



FILED FOR RECORD
KAUFMAN CO. TEXAS

FEB -4 PM 2:51

AURA A. HUGHES
COUNTY CLERK

BY: 
DEPUTY

Terry Crow
Commissioner Precinct 1

Skeet Phillips
Commissioner Precinct 2

Kelly Lane
Commissioner Precinct 3

Tommy Moore
Commissioner Precinct 4

Jakie Allen
County Judge

NOTICE OF REGULAR MEETING

Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on **Tuesday, February 10, 2026, at 9:00 a.m., in the Commissioners' Court Meeting Room located in the Courthouse Annex 100 North Washington Street, Kaufman, Texas**, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION:

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG:

REMARKS FROM VISITORS; (Any member of the public that wishes to speak on an item that is on this agenda will need to sign in, complete a Public Participation Form, and present to County Clerk prior to court. Speakers will be restricted to a three-minute presentation.)

1. **ROUTINE CORRESPONDENCE**
2. **CONSENT AGENDA**
 - A. Discuss/Consider/Accept the Commissioners Court regular meeting minutes for February 3, 2026.
 - B. Discuss/Consider/Accept the Quarterly Report for Indigent Health Care 10/01/2025-12-31-2025.
 - C. Discuss/Consider/Accept the Kaufman County Library's First Quarter Report (October 2025-December 2025)
3. **Sheriff Beavers:** Discuss/Consider/Accept the 2025 Racial Profiling Report for the Sheriff's Office.
4. **Sheriff Beavers:** Discuss/Consider/Accept the Kaufman County Sheriff's Office Quarterly Report for October-December 2025.
5. **Fabi Carrillo:** Discuss/Consider a motion to approve the final plat for Romero Estates located on County Road 4042 in Precinct 4.
6. **Pam Corder:** Discuss/Consider/Approve an application for the State and Local Cybersecurity Grant Program (SLCGP)- Mitigation Projects, funded by the U.S. Department of Homeland Security, to enhance Kaufman County's cybersecurity protections.
7. **Tandi Smith:** Discuss/Consider/Approve the Election Administrator to execute the May 2, 2026 Joint Election contract for Election Services in accordance with Chapter 271 of the Texas Election Code.
8. **Tandi Smith:** Discuss/Consider/Approve - For the procurement of 25 additional e-pollbooks to meet the need of our growing community utilizing our HAVA Grant Expansion funds.
9. **Lorena Diaz:** Discuss/Consider/Approve to advertise and solicit annual contract for Plumbing and HVAC.

10. **Lorena Diaz:** Discuss/Consider/Approve to award RFP 2025-013 Kaufman County Juvenile Facility to CORE Construction and begin project negotiations.
11. **Lorena Diaz:** Discuss/Consider/Approve purchasing the AV hardware and software for the Commissioners Courtroom at the Kaufman County Courthouse.
12. **DA's Office:** Discuss/Consider/Approve Kaufman County, Texas' funding resolution for Kaufman County's Misdemeanor Family Violence Prosecutor and Investigator Project grant.
13. **Jakie Allen:** Discuss/Consider/Approve Ordering a public hearing regarding creation of Willow Ranch Municipal Utility District 1 of Kaufman County, and issue Notice to Applicant for said proposed district to appear and present evidence to Kaufman County Commissioners' Court.
14. **Jakie Allen:** Discuss/Consider/Approve Ordering a public hearing regarding creation of Kaufman County Municipal Utility District 16, and issue Notice to Applicant for said proposed district to appear and present evidence to Kaufman County Commissioners' Court.
15. **Jakie Allen:** Discuss/Consider/Approve Ordering a public hearing regarding creation of Grand Meadows Municipal Utility District of Kaufman County, and issue Notice to Applicant for said proposed district to appear and present evidence to Kaufman County Commissioners' Court.
16. **Auditor:** Discuss/Consider line item and budget transfers/corrections.
17. **Auditor:** Discuss/Consider claims for payment and/or Financial Information as provided by the County Auditor.
18. **Adjourn Meeting**

If during the meeting, a discussion of any item on the agenda should be held in a closed meeting, the Commissioners' Court will conduct a closed meeting in accordance with the Texas Open Meetings Act and the Government Code, Chapter 551, Subchapter D and E; as noted below

Attorney Consultation	<i>Gov't Code §551.071</i>
Real Property	<i>Gov't Code §551.072</i>
Contract being negotiated	<i>Gov't Code §551.0725</i>
Prospective gifts or donations	<i>Gov't Code §551.073</i>
Personnel Matters	<i>Gov't Code §551.074</i>
County Advisory Body deliberations	<i>Gov't Code §551.0745</i>
Security Devices or Security Audits and Infrastructure	<i>Gov't Code §551.0761 and 551.089</i>
Economic Development negotiations	<i>Gov't Code §551.087</i>

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. Should any final action, final decision, or final vote be required in the opinion of the Commissioners' Court with regards to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the notice upon the reconvening of the public meetings; or
- (b) at a subsequent open public meeting of the Commissioners' Court upon notice thereof; as the Commissioners' Court shall determine.

Signed this the 4th day of February, 2026.

Jakie Allen

Jakie Allen, Kaufman County Judge

I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of a meeting of the Kaufman County Commissioners' Court is a true and correct copy of the said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at all times on the 4th day of February, 2026, and said notice remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

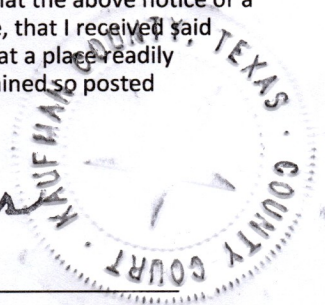
Laura Hughes, County Clerk

By:

Laura Hughes

Deputy

David E. [Signature]



ANYONE WHO HAS IMPAIRMENTS REQUESTING AID AT THE COMMISSIONERS' COURT OR ANY PUBLIC MEETING MUST CALL THE COUNTY CLERK AT LEAST 72 HOURS BEFORE THE MEETING.

**COMMISSIONERS COURT
REGULAR MEETING
FEBRUARY 3, 2026**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Regular Meeting in the Commissioners' Court Meeting Room, Kaufman Texas with the following members present: **Jakie Allen**, County Judge; **Terry Crow**, Commissioner Precinct 1; **Skeet Phillips**, Commissioner Precinct 2; **Kelly Lane**, Commissioner Precinct 3; **Tommy Moore**, Commissioner Precinct 4; **Bobbie Bartlett**, Chief Deputy.

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

REMARKS FROM VISITORS;

CONSENT AGENDA

2. There came on to be a motion to accept the Consent Agenda.

A. Accept Commissioners Court Meeting Minutes for January 20, 2026.

B. Accept the Auditor's Monthly Report for the month of December 2025.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE APPLYING FOR GRANT

3. There came on to be a motion to approve the Office of Emergency Management to apply for the Commodity Flow Study Grant through the Texas Division of Emergency Management with no cost to the County.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE GRANT APPLICATION

4. There came on to be a motion to approve the application for a grant titled DJ-Edwards Byrne Memorial Justice Assistance Grant Program (aka JAG) to assist Kaufman County with the replacement of eight dispatch stations at an estimated amount of \$186,486.31.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Skeet Phillips.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE RE-PLAT

5. There came on to be a motion to approve the Re-Plat of Lot 2 Meadowbrook Acres located on Meadowbrook Circle and Meadowbrook Drive in Precinct 1.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE APPLYING FOR GRANT

6. There came on to be a motion to approve applying for funding through Criminal Justice Program-Justice Assistance Grant to continue the Kaufman County Juvenile Justice and Truancy Prevention Initiative 2027. (Program to be managed by Pct. 2 Justice of the Peace Amy Tarno).

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE APPLYING FOR GRANT

7. There came on to be a motion to approve applying through the Texas Department of State Health Services Texas Spay and Neuter Program for funding to help increase the amount of low cost spay and neuter surgeries for Kaufman County residents and unowned cats and dogs.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE PURCHASE

8. There came on to be a motion to approve purchasing 65 new portable radios and trading in 65 old portable radios utilizing L3Harris Managed Service Agreement that was approved in Commissioners Court on August 12, 2025.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CONTRACT

9. There came on to be a motion to approve an Interlocal Contract with the Town of Poetry for pothole repair at Four Post and Gate Lane for a total cost of \$1,000.00

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE LINE-ITEM AND BUDGET TRANSFERS/CORRECTIONS

10. There came on to be a motion to approve Line-Item and Budget Transfers/Corrections.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CLAIMS FOR PAYMENT

11. There came on to be a motion to approve Claims for Payment.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Skeet Phillips.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE EXITING REGULAR MEETING AND ENTER INTO EXECUTIVE SESSION

12. There came on to be a motion to approve exiting Regular Meeting and enter into Executive Session.

A. Pursuant to Texas Government Code Section 551.071, the Commissioners Court will meet in closed session to consult with counsel regarding pending or contemplated litigation, subjects, or settlement offers, including but not limited to:

- i. Price v. White; Case 3:24-CV-1387-L
- ii. Bates v Kaufman County; Case 116800-489
- iii. Toombs v Kaufman County; Case 3:24-CV00892-B
- iv. Kaufman County, Texas v. Texas General Mechanical et al
- v. Construction Law Matters and
- vi. Potential claims/cases involving EEOC, Civil Rights, county issues

B. Pursuant to Texas Government Code Sections 551.0761 and 551.089 to discuss Kaufman County's network security and infrastructure and security incident.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

EXECUTIVE SESSION

Executive Session was held. Judge has certified agenda.

MOTION TO APPROVE EXITING EXECUTIVE SESSION AND ENTER INTO REGULAR MEETING

13. There came on to be a motion to approve exiting Executive Session and enter into Regular Meeting.
Motion was made by Commissioner Kelly Lane and seconded by Commissioner Tommy Moore.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE PURCHASE

There came on to be a motion to approve software purchase in regard to #12B
Motion was made by Commissioner Kelly Lane and seconded by Commissioner Skeet Phillips.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ADJOURN

14. There came on to be a motion to adjourn.
Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Tommy Moore.
Motion was put to a vote. Motion carried and is so ordered.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:

Laura A. Hughes

Laura Hughes, County Clerk

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 1/27/26	SUBMITTED BY: Desiree Pool DEPARTMENT: Kaufman County IHC	PERSON PRESENTING: Desiree Pool
---	--	---

ITEM REQUESTED IS FOR: <input checked="" type="radio"/> Consent Agenda <input type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Quarterly Report for Indigent Health Care 10/01/2025-12/31/2025
--

Indigent

oIHS
Issued 01/15/26

Dashboard Report Kaufman County IHC

Page 1

Source Totals for Batch Dates 10/01/2025 through 12/31/2025

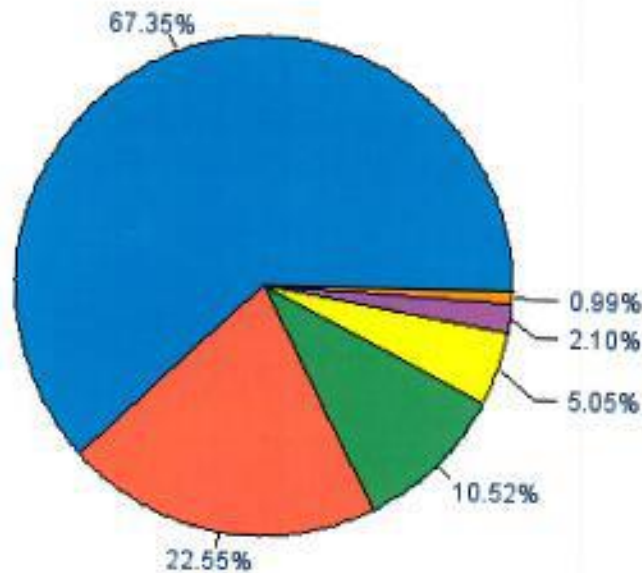
Hospital In-Patient	67.35%	\$49,231.41
Hospital Out-Patient	22.55%	\$16,484.39
Physician Services	10.52%	\$7,687.35
Prescription Drugs	5.05%	\$3,690.15
Optional Services	2.10%	\$1,533.49
Lab/X-Ray	0.99%	\$722.10
Reimbursements	-8.54%	-\$6,253.77

Total Expenditures

\$73,095.12

Source Totals

■ Hospital I - 67.35%
■ Hospital O - 22.55%
■ Physician - 10.52%
■ Prescripti - 5.05%
■ Optional S - 2.10%
■ Lab/X-Ray - 0.99%



Entry Statistics for Entry Dates 10/01/2025 through 12/31/2025

Clients Entered	33
Rapid Reg. Entered	19
Vendors Entered	7
Worksheets Entered	15
Invoices Entered	416

Hospital Notification:
Texas Health Resource Kaufman-683
Out of County-49

Indigent

oIHS
Issued 01/15/26

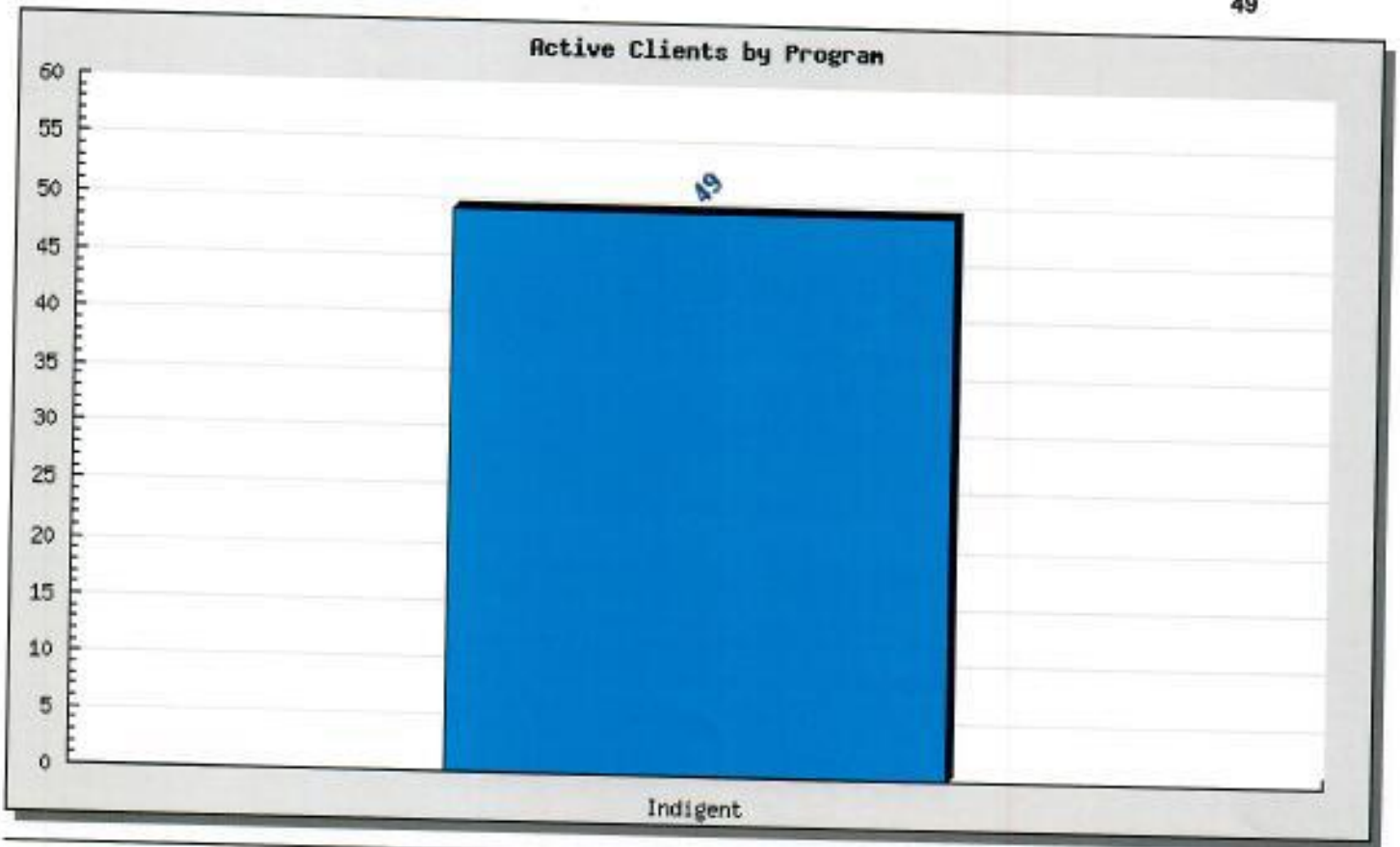
Dashboard Report Kaufman County IHC

Void Statistics for Void Dates 10/01/2025 through 12/31/2025

Clients Voided	0
Vendors Voided	0
Rapid Reg. Voided	1
Invoices Voided	3

Active Clients by Program for Eligibility Dates 10/01/2025 through 12/31/2025

Indigent	49
Total Clients By Program	49



Appointments Scheduled by Type for Appointment Dates 10/01/2025 through 12/31/2025

New App-102	9
Renewal-102	8
Total Appointments Scheduled	17

Indigent

oIHS
Issued 01/15/26

Source Totals Report

Kaufman County Ihc
Batch Dates 10/01/2025 through 12/31/2025
For Source Group INDIGENT HEALTH
For Vendor: All Vendors

Source	Description	Amount Billed	Amount Paid
01	Physician Services	57,547.03	7,687.35
02	Prescription Drugs	3,690.16	3,690.15
03	Hospital In-Patient	516,642.00	49,231.41
04	Hospital Out-Patient	119,420.99	16,484.39
05	Lab/X-Ray	4,533.00	722.10
10	Optional Services	12,846.00	1,533.49
11	Reimbursements	0.00	-6,253.77
	Expenditures	714,912.98	79,582.69
	Reimb/Adjustments	-233.80	-6,487.57
	Grand Total	714,679.18	73,095.12

Indigent

Data as of: 1/15/2026

Clients	
Precinct 1	8
Precinct 2	17
Precinct 3	12
Precinct 4	8
Total	45

Rapid Registries	
Precinct 1	1
Precinct 2	6
Precinct 3	0
Precinct 4	0
Total	7

Clients
1/15/2026



Rapid Registries

1/15/2026



Jail

Source Totals for Batch Dates 10/01/2025 through 12/31/2025

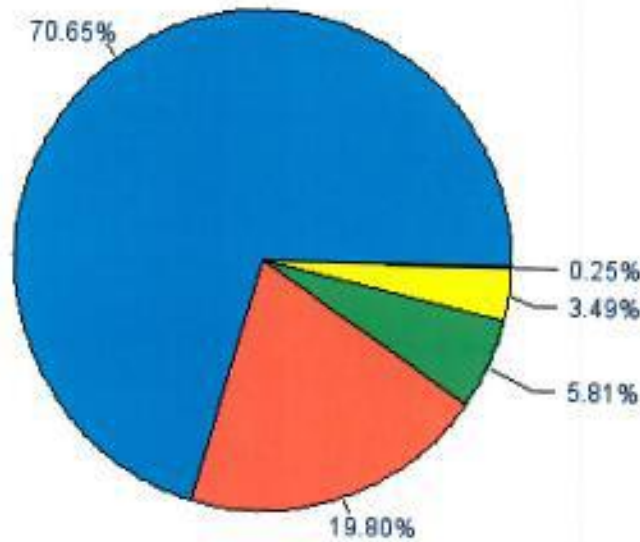
Jail Hospital Inpatient	70.65%	\$79,198.93
Jail Hospital Outpatient	19.80%	\$22,195.86
Jail Physician Services	5.81%	\$6,511.68
Jail Optional	3.49%	\$3,915.22
Jail Lab	0.25%	\$283.65

Total Expenditures

\$112,105.34

Source Totals

- Jail Hospi - 70.65%
- Jail Hospi - 19.80%
- Jail Physi - 5.81%
- Jail Optio - 3.49%
- Jail Lab - 0.25%



Entry Statistics for Entry Dates 10/01/2025 through 12/31/2025

Clients Entered	33
Rapid Reg. Entered	19
Vendors Entered	7
Worksheets Entered	15
Invoices Entered	416

Jail

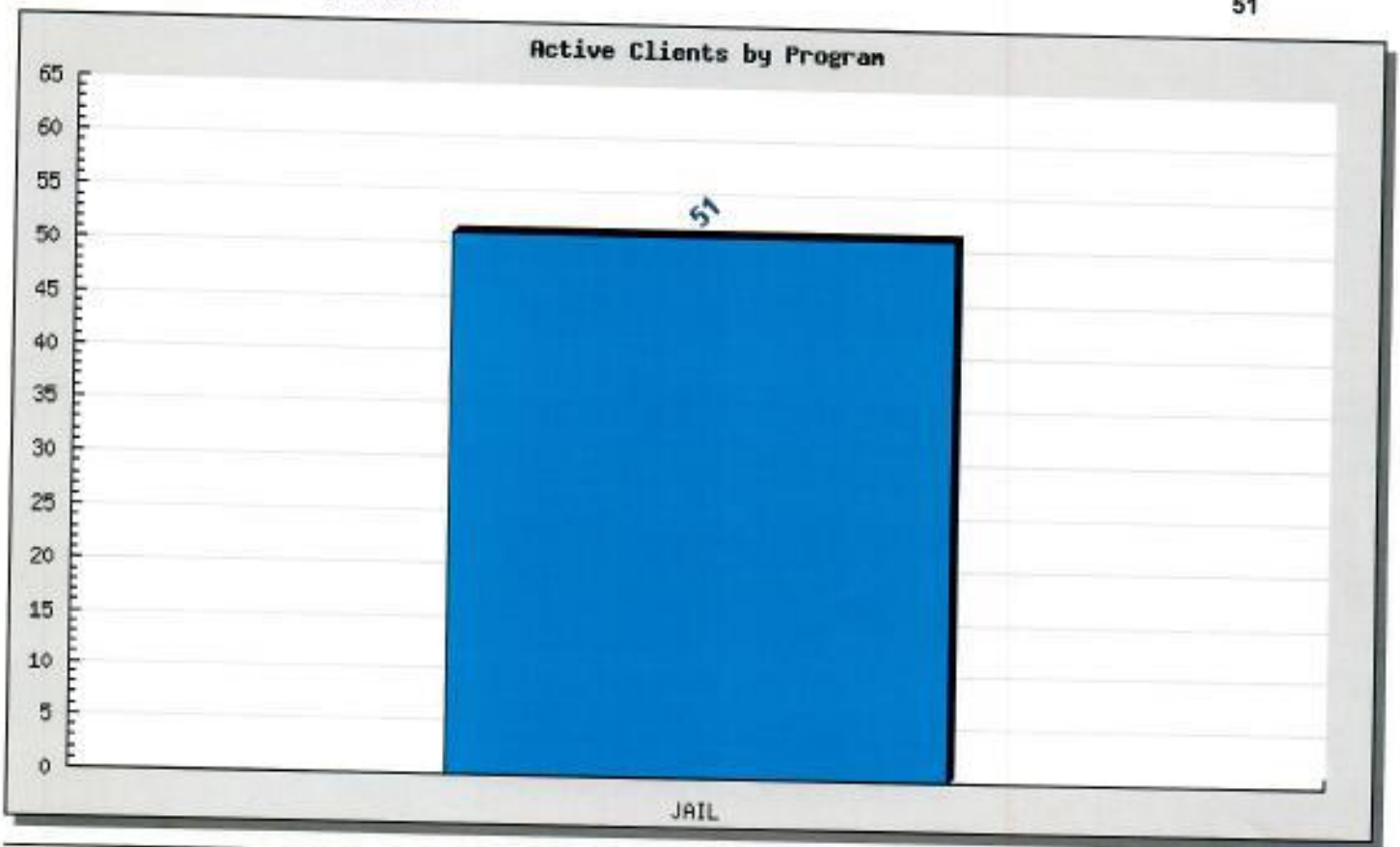
Void Statistics for Void Dates 10/01/2025 through 12/31/2025

Clients Voided	0
Vendors Voided	0
Rapid Reg. Voided	1
Invoices Voided	3

Active Clients by Program for Eligibility Dates 10/01/2025 through 12/31/2025

JAIL	51
------	----

Total Clients By Program	51
---------------------------------	-----------



Appointments Scheduled by Type for Appointment Dates 10/01/2025 through 12/31/2025

New App-102	9
Renewal-102	8

Total Appointments Scheduled	17
-------------------------------------	-----------

Jail

oIHS
Issued 01/15/26

Source Totals Report
Kaufman County Ihc
Batch Dates 10/01/2025 through 12/31/2025
For Source Group JAIL
For Vendor: All Vendors

Source	Description	Amount Billed	Amount Paid
12	Jail Physician Services	46,082.72	6,511.68
14	Jail Hospital Inpatient	270,231.07	79,198.93
15	Jail Hospital Outpatient	170,737.29	22,195.86
16	Jail Lab	601.55	283.65
17	Jail Optional	15,740.00	3,915.22
	Expenditures	503,392.63	112,105.34
	Reimb/Adjustments		
	Grand Total	503,392.63	112,105.34

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 2/10/26	SUBMITTED BY: Yasma Holland DEPARTMENT: Kaufman County Library	PERSON PRESENTING: Yasma Holland
---	---	--

ITEM REQUESTED IS FOR:

- Consent Agenda
- Action/Consideration
- Discussion/Report
- Executive Session
- Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

Discuss/Consider/Accept the Kaufman County Library's 1st Quarter Report (October 2025-December 2025).

Kaufman County Library

1st Quarter Report

October 2025-December 2025



CORE STATISTICS

	<u>1st Quarter</u>	<u>4th Quarter</u>
Door Count	7,214	8,432
Meeting Room	2,106	548
Materials Checkouts	8,806	11,777
Ebooks/eAudios Checkouts	3,204	3,318
New Collection Items	290	532
New Library Cards Issued	203	283
Total Library Card Holders	14,337	13,788

PROGRAMS

	<u>1st Quarter</u>	<u>4th Quarter</u>
Number of Programs	35	44
Attendees	883	1,006

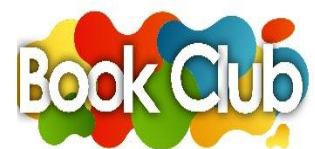
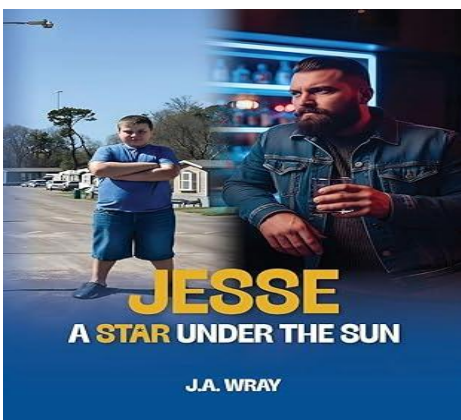
- PreSchool Storytimes
- Adult Book Club
- Teen Club
- STEAM Programs
- Family Cozy Coloring
- Chess Club

CONNECTIVITY

	<u>1st Quarter</u>	<u>4th Quarter</u>
Computers Usage	1,364	1,655
Wireless Sessions	3,005	4,230

HIGHLIGHTS

- The annual Trunk or Treat Halloween Bash was held October 29. The Friends of the Library and volunteers manned 8 decorated cars treating 160 children.
- The Friends of the Kaufman County Library held their 27th Annual Books & Bargains Sale in October and their 2nd Annual Holiday Mart & Bake Sale in November. All proceeds raised benefit the Kaufman County Library
- The Kaufman Chess Club held its first tournament in November with 36 participants. Trophies were awarded to the winner and runner up in the 17 and under class and the 18 and older class.
- Santa visited the Kaufman County Library during preschool story time sessions on December 15th and 17th. Santa read *'Twas the Night Before Christmas* and handed out candy canes to about 60 children.
- Local author, JA Wray launched his debut novel, *Jesse: A Star under the Sun* in November at the library.



KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED:	SUBMITTED BY: DEPARTMENT:	PERSON PRESENTING:
------------------------------	--	---------------------------

ITEM REQUESTED IS FOR: Consent Agenda Action/Consideration Discussion/Report Executive Session Public Workshop
--

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

<u>NARCOTICS DIVISION</u>		Oct-24	YTD 24	Oct-25	YTD 25
Arrest		13	50	6	49
Narcotics Grams		508.5	29,092	75.0	1,855.0
Cases Filed		20	179	8	85
Vehicles Filed for Seizure		1	3	1	3
Search Warrants		2	8	0	10
Agency Assist		3	3	0	11
Firearms Seized/Recovered		2	18	0	10
<u>K-9 DIVISION</u>		Oct-24		Oct-25	
Arrest		6	104	3	55
Narcotics Grams		6.85	15708	13	1,023.00
Call Outs		0	30	2	13
Searches		29	246	3	136
CFS		150	1,440	51	1,043
Agency Asst.		11	130	2	79
<u>MENTAL HEALTH</u>		Oct-24		Oct-25	
APOWW's to NTIBHA		22	258	22	260
<u>COURTHOUSE</u>		Oct-24		Oct-25	
Arrest		15	148	20	205
CCL #1 & #2 Cases		1024	8612	986	8225
422nd District Court Cases		337	3394	258	3039
86th District Court Cases		414	3228	254	2440
489th District Court Cases		192	1286	289	2324
<u>TRANSPORT DIVISION</u>		Oct-24		Oct-25	
P/U Texas		111	816	71	791
P/U Out of State		3	114	0	24
Bench Warrants		6	12,035	6	8,549
Medical Appt.		5	30	4	47
TDCJ		32	317	38	292
<u>TRANSPORT TO COURT</u>		Oct-24		Oct-25	
County Court		49	68	33	25
District Court		167	216	144	178
Juvenile Court		0	110	2	111
Federal Court		112	1513	26	1728
CPS Court		1	122	1	104
<u>DRONE DEPLOYMENT</u>		Oct-24		Oct-25	
		7	77	6	87
<u>FORENSICS</u>		Oct-24		Oct-25	
Forensics		17	218	10	250

Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

CRIMINAL LAW ENFORCEMENT DIVISION	Oct-24		YTD 24	Oct-25		YTD 25
Incidents Reported by Deputies	824		8,351	789		8,435
Reports Forwarded to CID	427		4,819	401		4,349
Cases Cleared by Investigation	83		1,413	110		1,204
Arrests Made	124		1,589	140		1,465
Patrol Security Checks	14,692		130,315	5,150		132,767
Recovered Property	\$446,500		\$4,066,010	\$920,931		\$3,990,881
	Assigned		File Cleared	Assigned		File Cleared
CID Capers Filed/Cleared By Investigation	72	40	60	50	25	55
CID Property Filed/Cleared by Investigation	71	22	15	69	8	69
	Oct-24			Oct-25		
Average Daily Inmate Population	395		3986	405		3,508
Inmates Being Held for TDCJ	43		427	75		641
Admissions to Jail	403	Avg 13	4405	416	Avg 13.4	4,171
Released from Jail	431	Avg 13.9	4381	467	Avg 15	4,278
Out of County Inmates Housed	44		477	44		534
Inmate Housing Revenue	\$79,491		\$707,070	\$72,366		\$824,833
	Oct-24			Oct-25		
Emergency 911 Calls	3,822		36,652	3,654		35,624
Calls For Service	9,816	Avg 317	90,138	9,389	Avg 303	88,404
Admin Calls	3,377		31,400	3,251		30,741
	Oct-24			Oct-25		
Warrants Received	393		4,035	402		4,027
Warrants Served/Recalled	591		6,387	623		6,600
	Oct-24			Oct-25		
Civil Received	155		1340	128		1467
Civil Served / Recalled	216		1398	127		1525
	Oct-24			Oct-25		
Dogs	51		554	54		480
Dog Bites	21		164	15		171
	Oct-24			Oct-25		
Contacts	120		990	71		943
Equipment/Registration/inspection Viola	54		487	104		541
Moving/Over Weight Violations	66		503	39		402
	Oct-24			Oct-25		
Course Hours	48	\$10,500	1,817	160	\$2,100	1,344
Course Students	170		847	21		749
Openings Deputies Postions	2					
Openings Detention	5					
Openings Communications	0					



Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

Sheriff's Office Financial Report October 2025

Local Government Code Chapter 114. County Financial Report
Sec. 114.044 Report to Commissioners Court at Regular Term By
Officer who Collect Fines, Judgments, or Jury Fees.

Civil	\$ 2,090.00
Money Orders (For Bonds)	\$ 4,020.00
Impound (Wrecker Services)	\$ 0.00
Cash Bonds	\$ 26,500.00
Prisoner Jail Maintenance (SSI)	\$ 1,630.00
Other Agencies Bonds/Received Funds	\$ 12,198.98
Overall Total:	\$ 46,438.98

A blue ink signature of Bryan W. Beavers.

Bryan W. Beavers
Sheriff

Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

CRIMINAL LAW ENFORCEMENT DIVISION	Nov-24		YTD 24	Nov-25		YTD 25
Incidents Reported by Deputies	830		9,181	864		9,299
Reports Forwarded to CID	437		5,256	442		4,791
Cases Cleared by Investigation	149		1,562	125		1,329
Arrests Made	155		1,744	130		1,595
Patrol Security Checks	15,094		145,409	7,017		139,784
Recovered Property	\$333,995		\$4,400,005	\$539,365		\$4,530,246
	Assigned		File Cleared	Assigned		File Cleared
CID Capers Filed/Cleared By Investigation	70	30	68	59	25	56
CID Property Filed/Cleared by Investigation	65	27	74	57	16	43
	Nov-24			Nov-25		
Average Daily Inmate Population	391		4377	401		3,909
Inmates Being Held for TDCJ	64		491	71		712
Admissions to Jail	429	Avg 13.8	4834	470	Avg 13.4	4,641
Released from Jail	403	Avg 13	4784	480	Avg 15	4,758
Out of County Inmates Housed	62		539	43		534
Inmate Housing Revenue	\$89,844		\$796,914	\$64,844		\$824,833
	Nov-24			Nov-25		
Emergency 911 Calls	3,616		40,268	3,541		39,165
Calls For Service	9,812	Avg 327	99,950	8,895	Avg 297	97,299
Admin Calls	3,218		34,618	3,001		33,742
	Nov-24			Nov-25		
Warrants Received	416		4,451	298		4,325
Warrants Served/Recalled	557		6,944	432		7,032
	Nov-24			Nov-25		
Civil Received	138		1478	93		1560
Civil Served / Recalled	141		1539	97		1622
	Nov-24			Nov-25		
Dogs	32		586	47		527
Dog Bites	25		189	19		190
	Nov-24			Nov-25		
Contacts	54		1,044	112		1,055
Equipment/Registration/inspection Viola	24		511	54		595
Moving/Over Weight Violations	30		533	58		460
	Nov-24			Nov-25		
Course Hours	104	\$4,912	1,921	68	\$5,375	1,412
Course Students	54		901	80		829
Openings Deputies Postions	1					
Openings Detention	10					
Openings Communications	1					

Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

	Nov-24	YTD 24	Nov-25	YTD 25
<u>NARCOTICS DIVISION</u>				
Arrest	5	55	0	49
Narcotics Grams	162.0	29,254	266.0	2,121.0
Cases Filed	16	195	0	85
Vehicles Filed for Seizure	0	3	0	3
Search Warrants	0	8	1	11
Agency Assist	2	5	3	14
Firearms Seized/Recovered	2	20	0	10
<u>K-9 DIVISION</u>				
Arrest	6	110	1	56
Narcotics Grams	17.5	15725.9	34	1,057.00
Call Outs	2	32	2	15
Searches	13	259	4	140
CFS	70	1,510	60	1,103
Agency Asst.	1	131	7	86
<u>MENTAL HEALTH</u>				
APOWW's to NTIBHA	13	271	26	286
<u>COURTHOUSE</u>				
Arrest	19	167	5	210
CCL #1 & #2 Cases	819	9431	752	8977
422nd District Court Cases	194	3588	154	3193
86th District Court Cases	294	3522	174	2614
489th District Court Cases	146	1432	236	2560
<u>TRANSPORT DIVISION</u>				
P/U Texas	56	872	73	864
P/U Out of State	2	85	4	28
Bench Warrants	5	8,900	1	54
Medical Appt.	7	37	0	47
TDCJ	15	332	26	318
<u>TRANSPORT TO COURT</u>				
County Court	31	100	54	16
District Court	130	161	111	193
Juvenile Court	2	146	1	109
Federal Court	91	1737	27	1469
CPS Court	0	82	3	75
<u>DRONE DEPLOYMENT</u>				
	11	88	12	99
<u>FORENSICS</u>				
Forensics	20	238	12	262



Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

Sheriff's Office Financial Report November 2025

Local Government Code Chapter 114. County Financial Report
Sec. 114.044 Report to Commissioners Court at Regular Term By
Officer who Collect Fines, Judgments, or Jury Fees.

Civil	\$ 1,872.11
Money Orders (For Bonds)	\$ 3,795.00
Impound (Wrecker Services)	\$ 0.00
Cash Bonds	\$ 41,000.00
Prisoner Jail Maintenance (SSI)	\$ 2,370.00
Other Agencies Bonds/Received Funds	\$ 11,009.69
Overall Total:	\$ 60,046.80

A handwritten signature in blue ink that reads "Bryan W. Beavers".

Bryan W. Beavers
Sheriff

Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

<u>NARCOTICS DIVISION</u>		Dec-24	YTD 24	Dec-25	YTD 25
Arrest		3	58	3	52
Narcotics Grams		51.0	29,305	16.0	2,137.0
Cases Filed		7	202	6	91
Vehicles Filed for Seizure		0	3	0	3
Search Warrants		0	8	0	11
Agency Assist		0	5	0	14
Firearms Seized/Recovered		0	20	0	10
<u>K-9 DIVISION</u>		Dec-24		Dec-25	
Arrest		1	111	3	59
Narcotics Grams		10	15,736	12	1,069.00
Call Outs		2	34	3	18
Searches		3	262	10	150
CFS		46	1,556	58	1,161
Agency Asst.		6	137	3	89
<u>MENTAL HEALTH</u>		Dec-24		Dec-25	
APOWW's to NTIBHA		20	291	20	306
<u>COURTHOUSE</u>		Dec-24		Dec-25	
Arrest		15	182	17	227
CCL #1 & #2 Cases		773	10,204	807	9784
422nd District Court Cases		257	3,845	272	3465
86th District Court Cases		271	3,793	208	2822
489th District Court Cases		168	1,600	214	2774
<u>TRANSPORT DIVISION</u>		Dec-24		Dec-25	
P/U Texas		66	938	73	937
P/U Out of State		5	87	4	32
Bench Warrants		12	9,000	2	15,352
Medical Appt.		4	61	4	56
TDCJ		13	41	4	51
			345	34	352
<u>TRANSPORT TO COURT</u>		Dec-24		Dec-25	
County Court		53	31	34	19
District Court		172	225	153	191
Juvenile Court		0	96	3	97
Federal Court		413	1064	22	1161
CPS Court		0	116	1	97
			500		526
			1359		1645
			13		20
			1055		451
			20		7
<u>DRONE DEPLOYMENT</u>		Dec-24		Dec-25	
		7	95	10	109
<u>FORENSICS</u>		Dec-24		Dec-25	
Forensics		8	246	18	280

Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

CRIMINAL LAW ENFORCEMENT DIVISION	Dec-24		YTD 24	Dec-25		YTD 25
Incidents Reported by Deputies	751		9,932	839		10,138
Reports Forwarded to CID	381		5,637	442		5,233
Cases Cleared by Investigation	93		1,655	130		1,459
Arrests Made	124		1,868	144		1,739
Patrol Security Checks	18,049		163,458	5,232		145,016
Recovered Property	\$136,500		\$4,536,505	\$756,060		\$5,286,306
	Assigned		File Cleared	Assigned		File Cleared
CID Capers Filed/Cleared By Investigation	64	44	43	59	25	56
CID Property Filed/Cleared by Investigation	73	24	55	82	26	44
	Dec-24			Dec-25		
Average Daily Inmate Population	406		4783	381		4,290
Inmates Being Held for TDCJ	55		546	57		769
Admissions to Jail	415	Avg 13.3	5249	458	Avg 14.7	5,099
Released from Jail	376	Avg 12.1	5160	466	Avg 15	5,224
Out of County Inmates Housed	72		611	39		616
Inmate Housing Revenue	\$106,037		\$902,951	\$68,820		\$958,497
	Dec-24			Dec-25		
Emergency 911 Calls	3,566		43,834	3,526		42,691
Calls For Service	8,550	Avg 327	108,500	8,667	Avg 280	105,966
Admin Calls	3,115		37,733	3,097		36,839
	Dec-24			Dec-25		
Warrants Received	262		4,713	386		4,711
Warrants Served/Recalled	367		7,311	580		7,612
	Dec-24			Dec-25		
Civil Received	126		1604	119		1679
Civil Served / Recalled	122		1661	126		1748
	Dec-24			Dec-25		
Dogs	54		640	53		580
Dog Bites	15		204	16		206
	Dec-24			Dec-25		
Contacts	51		1,095	69		1,124
Equipment/Registration/inspection Viola	34		545	34		629
Moving/Over Weight Violations	17		550	35		495
	Dec-24			Dec-25		
Course Hours	44	\$4,025	1,965	40	\$2,250	1,452
Course Students	35		939	9		838
Openings Deputies Postions	2					
Openings Detention	2					
Openings Communications	3					



Kaufman County Sheriff's Office

Sheriff Bryan W. Beavers

Sheriff's Office Financial Report December 2025

Local Government Code Chapter 114. County Financial Report
Sec. 114.044 Report to Commissioners Court at Regular Term By
Officer who Collect Fines, Judgments, or Jury Fees.

Civil	\$ 1,511.00
Money Orders (For Bonds)	\$ 4,155.00
Impound (Wrecker Services)	\$ 935.00
Cash Bonds	\$ 59,000.00
Prisoner Jail Maintenance (SSI)	\$ 2,297.00
Other Agencies Bonds/Received Funds	\$ 13,321.00
Overall Total:	\$ 81,219.00

A handwritten signature in blue ink that reads "Bryan W. Beavers".

Bryan W. Beavers
Sheriff

	Jan-25	Jan-26	Feb-25	Feb-26	Mar-25	Mar-26	Apr-25	Apr-26	May-25	May-26	Jun-25	Jun-26	Jul-25	26-Jul	Aug-25	Aug-26	Sep-25	Sep-26	Oct-25	Oct-26	Nov-25	Nov-26	Dec-25	Dec-26	2025 Totals	2026 Totals
Criminal Law Enforcement Division																										
Incident Reports	793		673		886		858		899		919		919		835		864		789		864		839			10,138
Reports Forwarded to CID	402		350		457		435		474		477		473		435		445		401		442		442			5,233
Cases Cleared by Investigation	125		97		118		119		164		127		123		102		110		110		125		130			1,459
Arrests	155		121		137		130		141		165		168		163		145		140		130		144			1,739
Patrol Security Checks	17,854		12,992		13,863		14,680		14,769		13,580		14,953		14,754		10,172		5,150		7,017		5,232			145,016
Recovered Property	\$720,449		\$369,758		\$239,247		\$291,386		\$212,400		\$457,400		\$138,500		\$570,210		\$70,600		\$920,931		\$539,365		\$756,060			\$5,286,306
Detention Division																										
Average Daily Jail Population	409		379		390		370		393		389		388		383		392		405		401		381			390
Held for TDCJ	62		45		62		62		52		51		69		78		85		75		71		57			769
Admissions to Jail	440		431		416		405		432		426		381		418		406		416		470		458			5,099
Released from Jail	367		396		113		462		483		503		503		484		484		467		480		466			5,224
Out of County Inmates Housed	65		65		65		57		55		46		45		46		46		44		43		39			616
Housing Revenue	\$105,283		\$93,412		\$83,951		\$78,595		\$79,413		\$79,107		\$75,191		\$78,403		\$79,112		\$72,366		\$64,844		\$68,820			\$958,497
Communications Division																										
Emergency 911 Calls	3,081		3,027		3,698		3,562		3,836		3,630		3,744		3,701		3,691		3,654		3,541		3,526			42,691
Calls for Service	8,177		7,813		9,155		8,763		9,241		8,520		9,378		8,910		9,058		9,389		8,895		8,667			105,966
Admin Calls	3,000		2,634		3,394		3,094		3,137		2,944		3,251		2,988		3,048		3,251		3,001		3,097			36,839
Avg. calls per day	265		279		295		292		298		284		303		287		301		303		297		280			290
Warrant Division																										
Warrants Received	338		297		353		465		507		464		505		365		331		402		298		386			4,711
Warrants Served/Recalled	498		825		451		614		713		671		527		656		1,022		623		432		580			7,612
Civil Process/Execution Division																										
Civil Received	144		174		138		145		179		122		175		122		140		128		93		119			1,679
Civil Served/Recalled	146		198		141		154		167		146		183		116		147		127		97		126			1,748
Animal Control																										
Dogs Pickedup	51		12		28		44		47		49		66		72		57		54		47		53			580
Dog Bites	15		8		25		14		24		19		20		17		14		15		19		16			206
Commercial Vehicle Enforcement																										
Contacts	88		48		64		98		146		56		65		111		196		71		112		69			1,124
Training Division In House																										
Course Hours	160		48		120		200		56		48		200		212		140		160		68		40			1,452
Students	18		403		14		115		25		33		43		48		29		21		80		9			838
Cost Savings	\$4,080		\$2,368		\$6,000		\$33,755		\$5,025		\$3,100		\$3,100		\$7,280		\$2,150		\$2,100		\$5,375		\$2,250			\$76,583
Narcotics Division																										
Arrests	7		3		7		6		4		7		3		4		2		6		0		3			52
Narcotics Grams	30		269		98		109		409		58		20		53		734		75		266		16			2,137
Cases Filed	7		11		15		10		9		12		5		8		0		8		0		6			91
Search Warrants	3		0		3		1		1		0		0		0		2		0		1		0			11
Agency Assit	2		0		1		1		3		2		2		0		0		0		3		0			14
K-9 Division																										
Arrests	8		4		9		1		10		7		6		5		2		3		1		3			59
Narcotics Grams	128		25		359		0		155		5		23		4		311		13		34		12			1,069
Call Outs	3		1		1		1		1		0		2		2		2		2		2		3			18
Searches	25		13		18		6		34		14		16		2		5		3		4		10			150
Calls for Service	155		88		109		31		241		112		125		88		43		51		60		58			1,161
Agency Assit	12		5		13		6		19		13		5		1		3		2		7		3			89
Mental Health																										
APOWW's to NTIBPA	21		21		29		26		24		23		33		23		38		22		26		20			306

	Jan-25	Jan-26	Feb-25	Feb-26	Mar-25	Mar-26	Apr-25	Apr-26	May-25	May-26	Jun-25	Jun-26	Jul-25	26-Jul	Aug-25	Aug-26	Sep-25	Sep-26	Oct-25	Oct-26	Nov-25	Nov-26	Dec-25	Dec-26	2025 Totals	2026 Totals	
Courthouse																											
Arrest	20		21		26		25		7		27		19		22		18		20		5		17		227		
CC LH Court Cases	619		473		391		372		340		386		424		411		313		491		385		341		4,946		
CC #2 Court Cases	411		353		302		448		438		418		407		423		430		495		367		466		4,868		
86th District Court Cases	287		279		280		287		195		182		267		258		181		254		174		208		2,822		
422nd District Court Cases	423		323		241		326		282		254		383		274		265		288		154		272		3,465		
489th District Court Cases	155		227		232		283		286		128		265		281		178		289		236		214		2,774		
Transport Division																											
Pickup In Texas	62		57		73		67		66		83		84		115		113		71		73		73		937		
Pickup out of state	2		1		2		1		4		2		2		4		6		0		4		4		32		
Beach Warrants	6		6		4		7		2		6		8		2		6		6		1		2		56		
Medical Appt.	4		8		4		8		0		4		7		4		6		4		0		4		51		
TDJC	13		24		36		33		36		13		30		33		36		38		26		34		352		
Transport To Court																											
County Court	49		50		31		54		35		50		41		47		48		33		54		34		526		
District Court	102		130		147		166		106		118		180		155		133		144		111		153		1,645		
Juvenile Court	1		3		1		2		1		0		3		2		1		2		2		3		20		
Federal Court	69		42		46		68		34		16		17		33		51		26		27		22		451		
CPS Court	0		0		0		0		1		0		0		0		1		1		3		1		7		
WebEX	35		24		26		39		28		23		11		19		25		25		16		19		290		
Resets	82		101		21		114		81		90		109		121		88		104		75		97		1,083		
Drone Division																											
Drone Deployment	14		12		6		15		7		9		2		7		9		6		12		10		109		
ICOR Robot	0		0		0		0		0		0		0		0		0		1		0		0		1		
Forensics Division																											
Forensics	25		29		18		29		40		31		33		18		17		10		12		18		280		
Openings																											
Deputies	5		4		3		3		6		5		5		3		1		2		1		2		3		
Detentions	7		4		0		3		12		8		5		3		9		5		10		2		6		
Communications	5		5		2		2		4		4		4		3		0		0		1		3		3		
Average																											

Local Government Code Chapter 114 County Financial Report Sec. 114.044 Report to Commissioners Court at Regular Term By Officer Who Collect Fines, Judgment or Fees.

	Jan-25	Jan-26	Feb-25	Feb-26	Mar-25	Mar-26	Apr-25	Apr-26	May-25	May-26	Jun-25	Jun-26	Jul-25	26-Jul	Aug-25	Aug-26	Sep-25	Sep-26	Oct-25	Oct-26	Nov-25	Nov-26	Dec-25	Dec-26	2025 Totals	2026 Totals	
Financial Report																											
Civil	\$1,500.00		\$1,895.00		\$2,650.00		\$1,866.23		\$1,400.00		\$1,479.95		\$2,100.00		\$1,700.00		\$3,260.00		\$2,090.00		\$1,872.11		\$1,511.00		\$23,324.29		
Money Orders (Bonds)	\$3,622.00		\$3,915.00		\$3,720.00		\$5,135.00		\$4,350.00		\$4,515.00		\$4,095.00		\$4,995.00		\$4,290.00		\$4,020.00		\$3,795.00		\$4,155.00		\$50,607.00		
Impound (Wrecker Services)	\$475.00		\$175.00		\$295.00		\$175.00		\$700.00		\$350.00		\$1,010.00		\$1,225.00		\$1,225.00		\$0.00		\$0.00		\$935.00		\$6,565.00		
Cash Bonds	\$31,500.00		\$19,000.00		\$35,250.00		\$48,000.00		\$47,600.00		\$24,000.00		\$23,000.00		\$50,750.00		\$16,000.00		\$26,500.00		\$41,000.00		\$59,000.00		\$421,600.00		
Prisoner Jail Maintenance (SSI)	\$325.00		\$430.00		\$390.00		\$370.00		\$685.00		\$1,090.00		\$830.00		\$1,825.00		\$2,430.00		\$1,630.00		\$2,370.00		\$2,297.00		\$14,672.00		
Other Agencies Bonds/Received Funds	\$23,105.43		\$6,670.00		\$24,654.90		\$50,638.54		\$27,304.15		\$14,884.87		\$13,196.00		\$1,521.34		\$13,535.35		\$12,198.98		\$11,009.69		\$13,321.00		\$212,040.25		
Grand Total	\$60,527.43	\$0.00	\$32,085.00	\$0.00	\$66,959.90	\$0.00	\$106,184.77	\$0.00	\$82,035.15	\$0.00	\$46,319.82	\$0.00	\$44,231.00	\$0.00	\$62,016.34	\$0.00	\$40,740.35	\$0.00	\$46,438.98	\$0.00	\$60,046.80	\$0.00	\$81,219.00	\$0.00	\$728,808.54	\$0.00	

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED:	SUBMITTED BY: DEPARTMENT:	PERSON PRESENTING:
------------------------------	--	---------------------------

ITEM REQUESTED IS FOR: Consent Agenda Action/Consideration Discussion/Report Executive Session Public Workshop
--

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)



Kaufman County

101 N. Houston Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

Site Development and Plat Application

RECEIVED

By Fabiola Carrillo at 2:38 pm, Dec 15, 2025



Kaufman County

101 N. Houston Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: Romero Estates

TYPE OF APPLICATION (Box 1 of 6)
Instructions: Please check the appropriate box(es) below.

SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

SUBDIVISION RELATED APPLICATIONS

- Floodplain Development Permit
- On-Site Sewage Facility (OSSF) Permit
- Manufactured Home Community and RV Park Permit
- Use of County Property (including driveway culverts)

- Preliminary Plat
- Final Plat
- Amending Plat
- Cancellation of a Subdivision
- Revision of a Plat
- Platting Exception
- Utility Connection Certificate
- Preliminary 911 Addressing
- Final 911 Addressing

REGULATED LAND USES

- Automotive Wrecking & Salvage Yard
- Demolition Business
- Flea Market
- Junkyard
- Outdoor Resale Business
- Sexually Oriented Business

NOTICE AND INSPECTION

- Residential Building Notice and Inspection Requirement



Kaufman County

101 N. Houston Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

APPLICANT INFORMATION (Box 2 of 6)

Applicant Name: <u>Alfredo Romero</u>	Company/Firm Name:
Address: <u>2832 Kingsford Ave</u>	
City/State/Zip: <u>Dallas, Tx 75227</u>	
Contact Number Primary: <u>(214) 854-9066</u>	Contact Number (Secondary):
Contact Email: <u>romerohanes22@gmail.com</u>	
Applicant Signature: <u>[Signature]</u>	Date: <u>12-15-25</u>

PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name: <u>Kevin Romero</u>	Company/Firm Name:
Address: <u>117 N Acres Dr</u>	
City/State/Zip: <u>Dallas, Tx 75217</u>	
Contact Number Primary: <u>(972) 916-1359</u>	Contact Number (Secondary):
Contact Email: <u>rom.kevin998@gmail.com</u>	
Applicant Signature: <u>[Signature]</u>	Date: <u>12-15-25</u>

PROPERTY INFORMATION (Box 4 of 6)

Project Name: <u>Romero Estates</u>
Address: <u>7078 Co Rd 4042</u>
City/State/Zip: <u>Kemp, Tx 75143</u>
Parcel Tax ID#: <u>216705</u>



Kaufman County

101 N. Houston Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature: *Kevin Romero*

Printed Name: Kevin Romero Date: 12-15-25

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

NOTARY (Box 6 of 6)

STATE OF TEXAS §
COUNTY OF KAUFMAN§

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Kevin Romero, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of November 2025

Leslie Perez
Notary Public, and for the State of Texas

Leslie Perez
Type or Print Notary's Name

My Commission Expires: 09/10/2029





Kaufman County

106 W. Grove Street · Kaufman, Texas 75142 · (469) 376-4127 · www.kaufmancounty.net

FINAL PLAT, AMENDING PLAT, REVISION OF A PLAT AND CANCELLATION OF A SUBDIVISION PLAT CHECKLIST

Please check the appropriate box below

- Final Plat
- Amending Plat
- Cancellation of a Subdivision
- Revision of a Plat

FINAL PLAT, AMENDING PLAT, REVISION OF A PLAT AND CANCELLATION OF A SUBDIVISION PLAT CHECKLIST

- 1) See [Section 4.03. Final Plat](#) of the Kaufman County Subdivision and Land Development Regulations for more information on the final plat process.
- 2) See [Section 4.04. Amending Plat](#) of the of the Kaufman County Subdivision and Land Development Regulations for more information on the amending plat process.
- 3) See [Section 4.05. Cancellation of a Subdivision](#) of the Kaufman County Subdivision and Land Development Regulations for more information on the cancellation of a subdivision plat process.
- 4) See [Section 4.06. Revision of a Plat](#) of the Kaufman County Subdivision and Land Development Regulations for more information on the revision of a plat process.
- 5) Construction plans and approval of a preliminary plat is not required, if the applicant is not proposing to construct any public improvements. If the construction of public improvements is required, the applicant should refer to the Preliminary Plat and Construction Plan Checklist.
- 6) A pre-application conference with County Staff is encouraged, but not required.
- 7) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.
- 8) A copy of the plat application and the plat shall also be submitted by the Applicant to the County Surveyor Department.

Item	Applicant	Staff
Completed and Signed Site Development and Plat Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
By checking this box you're acknowledging that there are no existing Deed Restrictions that prohibits you from further subdividing your property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Letter of Intent (Brief description of the project)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax Certificate from Kaufman County Tax Office indicating that County taxes are current (https://actweb.acttax.com/act_webdev/kaufman/index.jsp)	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Kaufman County

106 W. Grove Street · Kaufman, Texas 75142 · (469) 376-4127 · www.kaufmancounty.net

By checking this box you're acknowledging that the property has been looked up on the Wetlands Mapper prepared by the U.S. Fish and Wildlife Services to confirm if any part of the property is within National Wetlands. If the property does include areas of National Wetlands, then the proper design accommodations have been made and any necessary permits have been secured.

(Wetlands Mapper can be accessed at <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>)

Will Serve letter from the Water Provider

Will Serve letter from the Electric Provider

Will Serve Letter from Fire Marshall

If public infrastructure improvements have been constructed, include Final Construction Plans for reference.

Plat Requirements

Sheet size is 18"x24"

Scale of 1" = 200' or larger

Graphic scale of the drawing

North arrow

Legend, if symbols used

Vicinity map with north arrow showing the location of the proposed subdivision within the County and to the nearest incorporated areas.

Plat Title Block Elements

Name of proposed development

Lot and block numbers, and the total number of lots

Survey name and abstract number

Date of preparation and date of any revisions

The name, address, and telephone number of the developer, surveyor and/or engineer.

The name, location, width, and dimensions of all proposed and existing roads within the property.

All streets shall conform to the Kaufman County Street Sections (refer to [Section 5.03](#) of Kaufman County Subdivision regulations).

The number of all lots and blocks arranged in systematic order.

STATEWIDE SURVEYING





Kaufman County

106 W. Grove Street · Kaufman, Texas 75142 · (469) 376-4127 · www.kaufmancounty.net

STATEWIDE SURVEYING

The size of each lot shall be indicated on the Plat in square feet and in acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of setback lines on each lot (building setbacks should meet the minimum standards noted in Section 5.06 of the Kaufman County Subdivision Regulations).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of existing boundary lines with bearings and distances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The accurate location, material and approximate size of all monuments and benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The description, location, width and dimensions of proposed and existing easements within and adjacent to the property OF WHICH I HAVE KNOWLEDGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The accurate location of adjacent subdivision roads, blocks, lots, and platted easements. OF WHICH I HAVE KNOWLEDGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where there are no adjacent subdivisions, the final plat shall show:		
The name of all adjacent property owners with property deed recording information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The right-of-way width abutting the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and distance to adjoining subdivisions, and how the roads in the proposed subdivision may connect with those in the nearest subdivisions or other roads in the area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of the 100-year flood plain.	NA	<input type="checkbox"/>
Subdivisions that are in a flood zone, as shown on the current Flood Insurance Rate Map (FIRM), must show the following on the Plat, if available:	NA	<input type="checkbox"/>
Provide a floodplain note, "According to flood insurance rate map (FIRM) map no. XXXXX dated XXXXXXXX prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is within zone A, AE, X."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Permanent type benchmarks shall be set in appropriate locations with the description and elevation shown on the Plat. The elevation of the benchmark shall be tied to a benchmark shown on the FIRM panel or sea level if not found.	NA	<input type="checkbox"/>
The finished base flood elevation must be shown for each lot located in the base floodplain.	NA	<input type="checkbox"/>
If the development is situated within a FEMA designated floodway a Floodplain Development Permit will be required.	NA	<input type="checkbox"/>
A legal description of the property and locate the same with respect to an original corner of the original tract of which it is a part, and the number of acres being subdivided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All blocks, corners and angles shall be marked in accordance with minimum standards set forth by the Texas Board of Professional Engineers and Land Surveyors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All corners shall be marked with caps, unless existing irons	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A dedication, by the developer, of all streets, roadways, alleys, and utility easements intended for public use, and the developer's certifications that all parties with any interest in the title to the subject property have joined in such dedication, duly executed, acknowledged and sworn to by said developer before a Notary Public.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Kaufman County

106 W. Grove Street · Kaufman, Texas 75142 · (469) 376-4127 · www.kaufmancounty.net

↕

STATEWIDE SURVEYING

The seal and signature of the surveyor responsible for surveying the subdivision and/or the preparation of the Plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A space for the signature of the County Judge and County Clerk.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Plat Notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the Floodway is prohibited.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
County will not be responsible for the availability or delivery of any private well water in a subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All culverts within any right-of-way shall require County permit approval and meet minimum County standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No road, street, or public improvement dedicated by this Plat shall be maintained by Kaufman County in the absence of an express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court of Kaufman County, specifically identifying any such road, street, or public improvement and specifically accepting such for County maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Provide the following MTP Note: "The Kaufman County Thoroughfare Plan indicates that <u>(state the name of abutting roadway reflected on the MTP)</u> is a <u>(state the thoroughfare type as identified on the MTP)</u> arterial road."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If no road classification exists on the Kaufman County Thoroughfare Plan, then the following note shall be used, "According to the Kaufman County Thoroughfare, there is no classification for <u>(name of road)</u> ."	NA	<input type="checkbox"/>
Easements: Any public utility, including the county, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by separate instrument that is associated with said property); and any public utility, including the county, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of it its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The county can remove trees or any other improvement(s) and does not have the responsibility to replace them.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the plat contains private streets, and private emergency access easements the following statement shall be included:		
All private streets (drives and roads) will be signed in a manner that indicates its private status: County shall not be responsible for maintenance	NA	<input type="checkbox"/>

↑



Kaufman County

106 W. Grove Street · Kaufman, Texas 75142 · (469) 376-4127 · www.kaufmancounty.net

of Private Streets, drives, emergency access easements, recreation areas and open spaces, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces and said owners agree to indemnify and save harmless Kaufman County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

The title block shall include the following wording before the name "Private Road Subdivision" to clearly indicate Private Streets are used.

If the subject property is not in the FEMA designated floodplain then the following note is not required. A property within or adjacent to a FEMA designated floodplain shall include the following statements on the face of the plat:

100-Year Floodplain Easement Restriction:
Construction within the floodplain may not occur until approved by the County. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of two (2) feet above the 100-year base flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The County shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The County is not obligated to maintain or assistance with maintenance of the area.

The natural drainage channel, as in the case of all-natural drainage channels, are subject to stormwater overflow and natural bank erosion. The County shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

NA



NA



STATEWIDE SURVEYING





Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 4 (Platting Requirements) of the Kaufman County Subdivision and Land Development Regulations.

[Signature]
Applicant's Signature

12-15-25
Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Michelle Gemen 11/4/2025
Applicant's Engineer's Signature Date

SURVEY OFFICE

Statewide SURVEYING SERVICE
Firm

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2021-0043440

Billable Pages: 3
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 10/22/2021 at 08:26 AM</p> <p>Document Number: <u>2021-0043440</u></p> <p>Receipt No: <u>21-35131</u></p> <p>Amount: \$ <u>34.00</u></p> <p>Vol/Pg: <u>V:7280 P:476</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Ashley Kirby, Deputy

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

Record and Return To:

RANGER TITLE CO
409 N MCGRAW ST
FORNEY, TX 75126-8661



GF No.: K212164K/RTC

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. THE PREPARER OF A DOCUMENT MAY NOT INCLUDE AN INDIVIDUAL'S SOCIAL SECURITY NUMBER IN A DOCUMENT THAT IS PRESENTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

WARRANTY DEED

Date: October 21, 2021

Grantor(s): Herbert G. Riley and wife, Cherry Ann Riley

Grantee: Kevin Romero

Grantee's Mailing Address: 5802 Cary Street, Dallas TX 75227

Consideration: For and in consideration of the sum of Ten and No/100(\$10.00) Dollars, and other good and valuable consideration to the Grantor(s) paid by the Grantee(s) herein named, the receipt of which is hereby acknowledged, being **ALL CASH**.

Property: All that certain lot, tract or parcel of land, part of the John Baker Survey, Abstract No. 17, Kaufman County, Texas, part of that certain called 16.0 acre tract conveyed to Herbert G. Riley et ux by Herbert M. Cunningham on January 6, 1999 recorded in Volume 1346, Page 138, of the Deed Records of Kaufman County, Texas, and part of that certain called 16.0 acre tract, save and except a 3.25 acre tract, conveyed to Herbert G. Riley and Cherry Ann Riley by Herbert Melvin Cunningham and Ethel Lou Cunningham, attorney-in-fact, on March 6, 2008, recorded in Volume 3353, Page 598 of the Deed Records of Kaufman County, Texas, being more particularly described on the attached Exhibit A:

Reservation from and Exception to Conveyance and Warranty: This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, easements and reservations, if any, affecting the above described property, that are valid, existing and properly of record including but, not limited to the following:

Easement dated August 18, 1925, from J.F. Thomas and wife, Doshia R. Thomas to Texas Power & Light Company recorded in Volume 202, Page 511, supplemented in Volume 489, Page 350, Deed Records, Kaufman County, Texas.

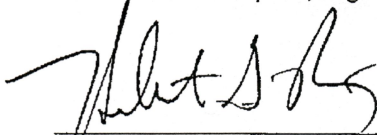
Easement dated July 18, 1968, from C.M. Cunningham to Tolosa Water Supply Corporation recorded in Volume 526, Page 397, Deed Records, Kaufman County, Texas.

Easement dated March 24, 1986, from Herbert M. Cunningham to West Cedar Creek Municipal Utility District recorded in Volume 851, Page 531, Deed Records, Kaufman County, Texas.

Current ad valorem taxes on said property having been prorated, the payment thereof is the responsibility of the Grantee herein.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever; and Grantor does hereby bind itself, its successors and/or assigns, to Warrant and Forever Defend all and singular the said premises unto the said Grantee(s), Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through or under Grantor's ownership, but not otherwise.

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



Herbert G. Riley



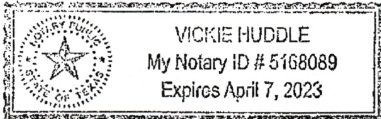
Cherry Ann Riley

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Kaufman

Before me, Vickie Huddle, a Notary Public on this day personally appeared **Herbert G. Riley and Cherry Ann Riley**, known to me (or proved to me on the oath of N/A or through a valid driver's license or satisfactory identification) to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that THEY executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 21 day of October, 2021.




Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
Kevin Romero

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the John Baker Survey, Abstract No. 17, Kaufman County, Texas, part of that certain called 16.0 acre tract conveyed to Herbert G. Riley et ux by Herbert M. Cunningham on January 6, 1999 recorded in Volume 1346, Page 138, of the Deed Records of Kaufman County, Texas, and part of that certain called 16.0 acre tract, save and except a 3.25 acre tract, conveyed to Herbert G. Riley and Cherry Ann Riley by Herbert Melvin Cunningham and Ethel Lou Cunningham, attorney-in-fact, on March 6, 2008, recorded in Volume 3353, Page 598 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a point in the North line of the above mentioned 16.0 acre tract, at the Northerly Northeast corner of the Clifton Leon Howard and Evelyn Howard 10.91 acre tract, recorded in Vol. 4692, Page 446 of the Deed Records of Kaufman County, Texas and being within County Road No. 4042, from which a 1/2" iron rod found in the South line of said road bears S 1 deg. 39 min. 28 sec. E - 27.20 ft.

THENCE N 88 deg. 59 min. 38 sec. E, with the North line of said 16.0 acre tract and within County Road No. 4042, a distance of 408.11 ft. to a point for corner, from which a 3/8" iron rod set in the South line of said road bears S 19 deg. 24 min. 40 sec. W - 24.73 ft.

THENCE S 19 deg. 24 min. 40 sec. W, a distance of 166.46 ft. to a "T" Post found for corner.

THENCE S 3 deg. 02 min. 44 sec. E, a distance of 205.58 ft. to a 3/8" iron rod set in the Easterly North line of the above mentioned 10.91 acre tract, from which a 1/2" iron rod found bears N 89 deg. 13 min. 03 sec. E - 238.29 ft.

THENCE S 89 deg. 13 min 03 sec. W, with the Easterly North line of said 10.91 acre tract, a distance of 353.26 ft. to a 1/2" iron rod found at an ell corner of same.

THENCE N 1 deg. 39 min. 28 sec. W, with the Northerly East line of said 10.91 acre tract, a distance of 360.10 ft. to the POINT OF BEGINNING, containing 3.003 acres of land, of which 0.233 of an acre is within the above mentioned County Road No. 4042.

Deed Restriction Certification

Certification of Submitted Information

I Kevin Romero (printed owner's name) acknowledge and understand that **DEED RESTRICTIONS** may or may not apply to my property located at: 7078 Co Rd 4042 Kemp, Tx 75143 (Parcel ID # 216705). It is my duty to fully review the **DEED RESTRICTIONS** and seek interpretation, or clarification, from a title company/legal counsel in the event that I do not understand the **DEED RESTRICTIONS**.

I have reviewed the applicable **DEED RESTRICTIONS** and certify that such restrictions do not restrict my application for development.

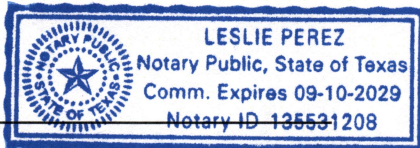
Kevin Romero
Owner's Signature

11/24/2025
Date

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, a notary public, on this day personally appeared Kevin Romero (printed owner's name) the undersigned, who under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

[Signature]
Owner(s) Signature Subscribed and sworn to before me, this 24th day of Nov, 2025.



Notary Seal

[Signature]
Notary Signature

On the property 7078 Co Rd 4042 Kemp. Texas 75143 parcel#216705. Kevin Romero is platting the Romero estates into two lots in order to construct and build new homes. The homes will be between 1,500sqft-1,800sqft. They will have 3-4 bedrooms, 2 restrooms and a car garage or carport with each of its own utilities needed for each property like water, electricity, HVAC and septic systems.

821 South Tool Dr.
Tool, TX 75143
Office (903) 432-3704
FAX (903) 432-2108



202 Hwy 274 (No Mail Service)
Kemp, Texas 75143
Office (903) 498-8892
FAX (903) 498-8894

**DEVELOPMENT NOTIFICATION
WILL SERVE LETTER
CCN No. 11499
Date: 11/7/2025**

Customer Information:
Name: Alfredo Romero
Email: romerohomes22@gmail.com
Phone: N/A
Parcel ID: 216705

Notes: Sub-dividing parcel into two lots

Size of Utility Easement Required = 20 ft

WCCMUD has met with the Developer, and we have no objections to the proposed concept that was provided to our office. The Developer can move forward with Development Services.

Sincerely,

Kenneth Malin
General Manager



November 6, 2025

Kevin Romero
117 N. Acres
Dallas, TX 75217

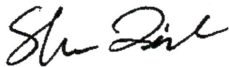
Re: Electric Will Serve Letter – Romero Estates

To Whom It May Concern:

Please accept this letter as confirmation that Trinity Valley Electric Cooperative has the availability and capacity to provide service to the 3.003-acre tract out of the John Baker Survey, Abstract No. 17 in Kaufman County. The subject tract is located on County Road 4042, being 2 lots called Romero Estates.

TVEC will share Utility Easement.

Sincerely,



Shane Tischler
Business & Economic Development Coordinator
Direct: (469)-376-2257

TRINITY VALLEY ELECTRIC COOPERATIVE, INC.

1800 Hwy. 243 East • P.O. Box 888 • Kaufman, TX 75142 • (972) 932-2214 • Fax (972) 932-6466

November 20, 2025

Kevin Romero
117 N. Acres
Dallas, TX 75217

Re: Acknowledgment of Electric Powerline at Romero Estates

Dear Mr. Romero,

Please accept this letter as acknowledgment that Trinity Valley Electric Cooperative is aware of the proposed Romero Estates subdivision and the potential aerobic system to be placed on each of the 2 lots. Subject property is described as a 3.003-acre tract out of the J. Baker Survey, Abstract No. 17 in Kaufman County. It is our understanding that the aerobic systems could be installed on both sides of the existing power line and could spray underneath the power line.

TVEC has no objections to septic aerobic systems being placed on this property if:

- A 15' clearance is maintained in all directions of existing power lines and equipment on said property.
- The property owner shall not make or cause any change in grade, elevation, or contour of the land more than +/- 1 foot.
- The property owner shall not place or install any septic tanks or spray heads inside the 15' clearance in all directions of existing power lines and equipment on said property.

Sincerely,



Dustin Tallant

Business & Economic Development Supervisor

Direct: (469)-376-2256

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

DEVELOPMENT SERVICES
101 HOUSTON ST
KAUFMAN, TX 75142

Legal Description

J BAKER, TRACT 150.04; 2.77 ACRES,
(.233 AC IN R/W)

Fiduciary Number: 31528794

Parcel Address: 7078 CO RD 4042

Legal Acres: 2.7700

Account Number: 216705129

Print Date: 11/19/2025 02:26:17 PM

Certificate No: 254158494

Paid Date: 11/19/2025

Certificate Fee: \$10.00 CREDIT

Issue Date: 11/19/2025

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

ROMERO KEVIN
5802 CARY ST
DALLAS, TX 75227

Table with 2 columns: Description and Amount. Rows include 2024 Value (110,429), 2024 Levy (\$1,770.36), 2024 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

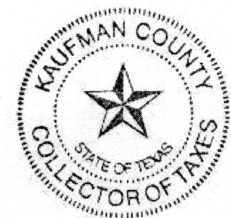
Certified Tax Unit(s):

- 1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
204 KEMP ISD
404 KC ESD #4 (KEMP)

Reference (GF) No: WALK IN

Issued By:

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR



STATE OF TEXAS
COUNTY OF KAUFMAN

AFFIDAVIT
INSTALLATION OF FIRE SERVICE FEATURES

Project Name: Romero Estates
Project Location: 7078 Co Rd 4042 Kemp, Tx 75143

The Kaufman County Fire Marshal's Office requires the installation of fire service features, including fire apparatus access roads and water supply for fire suppression, for all commercial establishments, public buildings, and multi-family residential dwellings consisting of four or more units. In addition, *if proposed lots do not front an existing road; then all new infrastructure must conform with adopted Fire Code.*

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED THE AFFIANT HEREIN, WHO, BEING DULY SWORN, STATED UPON AFFIANT'S OATH THE FOLLOWING:

_____ This plat will require new infrastructure (See definition, in the Kaufman County Subdivision and Land Development Regulations) and/or is designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

- OR -

✓ _____ This plat **WILL NOT** require any new infrastructure and **IS NOT** designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

WHEREFORE, the Affiant acknowledges that any changes to the design of the plat or its intended use will require a new submittal and/or replat.

[Signature]
Affiant Signature

SUBSCRIBED AND SWORN TO before me by said affiant on this 24th day of November, 2025
A.D., at 1:21 a.m./p.m.



[Signature]
Notary Public in and for The State of Texas
09/10/2029
My commission expires on:



Office Use only:
Is Fire Flow Required: YES NO

Fire Marshal Reviewed: Kristi Dickey Date of Review: 12/16/25

STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land, part of the John Baker Survey, Abstract No. 17, Kaufman County, Texas, all of that certain called 3.003 acre tract conveyed to Kevin Romero by Herbert G. Riley and Cherry Ann Riley on October 21, 2021, recorded in Vol. 7280 page 476 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a point at the Northwest corner of the above mentioned 3.003 acre tract, at the Westerly Northeast corner of the Clifton Leon Howard and Evelyn Howard 10.91 acre tract, recorded in Vol. 4692 page 446 of the Deed Records of Kaufman County, Texas and being within County Road No. 4042, from which a 1/2" Iron rod found for reference bears S 1 deg. 42 min. 25 sec. E-27.20 ft.

THENCE N 88 deg. 56 min. 41 sec. E, within County Road No. 4042, a distance of 408.11 ft. to a point at the Northeast corner of said 3.003 acre tract, from which a capped 3/8" Iron rod found for reference bears S 19 deg. 21 min. 43 sec. W-24.73 ft.

THENCE S 19 deg. 21 min. 43 sec. W, a distance of 166.46 ft. to a "T" Post found for corner.

THENCE S 3 deg. 05 min. 41 sec. E, a distance of 205.58 ft. to a capped 3/8" Iron rod found at the Southeast corner of said 3.003 acre tract and being in the Easterly North line of the above mentioned 10.91 acre tract.

THENCE S 89 deg. 10 min. 06 sec. W, with the Easterly North line of said 10.91 acre tract, a distance of 353.26 ft. to a 1/2" Iron rod found at an ell corner of same and being at the Southwest corner of said 3.003 acre tract.

THENCE N 1 deg. 42 min. 25 sec. W, with the Northerly East line of said 10.91 acre tract, a distance of 360.10 ft. to the point of beginning, containing 3.003 acres of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of October, 2025.

GIVEN UNDER MY HAND AND SEAL
this the 23rd day of December, 2025.



GREG SJERVEN, R. P. L. S. NO. 5244

STATE OF TEXAS
COUNTY OF KAUFMAN

The owner of the land shown on this plat and whose name is subscribed hereto and in person, or through a duly authorized agent, dedicates to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

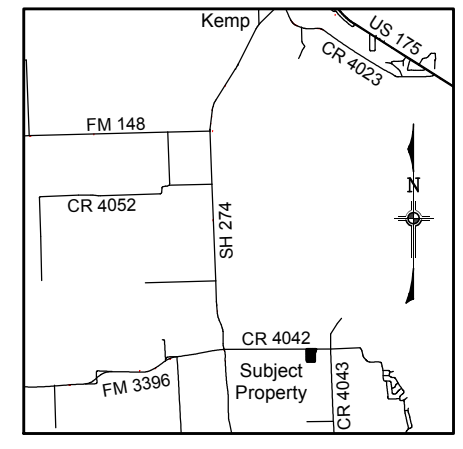
Kevin Romero (Owner)

STATE OF TEXAS
COUNTY OF KAUFMAN

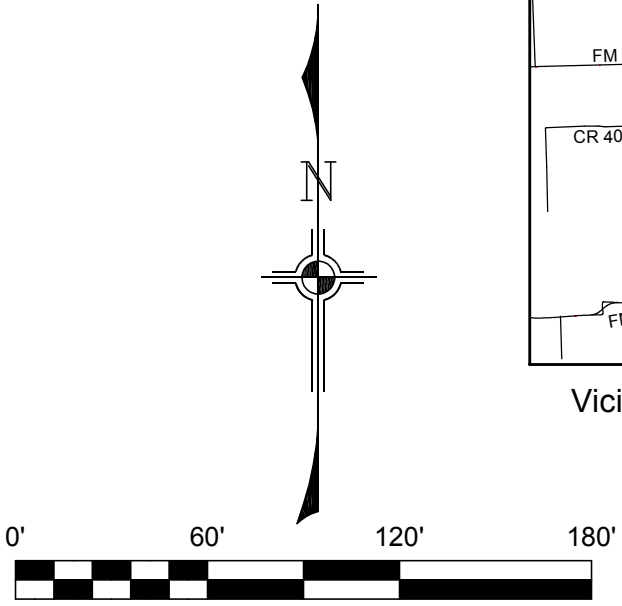
Before me, the undersigned authority, on this day personally appeared Kevin Romero, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the _____ day of _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS

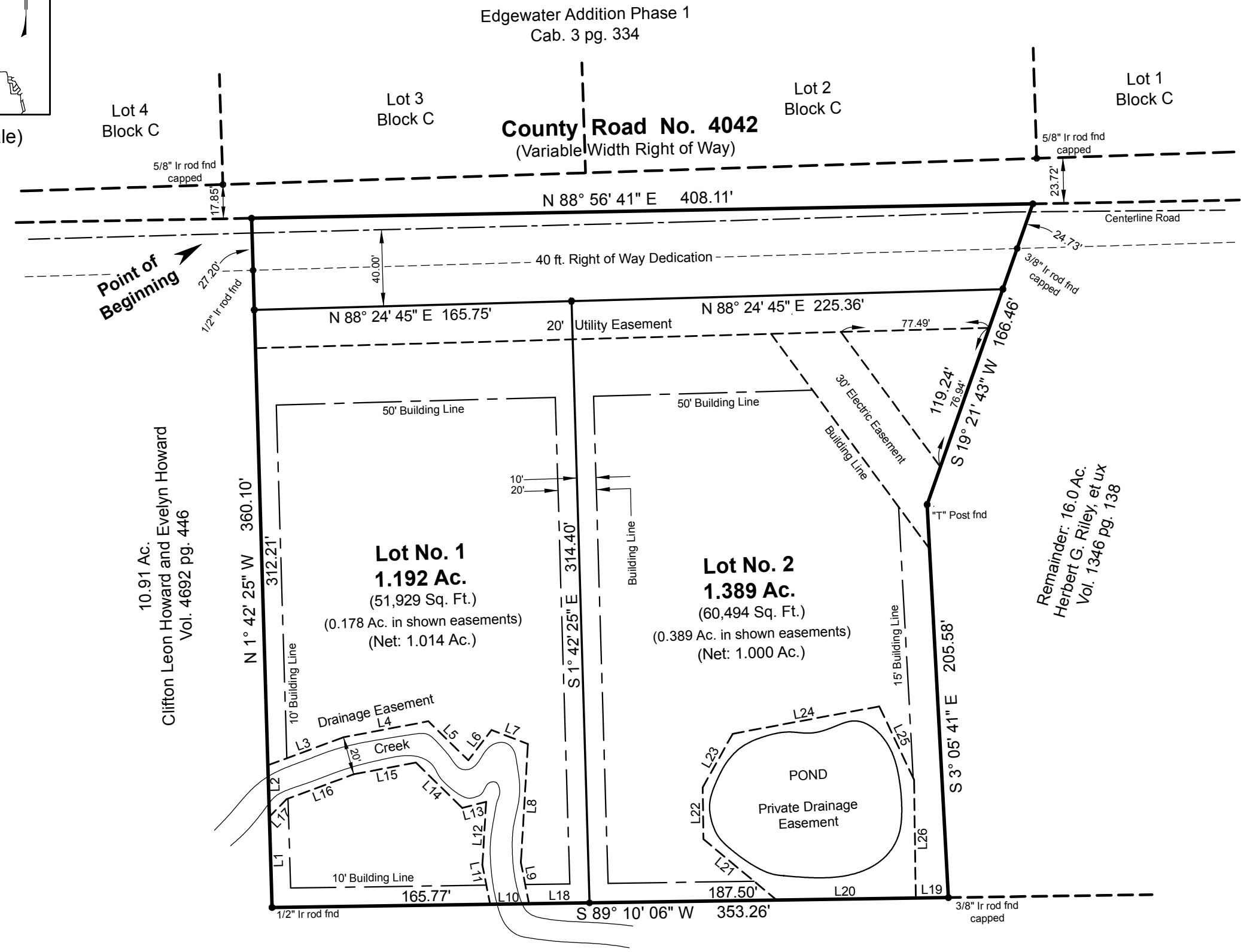


Vicinity Map (No Scale)



"•" Denotes 3/8" Iron rod set with orange cap stamped "5244" unless otherwise indicated.

Line	Bearing	Distance
1	N 1° 42' 25" W	47.33'
2	N 1° 42' 25" W	26.92'
3	N 69° 37' 57" E	42.12'
4	N 79° 21' 35" E	45.11'
5	S 45° 40' 16" E	29.16'
6	N 37° 31' 19" E	19.95'
7	S 69° 05' 06" E	20.34'
8	S 3° 24' 47" W	61.96'
9	S 11° 05' 04" E	22.00'
10	S 89° 10' 06" W	20.32'
11	N 11° 05' 04" W	20.93'
12	N 3° 24' 47" E	33.05'
13	S 75° 28' 28" W	12.88'
14	N 45° 40' 16" W	33.90'
15	S 79° 21' 35" W	33.01'
16	S 69° 37' 57" W	37.39'
17	S 44° 19' 14" W	12.88'
18	N 89° 10' 06" E	31.58'
19	S 89° 10' 06" W	17.07'
20	S 89° 10' 06" W	72.67'
21	N 50° 13' 23" W	49.73'
22	N 0° 49' 54" W	27.05'
23	N 29° 14' 56" E	32.06'
24	N 79° 25' 12" E	77.90'
25	S 25° 20' 24" E	42.38'
26	S 0° 49' 54" E	61.80'



10.91 Ac.
Clifton Leon Howard and Evelyn Howard
Vol. 4692 pg. 446

10.91 Ac.
Clifton Leon Howard and Evelyn Howard
Vol. 4692 pg. 446

Remainder: 16.0 Ac.
Herbert G. Riley, et ux
Vol. 1346 pg. 138

STATE OF TEXAS
COUNTY OF KAUFMAN

I, Jackie Allen, County Judge of Kaufman County, Texas do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County on this the _____ day of _____, 2026, as shown by Order of Records in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN KAUFMAN COUNTY, TEXAS,

this the _____ day of _____, 2026.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS

Attest:

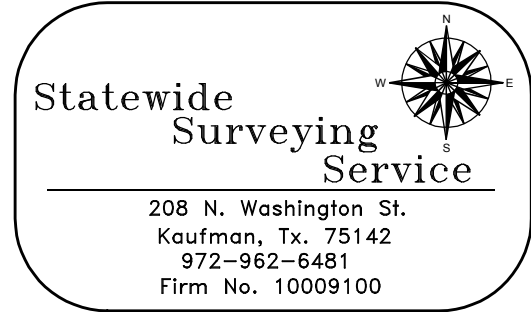
COUNTY CLERK
KAUFMAN COUNTY, TEXAS

Note: According to Flood Insurance Rate Map No. 48257C0575D dated July 3, 2012 prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is within Zone X.

Basis of Bearings: Texas Coordinate System
North Central Zone NAD 83.

Notes:

- a) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
- b) The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- c) Kaufman County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion.
- d) Kaufman County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- e) Kaufman County will not be responsible for the availability or delivery of any private well water in a subdivision.
- f) All culverts within any Right of Way shall require County permit approval and meet minimum County standards.
- g) No road, street, or public improvement dedicated by this plat shall be maintained by Kaufman County in the absence of an express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court of Kaufman County, specifically identifying any such road, street, or public improvement and specifically accepting such for County Maintenance.
- h) According to the Kaufman County Thoroughfare Plan adopted August 2, 2022, CR 4042 is classified as a Collector.
- i) Easements: Any public utility, including the county, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easement or right-of way shown on the plat (or filed by separate instrument that is associated with said property); and any public utility, including the county, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The county can remove trees or any other improvement(s) and does not have the responsibility to replace them.



Prepared for:
Kevin Romero
117 N. Acres
Dallas, Tx. 75217
(972-916-1359)

"Final Plat"
Romero Estates
(Lot No. 1 and Lot No. 2)
(2 Total Lots)

Part of the
John Baker Survey, Abstract No. 17
Kaufman County, Texas
(Date: December 23, 2025)



Kaufman County
Development Services

101 N. Houston St
Kaufman, TX 75142

Date: 12-30-2025

To whom it may concern:

The Designated Representative of the Texas Commission of Environmental Quality (TCEQ), Jerry L. Martin (OS0034064) has reviewed the submitted Final Plat. Based on the information provided, the lot sizes appear to have met the minimum requirements and are in compliance with the Kaufman County OSSF Ordinance for the placement of any On-Site Sewage Facility (OSSF) on or at the identified locations:

ROMERO ESTATES; Lot No. 1 and Lot No. 2 (2 Total Lots)

A handwritten signature in black ink, appearing to read "Jerry L. Martin".

Jerry Martin
Kaufman County DR
#0034064



Kaufman County
Development Services
101 N. Houston St
Kaufman, TX 75142
469-376-4127

December 17, 2025

Re: Romero Estates – PID 216705 – Final Plat - Floodplain

To whom it may concern:

Kaufman County, Development Services has reviewed this final plat and determined the area of **this plat does not contain a FEMA designated special flood hazard area (SFHA)**. No Floodplain Development permit or Pre-Determination will be required. There are wetlands detected on the parcel in question according to the National Wetlands Inventory Map. Applicants are required to acquire all permits, letters, and permissions from the US Corp of Engineers prior to any disturbance of the wetlands located on the parcel.

Respectfully,

Jeremy Mungin

Jeremy Mungin
Kaufman County Engineer



www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY
THE WOODLANDS

January 19, 2026

Ms. Monique Hunter
Kaufman County – Development Services
101 N. Houston St.
Kaufman, TX 75142

**RE: Romero Estates – Final Plat
Second Review**

Dear Ms. Hunter,

We have completed our review of the above-referenced project. Below are our comments on the final plat dated December 23, 2025 submitted by Statewide Surveying on behalf of Kevin Romero. All references to Articles shall be understood to refer to the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024), unless otherwise noted.

Final Plat

1. Based upon our review, the Final Plat is in general conformance with the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024).

Please let me know if you have any questions or if any of the above comments require clarification. If the developer, design engineer, or surveyor have any questions, they should be sent directly to Development Services.

Sincerely,

tnp
teague nall & perkins

Moksha Nedungadi, PE

Historical Commission
469-376-4140



3001 S. Washington
Kaufman, Texas 75142

December 22, 2025

Reference: Tract of Land Described

For: Kevin Romero

REFERENCE:

Property described in the attached Exhibit "A"

I certify that to my knowledge this land/property has no historical significance; I permit this project to proceed. If cultural materials are encountered during construction work shall immediately cease in the area of discovery, and the Texas Historical Commission and the County of Kaufman shall be contacted.

Thank you,

Pam Corder

Pam Corder
Kaufman County Historical Commission
3001 S. Washington Street
Kaufman, TX 75142

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED:	SUBMITTED BY: DEPARTMENT:	PERSON PRESENTING:
------------------------------	--	---------------------------

ITEM REQUESTED IS FOR: Consent Agenda Action/Consideration Discussion/Report Executive Session Public Workshop
--

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net, and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Wednesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 2/10/25	SUBMITTED BY: Tandi Smith DEPARTMENT: Elections	PERSON PRESENTING: Tandi Smith
---	--	--

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) •Discuss/Consider approval for the Election Administrator to execute the May 2, 2026, Joint Election contract for Election Services in accordance with Chapter 271 of the Texas Election Code.

Supplement to EViD System Sale & License Agreement

ADDENDUM FOR Delivery # 2

Customer: Kaufman County, Texas

Quote Date: January 26, 2026 | **Reference Agreement:** August 21, 2025

VR Systems, Inc. ("VRS"), 3773 Commonwealth Blvd, Tallahassee, Florida, 32303, and the Customer agree that, when this Supplement is signed by the Customer and by VRS, the following terms and conditions will apply to the products designated in the Schedule of Products. VRS will (a) furnish the EViD Stations, EViD Software and Third-Party Software designated therein to Customer, (b) sell the EViD units to Customer, (c) grant Customer nontransferable, nonexclusive licenses to use the EViD Software, and (d) provide certain services related to the licensed EViD Software, all as described in the Reference Agreement between VRS and Customer. Customer and VRS each acknowledges that it has read this Supplement and the Reference Agreement, understands them, and agrees to be bound by their terms and conditions. Prices in effect until April 30, 2026.

Schedule of Products

Quantity	Description	Price	Total Price
25	EViD Edge Unit	\$1,995	\$49,875

Total Addendum: \$49,875

Payment Terms

Payment is due when Customer takes receipt of Shipment. Annual software maintenance for individual EViD units on this addendum will be \$116 for 2026/2027 renewals, due on the anniversary of delivery of units. Annual software maintenance fee for the EViD Manager License and Web Service Fee is referenced in the original Reference Agreement.

Agreed By:

 Mindy J. Perkins, President & CEO
 VR Systems, Inc.

 Tandi Smith, Election Administrator
 Kaufman County, Texas

Date: _____

Date: _____

EViD Voter Check-In Station* - EViD Edge

1. Base Configuration of Equipment- Main Unit (EViD Edge) includes:
 - a. Ruggedized Tablet Computer
 - i. Intel N-Series Processor
 - ii. 10.1" Capacitive Touchscreen
 - iii. 8 GB RAM
 - iv. 128 GB eMMC Solid State Drive
 - v. One (1) Standard USB port
 - vi. One (1) USB-C port
 - vii. One (1) micro SD slot
 - viii. Integrated Wi-Fi Wireless Adapter
 - ix. Integrated Bluetooth Wireless Adapter
 - x. Removable Lithium Ion Battery
 - xi. Integrated Barcode Scanner
 - xii. Hand Strap
 - xiii. Protective Bumpers
 - b. Adjustable-Angle Tablet Stand / Docking Station
 - i. Four (4) Standard USB ports
 - ii. One (1) Ethernet port
 - iii. Main USB-C Power Port
 - iv. Receipt Printer Power Port
 - v. Tablet Docking Port
2. Peripheral Equipment for Main Unit (EViD Edge) includes:
 - a. USB-C Power Adapter/Charger for Stand, Tablet, and Receipt Printer
 - b. Power Cable to Power Receipt Printer from Stand
 - c. 3" Thermal Receipt Printer/Label Printer w/Bluetooth & USB connectivity, removable battery, belt clip, and Power Adapter for Receipt Printer Only
 - d. Driver License Holder
3. Carrying Case: Hard-Shell Carry/Storage Case with handle and form fitted foam insert to accommodate one (1) Main Unit and all peripherals

***The license fee for each copy of the EViD Check-in Software is included in the price of the EViD Check-in Station.**

Each EViD Station includes Microsoft Windows 11 IoT Enterprise which is Third-Party Software furnished "as is" subject to the manufacturer's license agreements.

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED:	SUBMITTED BY: DEPARTMENT:	PERSON PRESENTING:
------------------------------	--	---------------------------

ITEM REQUESTED IS FOR: Consent Agenda Action/Consideration Discussion/Report Executive Session Public Workshop
--

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net, and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Wednesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED:	SUBMITTED BY: DEPARTMENT:	PERSON PRESENTING:
------------------------------	--	---------------------------

ITEM REQUESTED IS FOR: Consent Agenda Action/Consideration Discussion/Report Executive Session Public Workshop
--

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net, and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Wednesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED:	SUBMITTED BY: DEPARTMENT:	PERSON PRESENTING:
------------------------------	--	---------------------------

ITEM REQUESTED IS FOR: Consent Agenda Action/Consideration Discussion/Report Executive Session Public Workshop
--

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

ORDER NO. _____

ORDER OF PUBLIC HEARING REGARDING CREATION OF
GRAND MEADOWS MUNICIPAL UTILITY DISTRICT OF KAUFMAN COUNTY
TO APPEAR AND PRESENT EVIDENCE BEFORE KAUFMAN COUNTY COMMISSIONERS' COURT

WHEREAS, Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

WHEREAS, Kaufman County has been made aware that you have or intend to submit a petition to the Texas Commission on Environmental Quality for the creation of the above identified municipal utility district pursuant to Chapter 54 of the Texas Water Code; and

WHEREAS, the Kaufman County Commissioners' Court has determined that a public hearing is the best manner in which to receive information from the Applicant for the above municipal utility district and any interested members of the public in order to make a recommendation pursuant to Texas Water Code § 54.0161.

THEREFORE, The Kaufman County Commissioners' Court hereby ORDERS that a Public Hearing be held in the Kaufman County Commissioners' Court; that Applicant for the above proposed municipal utility district shall be Noticed of said hearing and requested to appear in person or by representative; that Applicant or representative shall submit the petition and any other documents or evidence that Applicant has in support of the approval of the petition and creation of the district; and further the Commissioners' Court shall hear from any interested members of the public on said matter.

At the conclusion of said hearing, the Commissioners' Court of Kaufman County shall vote and issue an order, as authorized by Texas Water Code § 54.0161 making a recommendation regarding the petition, and further recording the findings or other information of the Commissioners' Court that may assist the Texas Commission of Environmental Quality in making a final determination on the petition.

IT IS ORDERED the date for such hearing is the _____ day of _____, 2026.

SO ORDERED by a majority vote of the Kaufman County Commissioners' Court at a Regular Session of said Court this _____ day of _____, 2026.

Jakie Allen, County Judge

Laura Hughes, County Clerk

Applicant/Agent for:
Grand Meadows Municipal Utility District of Kaufman County
2728 N. Harwood St. Ste 500
Dallas, Texas 75201-1743

February 10, 2026

**NOTICE TO APPLICANT FOR CREATION OF
GRAND MEADOWS MUNICIPAL UTILITY DISTRICT OF KAUFMAN COUNTY
TO APPEAR AND PRESENT EVIDENCE BEFORE KAUFMAN COUNTY COMMISSIONERS' COURT**

Greetings,

This Notice is in regards to the Petition for creation of the above identified municipal utility district. Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

Kaufman County has been made aware that you have or intend to submit a petition to the Texas Commission on Environmental Quality for the creation of the above identified municipal utility district pursuant to Chapter 54 of the Texas Water Code; and

The Kaufman County Commissioners' Court on February 10, 2026 Ordered that a Public Hearing be held in the Kaufman County Commissioners' Court; that Applicant for the above proposed municipal utility district shall be Noticed of said hearing and requested to appear in person or by representative; that Applicant or representative shall submit the petition and any other documents or evidence that Applicant has in support of the approval of the petition and creation of the district; and further hear from any interested members of the public on said matter.

HEARING DATE : [DATE]

At the conclusion of said hearing, the Commissioners' Court of Kaufman County shall vote and issue an order, as authorized by Texas Water Code § 54.0161 making a recommendation regarding the petition, and further recording the findings or other information of the Commissioners' Court that may assist the Texas Commission of Environmental Quality in making a final determination on the petition.

Respectfully,

Jakie Allen, County Judge

ORDER NO. _____

ORDER OF PUBLIC HEARING REGARDING CREATION OF
KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT 16
TO APPEAR AND PRESENT EVIDENCE BEFORE KAUFMAN COUNTY COMMISSIONERS' COURT

WHEREAS, Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

WHEREAS, Kaufman County has been made aware that you have or intend to submit a petition to the Texas Commission on Environmental Quality for the creation of the above identified municipal utility district pursuant to Chapter 54 of the Texas Water Code; and

WHEREAS, the Kaufman County Commissioners' Court has determined that a public hearing is the best manner in which to receive information from the Applicant for the above municipal utility district and any interested members of the public in order to make a recommendation pursuant to Texas Water Code § 54.0161.

THEREFORE, The Kaufman County Commissioners' Court hereby ORDERS that a Public Hearing be held in the Kaufman County Commissioners' Court; that Applicant for the above proposed municipal utility district shall be Noticed of said hearing and requested to appear in person or by representative; that Applicant or representative shall submit the petition and any other documents or evidence that Applicant has in support of the approval of the petition and creation of the district; and further the Commissioners' Court shall hear from any interested members of the public on said matter.

At the conclusion of said hearing, the Commissioners' Court of Kaufman County shall vote and issue an order, as authorized by Texas Water Code § 54.0161 making a recommendation regarding the petition, and further recording the findings or other information of the Commissioners' Court that may assist the Texas Commission of Environmental Quality in making a final determination on the petition.

IT IS ORDERED the date for such hearing is the _____ day of _____, 2026.

SO ORDERED by a majority vote of the Kaufman County Commissioners' Court at a Regular Session of said Court this _____ day of _____, 2026.

Jakie Allen, County Judge

Laura Hughes, County Clerk

Applicant/Agent for:
Kaufman County Municipal Utility District 16
2728 N. Harwood St. Ste 500
Dallas, Texas 75201-1743

February 10, 2026

**NOTICE TO APPLICANT FOR CREATION OF
KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT 16
TO APPEAR AND PRESENT EVIDENCE BEFORE KAUFMAN COUNTY COMMISSIONERS' COURT**

Greetings,

This Notice is in regards to the Petition for creation of the above identified municipal utility district. Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

Kaufman County has been made aware that you have or intend to submit a petition to the Texas Commission on Environmental Quality for the creation of the above identified municipal utility district pursuant to Chapter 54 of the Texas Water Code; and

The Kaufman County Commissioners' Court on February 10, 2026 Ordered that a Public Hearing be held in the Kaufman County Commissioners' Court; that Applicant for the above proposed municipal utility district shall be Noticed of said hearing and requested to appear in person or by representative; that Applicant or representative shall submit the petition and any other documents or evidence that Applicant has in support of the approval of the petition and creation of the district; and further hear from any interested members of the public on said matter.

HEARING DATE : [DATE]

At the conclusion of said hearing, the Commissioners' Court of Kaufman County shall vote and issue an order, as authorized by Texas Water Code § 54.0161 making a recommendation regarding the petition, and further recording the findings or other information of the Commissioners' Court that may assist the Texas Commission of Environmental Quality in making a final determination on the petition.

Respectfully,

Jakie Allen, County Judge

ORDER NO. _____

ORDER OF PUBLIC HEARING REGARDING CREATION OF
WILLOW RANCH MUNICIPAL UTILITY DISTRICT 1 OF KAUFMAN COUNTY
TO APPEAR AND PRESENT EVIDENCE BEFORE KAUFMAN COUNTY COMMISSIONERS' COURT

WHEREAS, Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

WHEREAS, Kaufman County has been made aware that you have or intend to submit a petition to the Texas Commission on Environmental Quality for the creation of the above identified municipal utility district pursuant to Chapter 54 of the Texas Water Code; and

WHEREAS, the Kaufman County Commissioners' Court has determined that a public hearing is the best manner in which to receive information from the Applicant for the above municipal utility district and any interested members of the public in order to make a recommendation pursuant to Texas Water Code § 54.0161.

THEREFORE, The Kaufman County Commissioners' Court hereby ORDERS that a Public Hearing be held in the Kaufman County Commissioners' Court; that Applicant for the above proposed municipal utility district shall be Noticed of said hearing and requested to appear in person or by representative; that Applicant or representative shall submit the petition and any other documents or evidence that Applicant has in support of the approval of the petition and creation of the district; and further the Commissioners' Court shall hear from any interested members of the public on said matter.

At the conclusion of said hearing, the Commissioners' Court of Kaufman County shall vote and issue an order, as authorized by Texas Water Code § 54.0161 making a recommendation regarding the petition, and further recording the findings or other information of the Commissioners' Court that may assist the Texas Commission of Environmental Quality in making a final determination on the petition.

IT IS ORDERED the date for such hearing is the _____ day of _____, 2026.

SO ORDERED by a majority vote of the Kaufman County Commissioners' Court at a Regular Session of said Court this _____ day of _____, 2026.

Jakie Allen, County Judge

Laura Hughes, County Clerk

Applicant for Proposed Willow Ranch Municipal Utility District No. 1 of Kaufman County
Attn: Juan Luevanos, Attorney of Record
16000 North Dallas Parkway, Suite 350
Dallas, Texas 75248

February 10, 2026

**NOTICE TO APPLICANT FOR CREATION OF
WILLOW RANCH MUNICIPAL UTILITY DISTRICT 1 OF KAUFMAN COUNTY
TO APPEAR AND PRESENT EVIDENCE BEFORE KAUFMAN COUNTY COMMISSIONERS' COURT**

Greetings,

This Notice is in regards to the Petition for creation of the above identified municipal utility district. Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

Kaufman County has been made aware that you have or intend to submit a petition to the Texas Commission on Environmental Quality for the creation of the above identified municipal utility district pursuant to Chapter 54 of the Texas Water Code; and

The Kaufman County Commissioners' Court on February 10, 2026 Ordered that a Public Hearing be held in the Kaufman County Commissioners' Court; that Applicant for the above proposed municipal utility district shall be Noticed of said hearing and requested to appear in person or by representative; that Applicant or representative shall submit the petition and any other documents or evidence that Applicant has in support of the approval of the petition and creation of the district; and further hear from any interested members of the public on said matter.

HEARING DATE : [DATE]

At the conclusion of said hearing, the Commissioners' Court of Kaufman County shall vote and issue an order, as authorized by Texas Water Code § 54.0161 making a recommendation regarding the petition, and further recording the findings or other information of the Commissioners' Court that may assist the Texas Commission of Environmental Quality in making a final determination on the petition.

Respectfully,

Jakie Allen, County Judge