRPAC	99.50	99.50
		10000			
2/2/23	010339	72507	PROPERTY TAX INFO LOCKHART POST-REGISTER	537.50	537.50
		10000			
2/2/23	010340	72502	INK CARTRIDGES (A)	299.90	
		90-72502	INK CARTRIDGES (C)	149.95	
		10000	Lone Star Office Solutions		449.85
2/2/23	010341	72524	2023 REGISTRATION VEH #09301	7.50	
		10000	Caldwell County Tax Assessor-Col		7.50
2/7/23	010342	72003	WORK ANNIV/QUARTERLY AWARDS	800.00	
		10000	Caldwell County Appraisal Dst		800.00
2/9/23	010343	90-72005	FEB 2023 LULING EMPLOYEE SALARY CALDWELL COUNTY TREASURER	1,835.09	
		10000			1,835.09
2/9/23	010344	72513	2023 POST OFFICE BOX RENTAL (A)	332.00	
		90-72513	2023 POST OFFICE BOX RENTAL (C)	100.00	
		10000	US Post Master		432.00
2/10/23	010345	72520	JAN 2023 INV #37 LAWN CARE (A)	130.90	
		90-72520	JAN 2023 INV #37 LAWN CARE (C)	39.10	
		10000	Peppers Lawncare		170.00
2/16/23	010346	72510	JAN 2023 MILEAGE REIMBURSEMENT MARY VENEGAS	94.32	
		10000			94.32
2/16/23	010348	72008	JAN 2023 LEGAL SERVICES LOW SWINNEY EVANS & JAMES PLLC	1,005.50	
		10000			1,005.50
2/16/23	010349	72507	UPDATE PROPERTY TAX INFO PUBLICATION	531.25	
		10000	LULING NEWSBOY		531.25
2/16/23	010350	72502	8g HP 9000 TONER CARTRIDGE (A)	153.23	

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Feb 1, 2023 to Feb 28, 2023**

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

<b>Date</b>	<b>Check #</b>	<b>Account ID</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
		90-72502	CARTRIDGE (A) HP 9000 TONER	45.77	
		10000	CARTRIDGE (C) Lone Star Office Solutions		199.00
2/16/23	010352	72501	2023 ANNUAL RENEWAL - MDA - REG #65030	45.00	
		10000	Texas Dept. of Licensing and Regulation		45.00
2/16/23	010353	72505	2023 WORKERS' COMP (A)	755.35	
		90-72505	2023 WORKERS' COMP (C)	225.63	
		10000	Texas Municipal League		980.98
2/23/23	010354	90-72504	2023 COURSES 30, 101, 102, 8, 9 REGISTRATIONS - RC	1,300.00	
		10000	Texas Assoc. Assessing Officers		1,300.00
2/23/23	010355	72007	INV #AST02231854 JANITORIAL SERVICES 9A)	402.51	
		90-72007	INV #AST02231854 JANITORIAL SERVICES (C)	120.24	
		10000	JANI-KING OF AUSTIN		522.75
2/23/23	010356	72514	2023 COMMERCIAL VEHICLE REPORT	550.00	
		10000	JUST TEXAS		550.00
2/24/23	010357	72523	JAN 2023 FUEL REIMBURSEMENT	402.53	
		10000	CALDWELL COUNTY TREASURER		402.53
2/28/23	010364	60375	FEB 2023 DEL ATTY FEES	26,190.14	
		60390	FEB 2023 DEL ATTY ABST FEES	445.00	
		10000	LINEBARGER GOGGAN BLAIR SAMPSON, LLP		26,635.14
2/28/23	010365	60376	FEB 2023 DEL ATTY FEES	3,829.69	
		60391	FEB 2023 DEL ATTY ABST FEE		
		10000	Perdue, Brandon, Fielder, Collins, Mott		3,829.69
	<b>Total</b>			<b>40,687.60</b>	<b>40,687.60</b>

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT- APPRAISAL**  
For the Three Months Ending March 31, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%	
70101	CHIEF APPRAISER	\$ 6,833.20	\$ 20,499.60	\$ 82,000.00	61,500.40	75.00	
70102	DEPUTY CHIEF APPRAISER	7,084.36	21,253.08	85,012.20	63,759.12	75.00	
70103	SYSTEM MGR/MAPPER	6,867.70	20,603.10	82,412.40	61,809.30	75.00	
70105	FIELD APPRAISER II	3,937.50	11,812.50	47,250.00	35,437.50	75.00	
70106	SENIOR APPRAISER I	5,278.00	15,834.00	63,336.00	47,502.00	75.00	
70107	SENIOR APPRAISER II	4,900.00	14,700.00	58,800.00	44,100.00	75.00	
70108	FIELD APPRAISER I	3,937.50	11,812.50	47,250.00	35,437.50	75.00	
70109	FIELD APPRAISER III	4,126.86	12,380.58	49,522.20	37,141.62	75.00	
70111	ADMINISTRATIVE ASST.	5,687.50	17,062.50	68,250.00	51,187.50	75.00	
70112	DATA ENTRY TECHNICIAN	3,675.00	11,025.00	44,100.00	33,075.00	75.00	
70113	APPRAISAL SUPPORT TECH	4,273.14	12,819.42	51,277.70	38,458.28	75.00	
70114	APPRAISAL SUPPORT CLERK	2,975.00	8,925.00	35,700.00	26,775.00	75.00	
70120	FIELD APPRAISER IV	3,718.76	11,156.28	44,625.00	33,468.72	75.00	
70130	PART TIME	0.00	840.00	0.00	(840.00)	0.00	
70135	PAYROLL CONTINGENCY	0.00	0.00	7,000.00	7,000.00	100.00	
70136	ANNUAL LONGEVITY COMPEN	0.00	0.00	6,750.00	6,750.00	100.00	
	TOTAL WAGES AND SALARIES	<u>63,294.52</u>	<u>190,723.56</u>	<u>773,285.50</u>	<u>582,561.94</u>	<u>75.34</u>	
71000	PAYROLL TAX	5,125.28	15,375.84	68,000.00	52,624.16	77.39	
71002	RETIREMENT / EMPLOYER	7,101.65	21,304.95	89,000.00	67,695.05	76.06	
71004	HEALTH BENEFITS	17,276.35	34,534.53	139,000.00	104,465.47	75.16	
71005	WORKERS COMP	0.00	0.00	2,800.00	2,800.00	100.00	
71006	UNEMPLOYMENT	0.00	0.00	4,000.00	4,000.00	100.00	
	DEDUCTIONS / BENEFITS	<u>29,503.28</u>	<u>71,215.32</u>	<u>302,800.00</u>	<u>231,584.68</u>	<u>76.48</u>	
72000	APPR ENGINEERS	6,000.00	22,312.50	66,000.00	43,687.50	66.19	
72001	APPR REVIEW BOARD	0.00	25.00	37,500.00	37,475.00	99.93	
72002	AUDIT	0.00	0.00	6,400.00	6,400.00	100.00	
72003	BOARD OF DIRECTORS	0.00	800.00	2,000.00	1,200.00	60.00	
72004	DATA PROCESSING SERVICES	12,006.68	41,421.83	99,800.00	58,378.17	58.50	
72007	JANITORIAL SERVICES	536.69	939.20	6,200.00	5,260.80	84.85	
72008	LEGAL SERVICES	1,742.50	2,748.00	27,000.00	24,252.00	89.82	
72009	TITLE RESEARCH	0.00	0.00	5,000.00	5,000.00	100.00	
72010	AERIAL IMAGERY	42,100.00	42,100.00	84,500.00	42,400.00	50.18	
	TOTAL SERVICES	<u>62,385.87</u>	<u>110,346.53</u>	<u>334,400.00</u>	<u>224,053.47</u>	<u>67.00</u>	
72500	BOND CHIEF/NOTARY	0.00	0.00	250.00	250.00	100.00	
72501	MEMBERSHIP/DUES	0.00	1,920.00	3,700.00	1,780.00	48.11	
72502	COMPUTER SUPPLIES	205.95	659.08	7,600.00	6,940.92	91.33	
72504	EDUCATION / FEES	479.49	854.49	15,700.00	14,845.51	94.56	
72505	INSURANCE LIABILITY	0.00	755.35	1,900.00	1,144.65	60.24	
72506	INSURANCE BUILDING/ CONTE	0.00	0.00	5,800.00	5,800.00	100.00	
72507	LEGAL NOTICES / PRINTING	0.00	2,639.38	23,600.00	20,960.62	88.82	
72508	MAINT - HARDWARE & EQUIP	0.00	2,186.53	8,800.00	6,613.47	75.15	
72509	MAINT - OFFICE EQUIPMENT	0.00	0.00	1,000.00	1,000.00	100.00	
72510	MILEAGE & TRAVEL	1,365.28	1,477.22	5,500.00	4,022.78	73.14	
72511	OFFICE SUPPLIES	597.22	1,837.76	8,500.00	6,662.24	78.38	
72512	POSTAGE	2,310.00	13,499.79	37,200.00	23,700.21	63.71	
72513	POSTAGE METER/BOX RENTAL	1,055.51	1,387.51	5,565.00	4,177.49	75.07	
72514	SUBSCRIPTION & BOOKS	669.80	2,648.80	22,570.00	19,921.20	88.26	
72515	RENTAL COPIER	223.91	440.42	2,900.00	2,459.58	84.81	
72516	ELECTRICITY	881.82	881.82	9,000.00	8,118.18	90.20	
72517	TELEPHONE	8 i	1,386.35	1,956.51	14,300.00	12,343.49	86.32
72518	WATER & SEWER		687.65	687.65	3,500.00	2,812.35	80.35

For Management Purposes Only

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT- APPRAISAL**  
For the Three Months Ending March 31, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
72519	MORTGAGE	4,527.14	13,581.42	57,300.00	43,718.58	76.30
72520	BUILDING MAINT	130.90	2,459.01	7,000.00	4,540.99	64.87
72523	FUEL - VEHICLE	265.66	880.68	8,500.00	7,619.32	89.64
72524	MAINT. - VEHICLE	63.65	71.15	12,500.00	12,428.85	99.43
72525	INS - VEHICLE	0.00	0.00	2,600.00	2,600.00	100.00
	<b>TOTAL GENERAL EXPENSES</b>	<b>14,850.33</b>	<b>50,824.57</b>	<b>265,285.00</b>	<b>214,460.43</b>	<b>80.84</b>
79000	OFFICE EQUIPMENT	0.00	0.00	5,000.00	5,000.00	100.00
79001	COMPUTER EQUIPMENT	0.00	247.33	17,000.00	16,752.67	98.55
79002	BUILDING EXPENSE	0.00	0.00	8,000.00	8,000.00	100.00
79003	VEHICLE	0.00	0.00	28,000.00	28,000.00	100.00
79990	CONTINGENCY	0.00	0.00	10,000.00	10,000.00	100.00
	<b>TOTAL CAPITAL INVESTMENT</b>	<b>0.00</b>	<b>247.33</b>	<b>68,000.00</b>	<b>67,752.67</b>	<b>99.64</b>
	<b>TOTAL EXPENSES</b>	<b>\$ (170,034.00)</b>	<b>\$ (423,357.31)</b>	<b>\$ (1,743,770.00)</b>	<b>\$ (1,320,413.19)</b>	<b>75.72</b>

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT - COLLECTION**  
For the Three Months Ending March 31, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-70101	CHIEF APPRAISER	\$ 4,555.46	\$ 13,666.38	\$ 54,663.80	40,997.42	75.00
90-70120	DEPUTY TAX COLLECTOR	7,084.36	21,253.08	85,012.20	63,759.12	75.00
90-70121	COLLECTION SPECIALIST I	4,091.02	12,273.06	49,092.12	36,819.06	75.00
90-70122	PUBLIC ASSISTANT II	0.00	0.00	36,750.00	36,750.00	100.00
90-70126	PUBLIC ASSISTANT I	3,062.50	9,187.50	36,750.00	27,562.50	75.00
90-70135	PAYROLL CONTINGENCY	0.00	520.00	2,800.00	2,280.00	81.43
90-70136	ANNUAL LONGEVITY COMPENSA	0.00	0.00	2,000.00	2,000.00	100.00
TOTAL WAGES AND SALARIES		<u>18,793.34</u>	<u>56,900.02</u>	<u>267,068.12</u>	<u>210,168.10</u>	78.69
90-71000	PAYROLL TAX	1,077.80	3,233.40	22,000.00	18,766.60	85.30
90-71002	RETIREMENT/EMPLOYER	2,108.62	6,325.86	30,000.00	23,674.14	78.91
90-71004	HEALTH BENEFITS	3,180.05	5,573.87	41,900.00	36,326.13	86.70
90-71005	WORKER COMP	0.00	0.00	950.00	950.00	100.00
90-71006	UNEMPLOYMENT	0.00	0.00	3,375.00	3,375.00	100.00
DEDUCTIONS / BENEFITS		<u>6,366.47</u>	<u>15,133.13</u>	<u>98,225.01</u>	<u>83,091.88</u>	84.59
90-72002	AUDIT	0.00	0.00	1,925.00	1,925.00	100.00
90-72004	DATA PROCESSING SERVICES	5,164.48	10,862.96	23,000.00	12,137.04	52.77
90-72005	COUNTY EMPLOYEE CONTRACT	1,835.09	5,505.27	21,000.00	15,494.73	73.78
90-72007	JANITORIAL SERVICE	160.31	280.55	2,500.00	2,219.45	88.78
90-72008	LEGAL SERVICES	0.00	0.00	2,500.00	2,500.00	100.00
90-72011	SECURITY	0.00	0.00	2,000.00	2,000.00	100.00
TOTAL SERVICES		<u>7,159.88</u>	<u>16,648.78</u>	<u>52,925.00</u>	<u>36,276.22</u>	68.54
90-72500	BOND/ NOTARY	0.00	0.00	200.00	200.00	100.00
90-72501	MEMBERSHIP/ DUES	0.00	0.00	850.00	850.00	100.00
90-72502	COMPUTER SUPPLIES	205.95	401.67	2,300.00	1,898.33	82.54
90-72504	EDUCATION & FEES	0.00	1,300.00	6,100.00	4,800.00	78.69
90-72505	INSURANCE - LIABILITY	0.00	225.63	1,000.00	774.37	77.44
90-72506	INSURANCE BUILDING/CONTENT	0.00	0.00	1,600.00	1,600.00	100.00
90-72507	LEGAL NOTICES/PRINTING	0.00	12,795.89	14,000.00	1,204.11	8.60
90-72508	MAINT - HARDWARE/EQUIP	0.00	0.00	2,600.00	2,600.00	100.00
90-72509	MAINT - OFFICE EQUIP	366.00	366.00	1,500.00	1,134.00	75.60
90-72510	MILEAGE & TRAVEL	1,158.50	1,158.50	3,100.00	1,941.50	62.63
90-72511	OFFICE SUPPLIES	174.23	507.51	3,500.00	2,992.49	85.50
90-72512	POSTAGE	690.00	981.70	18,000.00	17,018.30	94.55
90-72513	POSTAGE METER/BOX RENTAL	315.28	415.28	1,800.00	1,384.72	76.93
90-72515	RENTAL - COPIER	0.00	16.26	1,800.00	1,783.74	99.10
90-72516	ELECTRICITY	263.41	263.41	3,000.00	2,736.59	91.22
90-72517	TELEPHONE	298.57	539.79	4,000.00	3,460.21	86.51
90-72518	WATER & SEWER	205.42	205.42	1,200.00	994.58	82.88
90-72519	MORTGAGE	1,352.26	4,056.78	17,200.00	13,143.22	76.41
90-72520	BUILDING MAINT.	193.23	973.31	2,800.00	1,826.69	65.24
TOTAL GENERAL EXPENSES		<u>5,222.85</u>	<u>24,207.15</u>	<u>86,550.00</u>	<u>62,342.85</u>	72.03

**Caldwell County Appraisal District**  
**EXPENSE STATEMENT - COLLECTION**  
 For the Three Months Ending March 31, 2023

		Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
90-79000	OFFICE EQUIPMENT	0.00	0.00	2,000.00	2,000.00	100.00
90-79001	COMPUTER EQUIPMENT	0.00	0.00	8,200.00	8,200.00	100.00
90-79002	BUILDING EXPENSE	0.00	0.00	5,200.00	5,200.00	100.00
90-79990	CONTINGENCY	0.00	154.57	3,000.00	2,845.43	94.85
<b>TOTAL CAPITAL INVESTMENTS</b>		<b>0.00</b>	<b>154.57</b>	<b>18,400.00</b>	<b>18,245.43</b>	<b>99.16</b>
<b>TOTAL EXPENSES</b>		<b>\$ (37,542.54)</b>	<b>\$ (113,043.65)</b>	<b>\$ (523,168.13)</b>	<b>\$ (410,124.48)</b>	<b>78.39</b>

**Caldwell County Appraisal District**  
**INCOME STATEMENT- APPRAISAL**  
For the Three Months Ending March 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
Revenues					
CITY OF LOCKHART	\$ 38,185.32	\$ 76,370.64	\$ 152,741.29	76,370.65	50.00
CITY OF LULING	8,809.27	17,618.54	35,237.09	17,618.55	50.00
CITY OF MARTINDALE	2,004.90	4,009.80	8,019.61	4,009.81	50.00
CITY OF MUSTANG RIDGE	636.68	1,273.36	2,546.70	1,273.34	50.00
CITY OF NIEDERWALD	290.94	581.88	1,163.75	581.87	50.00
CITY OF UHLAND	0.00	649.08	649.08	0.00	0.00
CALDWELL COUNTY	129,997.38	259,994.76	519,989.52	259,994.76	50.00
LOCKHART ISD	168,188.36	336,376.72	672,753.45	336,376.73	50.00
LULING ISD	37,592.61	75,185.22	150,370.45	75,185.23	50.00
PRAIRIE LEA ISD	10,177.11	20,354.22	40,708.42	20,354.20	50.00
PLUM CREEK CONS DIST	2,184.90	4,369.80	8,739.61	4,369.81	50.00
PLUM CREEK UNDERGROU	2,143.66	4,287.32	8,574.64	4,287.32	50.00
GONZALES ISD	2,759.24	5,518.48	11,036.94	5,518.46	50.00
WAELDER ISD	2,259.58	4,519.16	9,038.31	4,519.15	50.00
SAN MARCOS ISD	14,889.13	29,778.26	59,556.54	29,778.28	50.00
HAYS ISD	5,780.69	11,561.38	23,122.75	11,561.37	50.00
GONZALES COUNTY UWD	49.75	99.50	199.00	99.50	50.00
CALDWELL-HAYS ESD1	4,437.90	8,875.80	17,751.61	8,875.81	50.00
CITY OF SAN MARCOS	1,092.52	2,185.04	4,370.09	2,185.05	50.00
CALDWELL ESD #2	1,443.42	2,886.84	5,773.67	2,886.83	50.00
CALDWELL ESD #3	1,125.70	2,251.40	4,502.78	2,251.38	50.00
CALDWELL ESD #4	1,234.61	2,469.22	4,938.43	2,469.21	50.00
AUSTIN COMMUNITY COLL	424.67	849.34	1,698.66	849.32	50.00
CALDWELL CO MUD #2	72.02	144.04	288.09	144.05	50.00
Total Revenues	<u>435,780.36</u>	<u>872,209.80</u>	<u>1,743,770.48</u>	<u>871,560.68</u>	<u>49.98</u>
<b>TOTAL BUDGET REV</b>	<b>\$ 435,780.36</b>	<b>\$ 872,209.80</b>	<b>\$ 1,743,770.48</b>	<b>\$ 871,560.68</b>	<b>49.98</b>
COPIES MISC REVENUE	\$ (160.00)	\$ (758.00)	\$ 0.00	758.00	0.00
INTEREST INCOME REVENU	\$ (596.49)	\$ (2,006.83)	\$ 0.00	2,006.83	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(756.49)</b>	<b>(2,764.83)</b>	<b>0.00</b>	<b>2,764.83</b>	<b>0.00</b>

**Caldwell County Appraisal District**  
**INCOME STATEMENT- COLLECTION**  
For the Three Months Ending March 31, 2023

	Current Month	YTD ACTUAL	YTD BUDGET	UNENCUMBERED	%
Revenues					
CITY OF LOCKHART	\$ 11,955.83	\$ 23,911.66	\$ 47,823.30	\$ 23,911.64	50.00
CITY OF LULING	2,814.60	5,629.20	11,258.39	5,629.19	50.00
CITY OF MARTINDALE	627.73	1,255.46	2,510.94	1,255.48	50.00
CITY OF MUSTANG RIDGE	199.34	398.68	797.37	398.69	50.00
CITY OF NIEDERWALD	91.09	182.18	364.37	182.19	50.00
CITY OF UHLAND	0.00	203.23	203.23	0.00	0.00
CALDWELL COUNTY	40,702.18	81,404.36	162,808.73	81,404.37	50.00
LOCKHART ISD	52,659.78	105,319.56	210,639.12	105,319.56	50.00
LULING ISD	13,562.48	27,124.96	54,249.90	27,124.94	50.00
PRAIRIE LEA ISD	4,154.34	8,308.68	16,617.37	8,308.69	50.00
PLUM CREEK CONS DIST	1,355.27	2,039.36	2,736.37	697.01	25.47
PLUM CREEK UNDERGROUND	0.00	671.18	2,684.72	2,013.54	75.00
GONZALES COUNTY UWD	15.58	31.16	62.31	31.15	49.99
CALDWELL-HAYS ESD1	1,389.51	2,779.02	5,558.03	2,779.01	50.00
CALDWELL ESD #2	451.93	903.86	1,807.74	903.88	50.00
CALDWELL ESD #3	352.46	704.92	1,409.82	704.90	50.00
CALDWELL ESD #4	386.56	773.12	1,546.22	773.10	50.00
CALDWELL CO MUD #2	22.55	45.10	90.20	45.10	50.00
Total Revenues	130,741.23	261,685.69	523,168.13	261,482.44	49.98
TAX CERTIFICATES	(140.00)	(400.00)	0.00	400.00	0.00
TOTAL TAX CERT. REVENUE	(140.00)	(400.00)	0.00	400.00	0.00
<b>TOTAL BUDGET REVENUE</b>	<b>\$ 130,881.23</b>	<b>\$ 262,085.69</b>	<b>\$ 523,168.13</b>	<b>261,082.44</b>	<b>49.90</b>
RETURN CHECK FEE	\$ (125.00)	\$ (750.00)	\$ 0.00	750.00	0.00
BUS PP RENDITION PENALTY	(107.30)	(2,266.66)	0.00	2,266.66	0.00
OFFICE RENTAL INCOME	(100.00)	(300.00)	0.00	300.00	0.00
<b>TOTAL OTHER REVENUE</b>	<b>(332.30)</b>	<b>(3,316.66)</b>	<b>0.00</b>	<b>3,316.66</b>	<b>0.00</b>
DELINQUENT ATTORNEY FEES- L	(22,462.16)	(22,462.16)	0.00	22,462.16	0.00
DELINQUENT ATTORNEY FEES- P	(5,441.44)	(5,441.44)	0.00	5,441.44	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
<b>TOTAL DELINQUENT ATTORNEY</b>	<b>(28,128.60)</b>	<b>(28,128.60)</b>	<b>0.00</b>	<b>28,128.60</b>	<b>0.00</b>

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Mar 1, 2023 to Mar 31, 2023**

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

<b>Date</b>	<b>Check #</b>	<b>Account ID</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
3/3/23	010358	72524	INSP STICKER VEH #09301	7.00	
		10000	Ford Lockhart Motor Company		7.00
3/3/23	010359	72520	FEB 2023 INV #39 LAWN CARE (A)	130.90	
		90-72520	FEB 2023 INV #39 LAWN CARE (C)	39.10	
		10000	Peppers Lawncare		170.00
3/9/23	010360	90-72005	MAR 2023 LULING EMPLOYEE SALARY CALDWELL COUNTY TREASURER	1,835.09	
		10000			1,835.09
3/9/23	010361	72502	INK CARTRIDGESX3 (a)	205.95	
		90-72502	INK CARTRIDGESX3 (C)	205.95	
		10000	Lone Star Office Solutions		411.90
3/9/23	010362	72516	JAN 2023 ELECTRICITY (A)	483.69	
		90-72516	JAN 2023 ELECTRICITY (C)	144.48	
		72518	JAN 2023 WATER & SEWER (A)	351.63	
		90-72518	JAN 2023 WATER & SEWER (C)	105.05	
		10000	City of Lockhart		1,084.85
3/16/23	010363	72504	OCT/NOV 2023 COURSES 32, 3, & 4 - SAS	130.00	
		10000	Texas Assoc. Assessing Officers		130.00
3/16/23	010366	72524	2023 REGISTRATION VEH #18501	7.50	
		10000	Caldwell County Tax Assessor-Col		7.50
3/24/23	010367	72523	FEB 2023 FUEL REIMBURSEMENT CALDWELL COUNTY TREASURER	265.66	
		10000			265.66
3/24/23	010368	72000	2023 QTR 2 PAYMENT - APPR SERVICES	6,000.00	
		10000	Eagle Property Tax Appr & Cons Inc		6,000.00
3/24/23	010369	72510	FEB 2023 MILEAGE REIMBURSEMENT MARY VENEGAS	73.36	
		10000			73.36
3/24/23	010370	72004	PACS MAINT/SUPPORT 2023 2ND QTR/APPR	12,006.68	

**Caldwell County Appraisal District**  
**Cash Disbursements Journal**  
**For the Period From Mar 1, 2023 to Mar 31, 2023**

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

<b>Date</b>	<b>Check #</b>	<b>Account ID</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
		90-72004	PACS MAINT/SUPPORT 2023 2ND QTR/COLL	5,164.48	
		72004	2023 CLOUD HOSTING FEE		
		72004	2023 MOBILE SERVICE MAINT		
		72004	2023 MOBILE DEVICE MAINT		
		72004	2023 MALWAREBYTES LICENSE		
		10000	HARRIS GOVERN		17,171.16
3/24/23	010371	72007	INV #AST03230770 JANITORIAL SERVICES (A)	536.69	
		90-72007	INV #AST03230770 JANITORIAL SERVICES (C)	160.31	
		10000	JANI-KING OF AUSTIN		697.00
3/24/23	010372	72008	FEB 2023 LEGAL SERVICES	1,742.50	
		10000	LOW SWINNEY EVANS & JAMES PLLC		1,742.50
3/24/23	010373	72010	2023 AERIAL IMAGERY - PAYMENT #1	42,100.00	
		10000	Pictometry International Inc		42,100.00
3/30/23	010374	72516	FEB 2023 ELECTRICITY (A)	398.13	
		90-72516	FEB 2023 ELECTRICITY (C)	118.93	
		72518	FEB 2023 WATER & SEWER (A)	336.02	
		90-72518	FEB 2023 WATER & SEWER (C)	100.37	
		10000	City of Lockhart		953.45
3/30/23	010375	90-72509	INV #1438509 SERV/MAINT JETSCAN SER	366.00	
			#14062217020325		
		10000	Cummins-Allison Corp.		366.00
3/30/23	010376	72524	INSP VEH #18501 INV #205491	7.00	
		10000	Ford Lockhart Motor Company		7.00
	<b>Total</b>			<b>73,022.47</b>	<b>73,022.47</b>



## Prairie Lea Independent School District

P.O. Box 9 \* 6910 San Marcos Highway 80

Prairie Lea, Texas, 78661-0009

(512) 488-2328 Ext. 2375 \* [www.plisd.net](http://www.plisd.net)

**Sean Sanchez**

**Business Manager**

[sanchezs@plisd.net](mailto:sanchezs@plisd.net)

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April 20, 2023

To,

The Board of Directors  
Caldwell County Appraisal District  
211 Bufkin Ln  
Lockhart TX, 78644

Dear Board of Directors,

I, Sean Sanchez, on behalf of Prairie Lea ISD, am requesting a waiver of the additional fee associated with our 2<sup>nd</sup> Quarterly payment. Due to additional workload related to our most recently passed bond, I unfortunately missed the due date & did not get this invoice paid in the requested time frame. I can assure you that, regardless of your decision, future invoices will be prioritized & handled in a timely manner.

Thank you for your time & consideration.

Respectfully,

Sean Sanchez  
Business Manager



PID 22874 AND 21985

OWNERSHIP RESEARCH on: the unknown locations of 2 tracts sold at a tax sale in 2006; being a 1.33 acre tract and a 1.03 acre tract both in the S. Morris Survey A-18

Sheriffs D---417/630---Caldwell CAD----vs----W.G. Johnson aka William G. Johnson  
2-25-2005 Tract 2 1.03 ac tr & Tract 3 1.33 ac tr both in the S. Morris A-18  
Sold to Luling ISD

Tax Resale---460/126---Luling ISD-----Stuart Carter  
3-21-2006 1.03 ac tr in S. Morris Survey A-18 location designated as  
unknown

Tax Resale---477/230---Luling ISD-----Mohammad Zakaria  
9-20-2006 1.33 ac tr in S. Morris Survey A-18 location designated as  
unknown

P of A---330/331-----William G. Johnson-----Cheryl Johnson Sauer  
2-25-2003

Research found records indicating that William G. Johnson died 4-29-2008 intestate and his wife Ruth R. Johnson died 6-12-2008; the Johnson's owned to business, Johnson Well Service and Ruth Oil Co. extensive research at the County Clerks office involved the individual names and the company names. I ran all of them direct and reverse looking for any indication of ownership of the above 2 tracts and found None. I reviewed all documents involving all the above Johnson names and business and found None referring to either of the above tracts.

Research was done at the Tax Appraisal Office using their old tax record books which indicated that in 1978 to 1977 Ruth Oil had paid tax's on the 1.03 ac tr and then the name changed to W G Johnson which covered both tract from 1.33 ac tr & 1.03 ac tr from 1983 to 1989. also indicated from the years 1972 to 1977 James F. Smith Sr. paid tax's on 3 tracts; 1.33 ac, 1.03 ac, .42 ac.

D---344/493-----James F. Smith Sr.-----Ruth Oil Co  
8-19-1971 conveys only the .416 ac no reference to the Survey name but gave  
metes and bounds neither on the 1.03 or the 1.33 acre tracts where  
referenced in this deed

Research was done at the County Clerks office on James F. Smith Sr. I ran his name direct and reverse, he was very active in the Oil business from 1960 to 1966 there are over 100 documents involving his name. None where found that referenced the 1.33 ac Or the 1.03 ac tr.

D---289/592-----Glenn Hurley, a femme sole-----James F. Smith, Sr.  
11-28-1961           conveys a .416 ac tr in the S. Morris Lg. A-18  
                         No mention of any other tracts

ROW--289/593--Glenn Hurley-----James F. Smith, Sr.  
11-30-1961 conveys 2 pipe line ROW's to the .416 ac tr. which state that should  
grantee abandon them then all rights shall revert to the grantor her  
heirs and assigns

Through my research I have found several documents referring to Tank Battery locations containing facilities for production and also Saltwater Disposal Open Pits and equipment used for injection of waste water. All of these Agreements were made with the statement that when they became Abandoned the agreement Terminated and the surface use Reverted to the Grantor its Heirs and Assigns.

It is my opinion that the 1.03 acres and the 1.33 acres where involved in different locations involving these situations and reverted to the ownership of the land with No documents filed because of the reversionary statement in the Saltwater Disposal Agreements and the Tank Battery Agreements

~ Tony Miller

Tony Miller----1-11-23

## Daily Work Log

3-13-23----meet with Matthew to start work on unknown tract next to PID#24819  
drive to Luling to look at this area, it appears that the owners of the tracts(#24819 &  
#35155) have taken in this unknown area as part of there property.---1.5 hrs----

3-15-23----go to county clerks office to start researching the deed records on the  
adjacent tracts to determine if this unknown tract was included in any deeds. There were  
no indication of that happening.----2 hrs----

3-17-23----owners of the adjacent tracts are Randolph & Melanie Robbins, drive to  
Luling to meet with Ginger Robbins of Riata Real Estate to find out if she knows them  
and there situation involving the unknown tract. Ginger is Randolph's brother-in law,  
after visiting with me and looking at my plats on deed info. She called Randolph to ask  
him about any survey plat he might have, he was surprised about the issue and was going  
to look for any plats or other info.----2 hrs----

3-22-23----drive to Luling to meet with Randolph Robbins and discuss what I had  
found and look over ta plats and other maps that I had. He explained that there was never  
a survey done because of an independent loan on the property involving Lots #3 & #4 of  
the J G Towns Addition and that this unknown tract was always thought of as being part  
of those tracts and was part of the yard. He stated that he was going to contact Matthew at  
the Appraisal office to setup a PID# on the unknown tract and start paying taxes on it and  
then acquire it through Adverse Possession process.----2 hrs----



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.

This product is for informational purposes and may not have the

This document is for information purposes only and may not now, or in the future, be appropriate for or be suitable for legal, engineering, or surveying purposes.

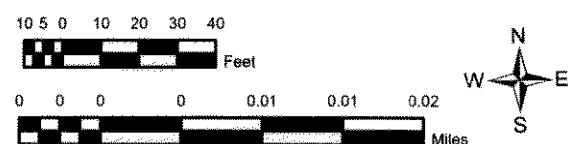
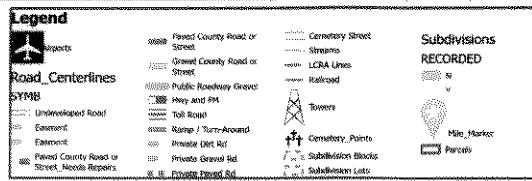
It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Additionally, neither this document nor any other document provided by the

Caldwell County Appraisal District purports to authorize entry onto property.

Printed by Caldwell County Appraisal

Date Printed: 3/13/2023 12:02 PM



1 inch equals 50 Feet

STATE OF TEXAS }

COUNTY OF CALDWELL ) I, J.D.Chapman,  
County Surveyor of Caldwell Co.Tex., do  
hereby certify that I have this day care-  
fully and accurately surveyed and laid of the  
lots and blocks shown on this Plat, and that  
said Plat is true and correct.

Witness my hand on this the 29th day of  
April, A.D.1930.

J. D. CHAPMAN  
County Surveyor, Caldwell Co. Tex.

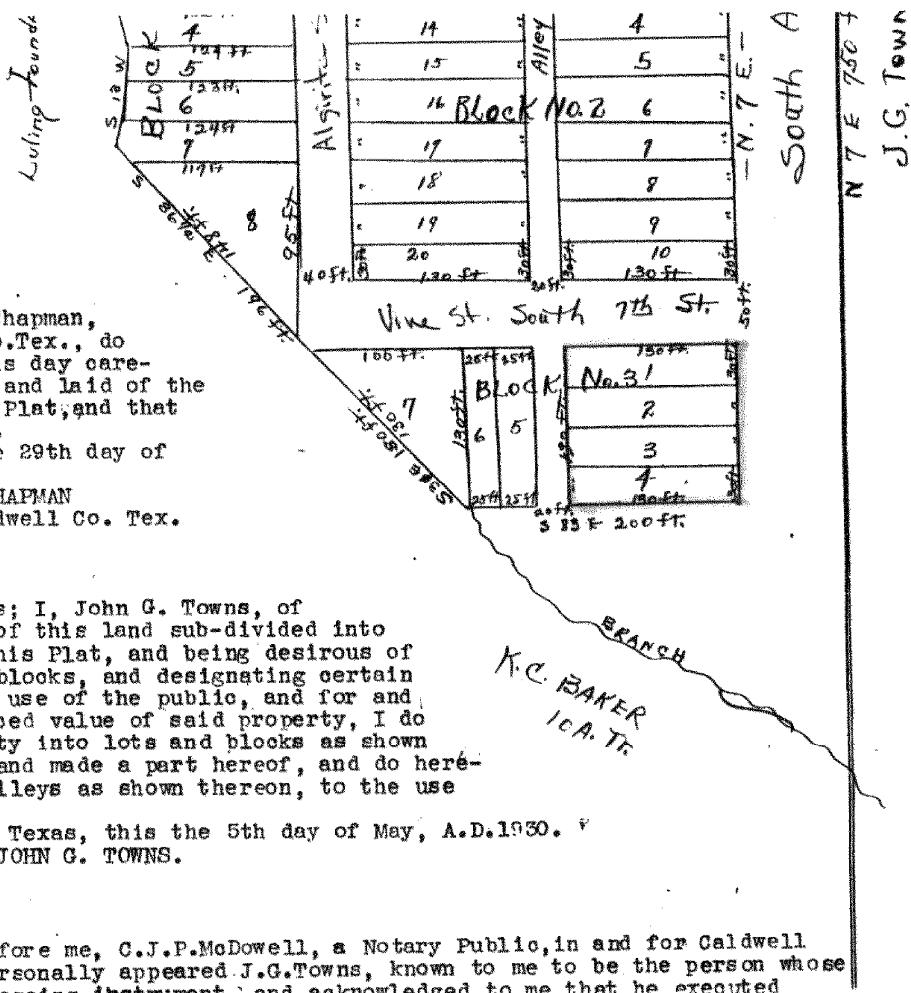
THE STATE OF TEXAS )

COUNTY OF CALDWELL ) Whereas; I, John G. Towns, of  
Gonzales, Texas, am the owner of this land sub-divided into  
lots and blocks, as shown on this Plat, and being desirous of  
selling the same by lots and blocks, and designating certain  
streets shown thereon for the use of the public, and for and  
in consideration of the enhanced value of said property, I do  
hereby sub-divide said property into lots and blocks as shown  
on said Plat hereto attached and made a part hereof, and do here-  
by dedicate the streets and alleys as shown thereon, to the use  
of the Public.

Witness my hand at Luling, Texas, this the 5th day of May, A.D.1930.  
JOHN G. TOWNS.

THE STATE OF TEXAS )

COUNTY OF CALDWELL ) Before me, C.J.P.McDowell, a Notary Public, in and for Caldwell  
County, Texas, on this day personally appeared J.G.Towns, known to me to be the person whose  
name is subscribed to the foregoing instrument, and acknowledged to me that he executed  
the same in his presence.



**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.**

**Warranty Deed with Vendor's Lien**

**Date:** September 27, 2010

**Grantor:** Bodie L. Winkley and husband, Joseph W. Winkley

**Grantor's Mailing Address:**

Bodie L. Winkley and Joseph W. Winkley  
13211 Klaus Lane  
Elgin, TX 78621  
Bastrop County

**Grantee:** Randolph L. Robbins and Melanie M. Robbins, husband and wife

**Grantee's Mailing Address:**

Randolph L. Robbins and Melanie M. Robbins  
P.O. Box 961  
Luling, TX 78648  
Caldwell County

**Consideration:**

A note of even date executed by Grantee and payable to the order of Grantor in the principal amount of EIGHTY-ONE THOUSAND AND NO/100 DOLLARS (\$81,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Alan C. Fielder, trustee.

**Property (including any improvements):**

BEING all of Lots 1 and 2, Block 3, of Towns Second Addition, in the City of Luling, Caldwell County, Texas, according to the plat of record in Volume 147 at Page 556 of the Deed Records of Caldwell County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, not of record, that affect the Property; and taxes for 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

# 24819

2015-007922 WD Fee: 34.00  
12/14/2015 03:14:37 PM Total Pages: 4  
Carol Holcomb, County Clerk - Caldwell County, TX

**WARRANTY DEED WITH VENDOR'S LIEN**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF CALDWELL

§

That DAWN M. E. THORNE, ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the original principal sum of \$99,654.39 payable to the order of LLOYD G. WELLS, SR., Payee, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in the event of default, and for attorneys fees, the payment of which note is secured by the first vendor's lien herein retained and is additionally secured by a first lien deed of trust of even date herewith to R. Rene Escobedo, Trustee, HAS GRANTED, SOLD, AND CONVEYED, and by these presents DOES GRANT, SELL, AND CONVEY, unto RANDOLPH LEE ROBBINS and MELANIE M. ROBBINS, husband and wife, ("Grantee"), all of the following-described real property ("Property") in Caldwell County, Texas, to-wit:

**Being Lots 3 and 4, Block 3, John G. Towns Second Addition in the City of Luling, Caldwell County, Texas.**

THIS DEED IS MADE AND ACCEPTED SUBJECT TO easements, rights-of-ways, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the Property; and any and all property taxes for 2015, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above-described premises and Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee, and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind Grantor and its heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises and Property unto the said Grantee, and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above-described premises and Property, is retained against the above-described Property, premises, and improvements until the above-described note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

[Next Page is Signature Page]

# 24819 R.L. Robbins et ux Melanie 56 Towns End -  
B1K3 7185 Walnut st. DR 107/243 1979

lot 384 Celing ✓ 13/109 8-19-1988  
✓ 499/724 6-26-2007

Randolph ✓ 1015-007922 12-11-2015

# 35155 R.L. Robbins et ux Melanie  
B1K3 lot 162 154/987 11-4-1996  
✓ 429/442 8-15-2005  
✓ 629/379 9-27-2010

13/109 Lem Allen & Larry Gomer - Densley utc  
8-23-1988 All of Lots #3 & #4 Blk #3 J+T Towns Second Addition  
ref plat 147/556

D 499/724 Dawn Thorne Exe of Est — Dawn M.E. Thorne  
6-26-2007 & Densley utc deed  
Lot 3 & 4 Blk 3 J+T Towns Second Addition

D 265-007922 Dawn Thorne — RL Robbins & x Melvin  
Lots 3 & 4 Blk 3 J+T Towns Second Addition

D 407/243 Jewell Virginia Rutherford — Lem B. Allen & Larry Gomer  
8-17-1979 Lots 3 & 4 Blk 3 J+T Towns Second Addition  
(less except that portion of the above desc. prop which  
lies in a public alley on the West)

RESEARCH on unknown lands around PID# 24191 Charles Bullock tract and also  
The Luling Foundation PID#35183 tract in the I. Weldon Survey A-27

Researcher was required to go back and find the deeds to create the land events from the original tracts being the Kenneth & Hardy Hall 4 acre tract described in deed dated 2-11-1921 in 74/98 and the Edna B. & John P. Hall 8.1 acre tract described in deed dated 11-20-1915 in 57/29. This was needed to be able to have accurate starting points and metes and bounds to determine any reference to creek, ditch, ravines that would have created the gaps that were trying to be solved.

After platting out the metes and bounds on the above 2 tracts all of the interior tracts were also needed to be platted and fit into the 2 above tracts. This involved 22 separate tracts and also research on the E.B. Davis Addition for Lots 10 & 11, ref. Plat in 302/415 and the Luling Foundation in deed 117/10 dated 6-10-1927 ref. Exhibit "B" 196.46 ac. tr. which are the adjoining tracts involved in the unknown area. All original deeds were researched at the County Clerks Office and copies acquired.

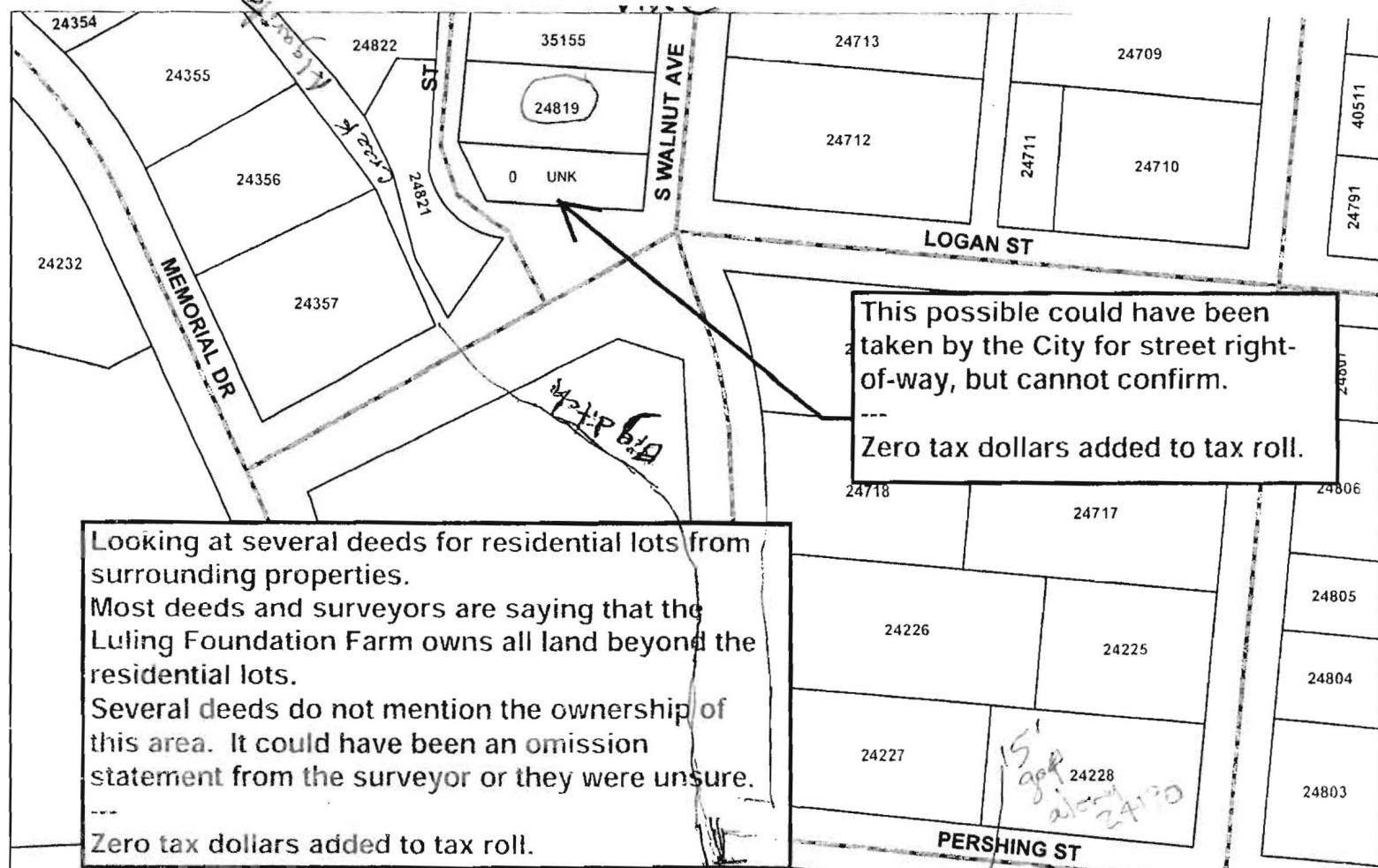
Very detailed work was done with computer graphics to create each tract and overlay the pieces and then put the puzzle together. It has been determined by this extensive effort that on the EASTSIDE of the Charles Bullock tract #24191 the adjoining J. Chisolm #24192 and the B. Taylor #24195 abut up to the C. Bullock tract, and there Is Not a Gap. HOWEVER, There Is a Gap of 15 feet between the C. Bullock tract and the Eunice Butts #24190 along the entire Westside of this tract.

Researcher has driven over to the Charles Bullock tract to determine the possibility of any reason for the gap being there and none appear to exist on the ground. It also looks like the Bullock tract has been maintaining this 15 foot area as part of its property.

On the WESTSIDE of the Charles Bullock tract there is a Deep Ravine (10 to 15 feet) between it and the E.B. Davis Addition Lots 10 & 11. It appears that this is drainage from the North through the City and also may be used as a Utility Easement, some power lines run along it.

When the metes and bounds were platted on the Luling Foundation 196.46 acre tract and added to the puzzle the larger gap between it and the Bullock tract on the Southwest meet and the unknown area goes away. Also the unknown area to the South of the E B Davis Addition Lot 11 also meets with the Luling Foundation tract thereby going away.

*Tony Miller*  
3-13-23

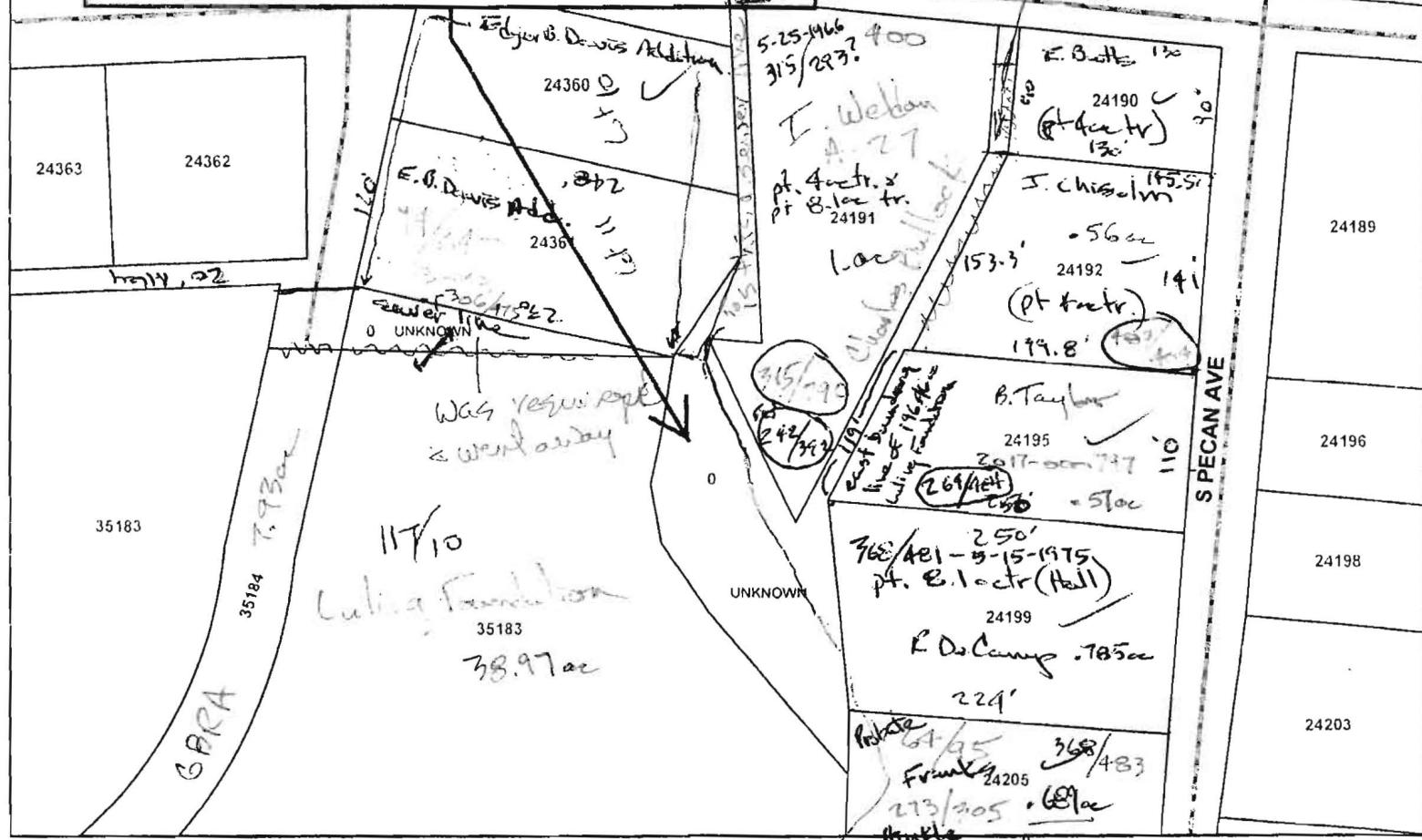


Looking at several deeds for residential lots from surrounding properties.

Most deeds and surveyors are saying that the Luling Foundation Farm owns all land beyond the residential lots.

Several deeds do not mention the ownership of this area. It could have been an omission statement from the surveyor or they were unsure.

#### Zero tax dollars added to tax roll.



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 type. No warranty is expressed or implied to any use, for any purpose.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and is not the approximate location of property boundaries.

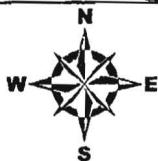
represents only the approximate relative location of property boundaries.

Additionally, neither this document nor any other document provided by the  
Geological Survey of Canada is to be construed as a cadastral survey.

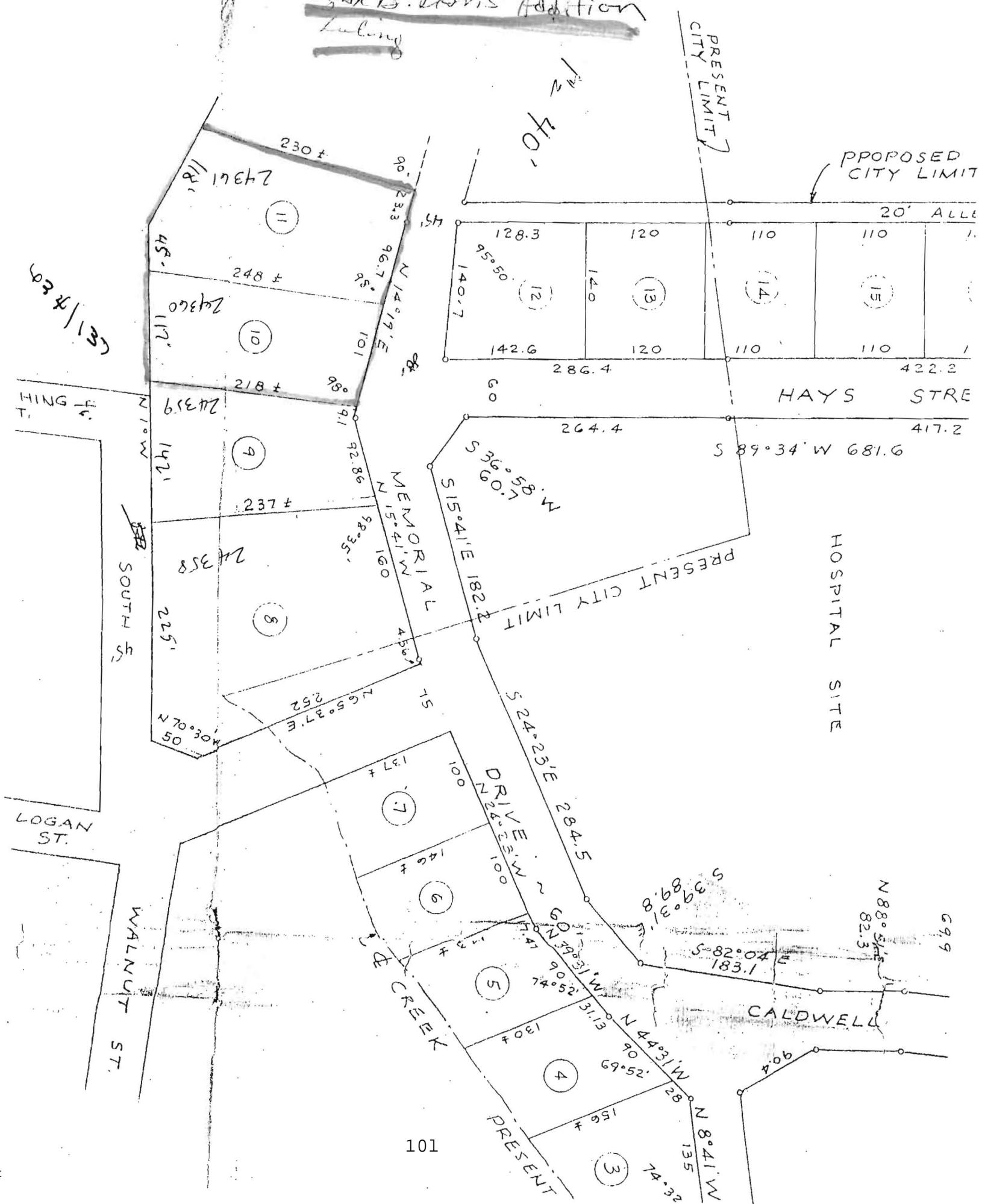
Jefferson County, Adairville District purports to  
own the 627, 2012 property owned property

10k

0 30 60 120 180 240 300  
Feet

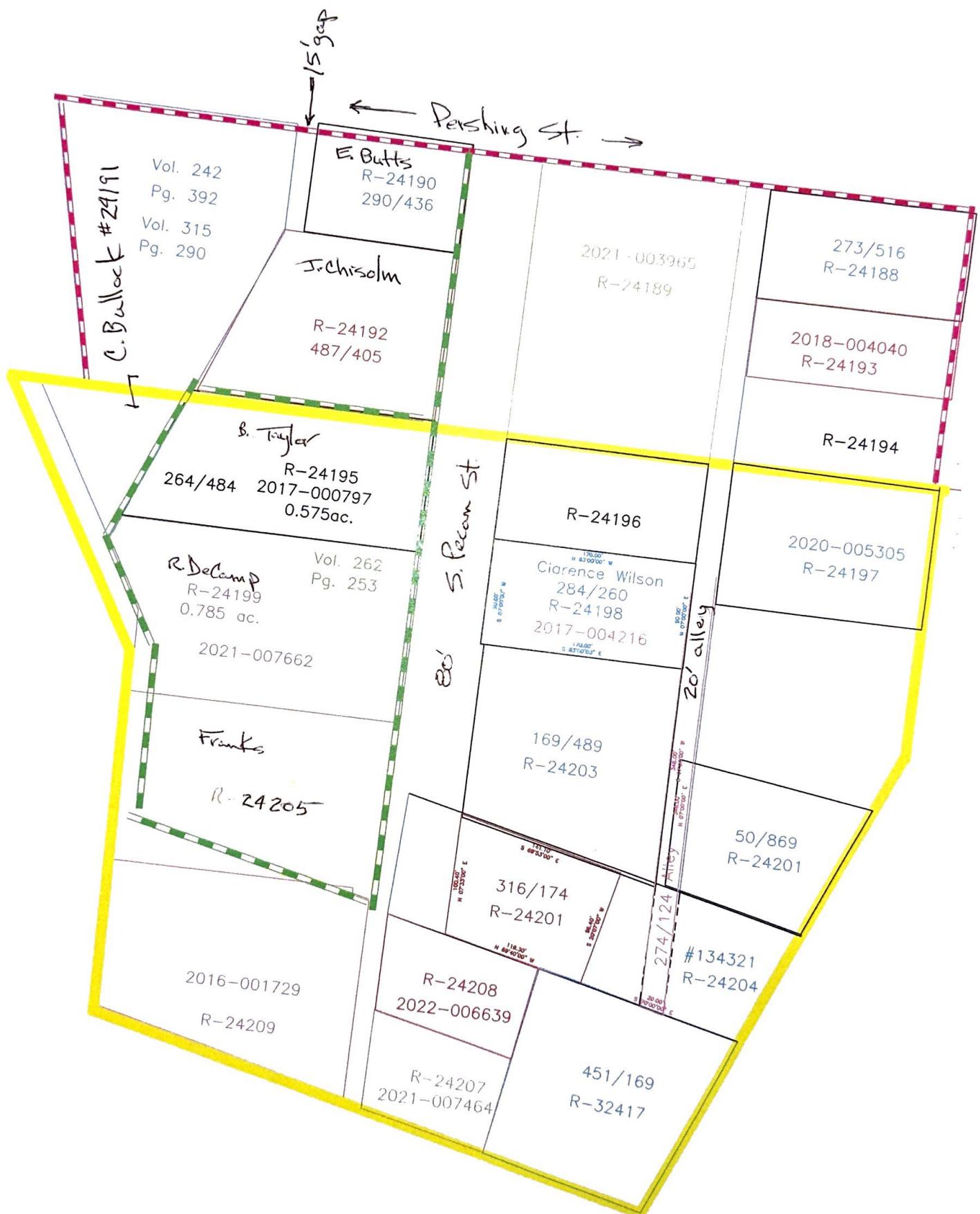


302/415  
E&K B. Davis Addition  
Luling



# TEXAS OF LULING





yellow tract — 8.1 ac  
red dotted tract — 4. ac



