

AGENDA
GILLESPIE COUNTY COMMISSIONERS COURT
REGULAR MEETING
MONDAY, MAY 12, 2025
GILLESPIE COUNTY COURTHOUSE
FREDERICKSBURG, TEXAS
9:00 O'CLOCK A.M.

Invocation and Pledges of Allegiance.

1. Call meeting to order.
2. Consent Agenda - routine business items that the Court will act upon collectively in single motion, unless an item is requested to be removed from the Consent Agenda by any member of the Commissioners Court, in which case the removed item will be considered, discussed, and acted upon separately as a regular agenda item.
 - a. Consider approval of Bills & Claims and payments via electronic fund transfers.
 - b. Consider approval of Journal Entries & Budget Amendments (Line Item Transfers).
 - c. Consider approval of payroll claims & related expenses.
 - d. Consider approval of Departmental Reports.
 - e. Consider approval of Fees of Office.
3. Consider acceptance of donation of challenge coins to the County.
4. CPR and First Aid Training Recognitions.
5. Consider approval of promotions, transfers, payroll changes, and/or hiring for positions in:
 - a. District Clerk's Office
 - b. Sheriff's Office
 - c. Auditor's Office
6. Consider approval of County Clerk minutes for Commissioners Court meetings.

All items in this packet are working drafts and contingent upon Commissioners Court approval.

7. Consider approval of the Texas DIR-CPO-4699 Customer Addendum to Purchase Order (the "LOL Addendum") from Environmental Systems Research Institute, Inc. (ESRI).
8. Consider approval of renewal of the Smarsh archiving contract, with an amendment to add additional iPhone licenses along with social media archiving, and authorization of execution of documents.
9. Consider approval of the Pioneer Memorial Library hosting an animal adoption event outside the library premises, in coordination with the Hill Country SPCA.
10. Consider approval of interior design services proposal for the Pioneer Memorial Library.
11. Consider approval of changing the payee's name from "Deere and Company" to "Tellus Equipment" on equipment proposal previously approved by this Commissioners Court on 12/23/24 [all costs and warranties remain the same].
12. Consider approval of amending plat application for Lot 622 and 623 in Tierra Linda Subdivision, Precinct 2.
13. Consider approval of amending plat application for Lot 1, 2, 3, 23, 24, and 25 in Homestead 24 Subdivision, Precinct 3.
14. Consider approval of variances from the County's Subdivision Regulations concerning Boot Ranch Subdivision Phase 2, Section 19C, in Precinct 4, requested by Boot Ranch Holdings, LLC, as follows:
 - a. Allowance of lot frontage less than 200 feet (200 feet required)
 - b. Allowance of lots less than 1 acre (1 acre required for lots served by public water and sewer facilities)
 - c. Allowance of 50-foot-wide street ROW (60 feet required)
 - d. Allowance of 20-foot-wide roadway with 2-foot shoulders (20 feet and 3-foot shoulders required).
15. Consider transfer of Court Administrator positions from Commissioners Court department to the District Clerk's Office, and approval of salary budget transfers related to same.

16. Consider approval of purchase of bulletproof vests for the Sheriff's Office.
17. Consider adoption of a Resolution supporting the FY 2026 State Crisis Intervention Grant Program application to be filed by the Sheriff's Office.
18. Consider approval of revisions to the Gillespie County Procurement Card Policies and Procedures.
19. Consider approval of purchase of portable changeable message boards.
20. Discuss implementation of a County employee performance evaluation program (discussion only – no action).
21. Consider and discuss approval of change order for a fence removal and construction project at the County Airport [original bid by Kunz & Sauer Fencing for this project was approved at the 03.25.24 Commissioners Court, item #8], and approve payment of same.
22. Discuss and consider approval of amendment to temporary labor contract for County Treasurer's Office [original contract approved at the 02.28.25 Commissioners Court].
23. Consider action to rescind the approval of the donation of obsolete, damaged, and unusable books and other items to the Friends of Pioneer Memorial Library, previously approved by the Commissioners Court on 04.28.25, to allow for more time to review and assess the materials to be donated.
24. Discuss and consider adoption of applicable County programs, policies, plans, related documents and forms, and appointments of program coordinators, as required for the County's compliance with Title VI of the Civil Rights Act of 1964 and the Americans with Disabilities Act (the "ADA").
25. Receive and discuss updates on pending or recently completed Facilities projects for the County Courthouse and the Courthouse Square.

26. Deliberation concerning the appointment, employment, reassignment, evaluation, and/or duties of the Gillespie County Emergency Management Coordinator, and consider taking appropriate action related thereto (551.074).
27. Discuss security audits for the County Courthouse and Annex 1 building (551.076).
28. Consider approval of out-of-state travel to Oklahoma for participation in a livestock judging camp hosted by members of the Oklahoma State University (OSU) judging team.

THE STATE OF TEXAS () **IN THE DISTRICT COURT**

 () **OF**

THE COUNTY OF GILLESPIE () **GILLESPIE COUNTY, TEXAS**

AMENDED ORDER

Under the authority of and in compliance with Local Government Code Section 84.021, it is hereby Ordered by the undersigned Judge of the 216th Judicial District of Texas, that the salaries of the County Auditor and Assistants, are fixed and determined as set out below:

County Auditor

Yearly Salary \$117,500

First Assistant County Auditor (Karen Bernhard)

Yearly Salary	62,400
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Assistant County Auditor (Al Saker)

Hourly wage \$29 (Full time employee)

Purchasing Clerk (Crystal Ceynowa)

Hourly wage \$24 (Full time employee)

Assistant County Auditor – Fixed Assets (Vacant)


Hourly wage \$21 (Part time employee)

Assistant County Auditor (New Position – Carter Staats)

Hourly wage \$24 (Full time employee)

This Order shall take effect on the 19th day of May 2025.

ke effect on the 19th day of May, 2025.


ALBERT D. PATTON, JUDGE

ALBERT D. PATTILLO, III, JUDGE
216th Judicial District of Texas

Texas DIR-CPO-4699 Customer Addendum to Purchase Order (the "LOL Addendum")

Pursuant to Section 12(c) of DIR Contract No. DIR-CPO-4699 (the "DIR Contract"), **Environmental Systems Research Institute, Inc. ("Esri" or "Successful Respondent")** and the **State of Texas, acting by and through the Department of Information Resources ("DIR")** have agreed to authorized exceptions to Section 10.12 ("Limitation of Liability") of Appendix A to the DIR Contract.

WHEREAS, Esri and DIR have agreed Esri and a Customer may include in a Purchase Order a term limiting Esri's liability to Customer for damages in any claim or cause of action arising under or related to such Purchase Order and to limit Esri's liability to Customer for indemnification requirements under Section 10.1.1(A)(iii) of the DIR Contract, provided such terms may only be valid if stated on a standalone page signed by both parties and attached to or incorporated by reference into the corresponding Purchase Order; and

WHEREAS, Customer is procuring Esri Offerings or Services from Esri under the DIR Contract as a Customer and the parties wish to further limit Esri's liability to the Purchase Order this LOL Addendum is attached to or referenced therein;

NOW THEREFORE, the parties agree to the following:

1. Successful Respondent's liability for damages in any claim or cause of action arising under or related to the Purchase Order shall not exceed two-times the total value of the Purchase Order. Such value includes all amounts paid and amounts to be paid over the life of the Purchase Order to Successful Respondent by such Customer as described in the Purchase Order.
2. Notwithstanding the foregoing or anything to the contrary herein, any limitation of Successful Respondent's liability contained herein shall not apply to: claims of bodily injury; violation of intellectual property rights including but not limited to patent, trademark, or copyright infringement; indemnification requirements under the DIR Contract, except as allowed by subsection 10.12(D) of the DIR Contract; and violation of State or Federal law including but not limited to disclosures of confidential information and any penalty of any kind lawfully assessed as a result of such violation.
3. Successful Respondent's liability to for damages in any claim or cause of action arising under or related to the Purchase Order for indemnification requirements under Section 10.1.1(A)(iii) of the DIR Contract shall not exceed (i) \$1 million or (ii) two-times the total value of the Purchase Order, whichever is greater. Such limitation shall be distinct and calculated separately from any limitation included pursuant to Section 10.12(B) of the DIR Contract. CUSTOMER HAS CONSULTED WITH LEGAL COUNSEL AND CAREFULLY CONSIDERED POTENTIAL RISKS ASSOCIATED WITH A DATA BREACH TO DETERMINE LIMITATIONS APPROPRIATE FOR THIS PURCHASE ORDER.
4. The term of this LOL Addendum will commence on the final signature date between the parties below and shall remain in effect until the expiration or termination of the DIR Contract.

[INTENTIONAL BLANK]

The parties may sign this LOL Addendum in counterparts or via electronic signatures; such execution is valid even if an original paper document bearing both parties' original signatures is not delivered. This LOL Addendum is executed and effective as of the date of Customer signature below.

The authorized representatives of each party accept and agree to the terms of this LOL Addendum by signing below:

Accepted and Agreed:

(Customer)

By: _____

Printed Name: _____

Title: _____

Date: _____

ENVIRONMENTAL SYSTEMS
RESEARCH INSTITUTE, INC.
(Esri)

By:  _____

Printed Name: Tamisa Greening

Title: Director, Contracts and Legal



Order Form (#Q-92110) (Service Account Number: 310336)

Renewal - Gillespie County, TX

Account Rep	Ashlie Levine	Customer	Gillespie County, TX
Email	ashlie.levine@smarsh.com	Service Address	97 Frederick Rd Unit 8 Fredericksburg, Texas 78624-2946
Company	Smarsh Inc.	Billing Contact	Roger Bunker
Prepared on	2-May-2025	Contact Phone	8303076181
Valid until	10-Jun-2025	Contact Email	rbunker@gillespiecounty.org
Start Date	10-Jun-2025	Technical Contact	Roger Bunker
Renewal Date	10-Jun-2026		
Billing Frequency	Annual		
Order Type	Renewal		

Services	Unit Price	Minimum Quantity	Minimum Commitment
Unified		1	
Platform - Professional Archive - SMG	\$935.00	1	\$935.00
AT&T Mobile Message - Professional Archive Capture	\$112.21	60	\$6,732.60
Facebook - Professional Archive Capture	\$85.00	2	\$170.00
Instagram - Professional Archive Capture	\$85.00	2	\$170.00
Onboarding - Professional Archive - QuickStart - Add Channel		2	\$787.50
Smarsh Support		1	
Professional Support - Basic		1	
Annual Recurring Service Fees Subtotal			\$8,007.60
One-Time Fees Subtotal			\$787.50
Contract Total			\$8,795.10

Notes

All prices quoted are before tax. Applicable taxes will be added at time of invoicing. If you are tax exempt, please send a current copy of your tax-exempt certificate to accounting@smarsh.com

Terms & Conditions

The Services are subject to the terms and conditions of this Order Form and (i) the Smarsh Service Agreement available at www.smarsh.com/legal/ServiceAgreement (ii) the Service Specific Terms referenced in or attached to this Order Form, and (iii) any exhibits or attachments to this Order Form that may amend, supersede, or append the terms referenced herein (collectively "Agreement"):

SERVICE SPECIFIC TERMS

- The Professional Archive Service Specific Terms available at <https://www.smarsh.com/legal/SSTProfessionalCloud>;
- Mobile Channels Service Specific Terms available at <https://www.smarsh.com/legal/SSTMobilityChannels>;
- The applicable Professional Archive Onboarding package features described in more detail at <https://www.smarsh.com/legal/OnboardingServices-ProArchive>;

TERM

The Term of the Services will begin on the Start Date set forth on the first page of this Order Form, or if no Start Date is stated, the execution date of this Order Form, and will continue for the Subscription Term specified on the first page of this Order Form. For Services added during Client's existing Term, the Term of the Services will sync to and co-terminate upon Client's Renewal Date set forth above. Renewal of the Services is subject to the terms of the Agreement.

INVOICING

The Recurring Service Fees and One-Time Fees ("Fees") will be invoiced at the billing frequency set forth on the first page of this Order Form. For usage overages, Smarsh will invoice Client for any usage over the minimum quantities at the same per unit rate as indicated in the first page of this Order Form on a regular basis in arrears. Client agrees that the Recurring Services Fees set forth in this Order Form are Client's minimum commitment for the Term.

DATA MANAGEMENT FEES – PROFESSIONAL ARCHIVE

If not priced above or set forth on a separate Order Form between Smarsh and the Client for the applicable data management services requested by the Client, the following standard data import, conversion (if applicable), and storage Fees for data imports Client's Professional Archive shall apply to data imports during the Client's term:

Data Imports - One-time Fee (25 GB Minimum)	\$10.00/GB
Import Data Conversion Fee (25 GB Minimum)	\$3.00/GB
Data Storage – Annual	\$2.50/GB

Amendment to the Smarsh Service Agreement

This Amendment ("Amendment") amends the Smarsh Service Agreement located at <https://www.smarsh.com/legal/ServiceAgreement> between Smarsh Inc. ("Smarsh") and Gillespie County, TX Client") ("Agreement"). This Amendment is effective as of the date last signed below, or on the date (i) the Client signs the Order Form to which this Amendment is attached. Capitalized terms not defined in this Amendment have the meaning provided in the Agreement.

WHEREAS, Client has requested certain modifications to the Agreement, and Smarsh has agreed to such modifications as set forth below;

THEREFORE, Client and Smarsh agree as follows:

- 1) **Conflict.** In the event of a conflict between this Amendment and the Agreement, the terms of this Amendment shall control with respect to the clauses and language modified by this Amendment.

- 2) Section 6.3 of the Agreement is hereby deleted and replaced with the following language:

6.3. Renewals & Non-Renewal – Limited Term. The Services that are provided on a recurring basis will not renew automatically for an additional, successive 12-month Service Term. The Services may be renewed by Client for an additional, successive 12-month Service Term (each a "Renewal Term") upon the execution of a renewal Order Form prior to the expiration of the then current Service Term. Smarsh may elect not to renew a Service by providing no less than 30 days written notice to the Client prior to the end of the then current Service Term.

- 3) Section 7.7 of the Agreement is hereby deleted and replaced with the following language:

7.7 Taxes. All Fees payable by Client under this Agreement are exclusive of taxes and similar assessments. Smarsh acknowledges that Client is tax-exempt.

- 4) Section 8.2 of the Agreement is hereby deleted and replaced with the following language:

8.2. Obligations with Respect to Confidential Information. Each party agrees: (a) that it will not disclose to any third party, or use for the benefit of any third party, any Confidential Information disclosed to it by the other party except as expressly permitted by this Agreement; and (b) that it will use reasonable measures to maintain the confidentiality of Confidential Information of the other party in its possession or control but no less than the measures it uses to protect its own confidential information. Either party may disclose Confidential Information of the other party: (i) pursuant to the order or requirement of a court, administrative or regulatory agency, or other governmental body, provided that the receiving party, if feasible and legally permitted to do so, gives reasonable notice to the disclosing party to allow the disclosing party to contest such order or requirement; (ii) to the parties' agents, representatives, subcontractors or service providers who have a need to know such information provided that such party shall be under obligations of confidentiality at least as restrictive as those contained in this Agreement ("Agents"); or (iii) pursuant to a public records request under those laws applicable to the Client and only to the extent that such confidential information is not subject to an exemption from such public record request, provided that the Client gives notice to Smarsh in a reasonable amount of time to allow Smarsh the opportunity to seek a protective order preventing such disclosure. Each party will promptly notify the other party in writing upon becoming aware of any unauthorized use or disclosure of the other party's Confidential Information.

- 5) Section 11.1 of the Agreement is hereby deleted and replaced with the following language:

11.1. Client Indemnification. To the extent permitted by those laws applicable to the Client, and without in any manner waiving its rights to sovereign immunity or increasing the limits of liability thereunder, Client will defend and indemnify Smarsh, its officers, directors, employees, and agents,

from and against all third party claims, losses, damages, liabilities, demands, and expenses (including fines, penalties, and reasonable attorneys' fees), arising from or related to (i) Client Data and Client's use of Client Data, (ii) Smarsh's use of Client Data in accordance with this Agreement, and (iii) Client's use of the Services in violation of this Agreement or applicable laws, rules, and regulations. Smarsh will (a) provide Client with prompt written notice upon becoming aware of any such claim; except that Client will not be relieved of its obligation for indemnification if Smarsh fails to provide such notice unless Client is actually prejudiced in defending a claim due to Smarsh's failure to provide notice in accordance with this Section ; (b) allow Client sole and exclusive control over the defense and settlement of any such claim; and (c) if requested by Client, and at Client's expense, reasonably cooperate with the defense of such claim.

6) Section 13.5 of the Agreement is hereby deleted and replaced with the following language:

13.5. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Texas, without regard to conflict/choice of law principles.

7) Section 13.11 of the Agreement is hereby deleted and replaced with the following language:

13.11. Amendments. This Agreement may only be modified, or any rights under it waived, by a written document executed by both parties.

8) The following language is added to the Agreement as Section 14 – SLED Additional Terms.

14.1 Insurance. Smarsh shall, on a primary basis and at its sole expense, maintain in full force and effect at all times during the life of this Agreement, insurance coverage and limits, including endorsements, necessary and appropriate to provide the Services under this Agreement. Smarsh agrees to provide, once every 12 months and upon written request by the Client, a summary of Smarsh's insurance coverage for review by the Client. In addition, Smarsh agrees to use commercially reasonable efforts to provide at least 30 days prior written notice of any material adverse changes to Smarsh's insurance coverage.

9) Except as otherwise set forth in this Amendment, the Agreement will remain unchanged and in full force and effect. This Amendment, together with the Agreement is the entire agreement between the parties, and supersedes all prior agreements between them, whether written or oral in nature



Purchase Order Information

Client to Complete:

Is a Purchase Order (PO) required for the purchase of the Services on this Order Form?

☐ No

☐ Yes – Please complete below

Upon signature by Client and submission to Company, this Order Form shall become legally binding unless Company rejects this Order Form for any of the following reasons: (i) changes have been made to this Order Form (other than completion of the purchase order information and the signature block); or (ii) the requested purchase order information or signature is incomplete; or (iii) the signatory does not have authority to bind Client to this Order Form.

Client authorized signature

By _____ Name: _____

Date: _____ Title: _____

LIBRARY DESIGN PROPOSAL

PROJECT LOCATION

Pioneer Library
115 W. Main St.
Fredericksburg, TX 78624

PROJECT SCOPE

LIGHTING

Replace lighting with LED lighting throughout the library
Source new chandeliers for installment throughout the library

FURNITURE

Conceptualize a furniture design layout to maximize the use of each area to make them inviting and comfortable for patrons of all ages. Erika to provide requirements for each area.

Floor plans with furniture layouts and detailed furniture specifications will be provided.

PAINTING

Color selections for bookcases will be provided.

PURCHASING & DELIVERY

Purchasing, delivery coordination and installation oversight will be included. Attention to the overall aesthetic of the various areas and how they relate to each other will be considered.

PROCESS & TIMESCALES

Weeks 1 -2

Meet and finalize the design and plans.

All items in this packet are working drafts and contingent upon Commissioners Court approval.

Includes furniture, lighting selections and paint colors.
CAD drawings of furniture and lighting plans as needed.

Week 3

Order furniture selections & lighting subject to any codes and county approvals.

Week 4 through Installation

Coordinate furniture & design material deliveries.

Installation

Oversee the installation of furniture and design materials.

**The client is fully responsible for ensuring the county approval and permits for library use and proposed renovations are compliant*

DESIGN FEE & SCHEDULE

The proposed fee for the services described will be \$7,000.

**This proposal is based on the information provided by the client to date for the scope of work discussed. The estimated project budget does not include any materials and is for services only.*

If the proposed design proposal and fee meets with your approval, kindly reply to this email stating so. I'll need an initial payment to get started of \$3,500.

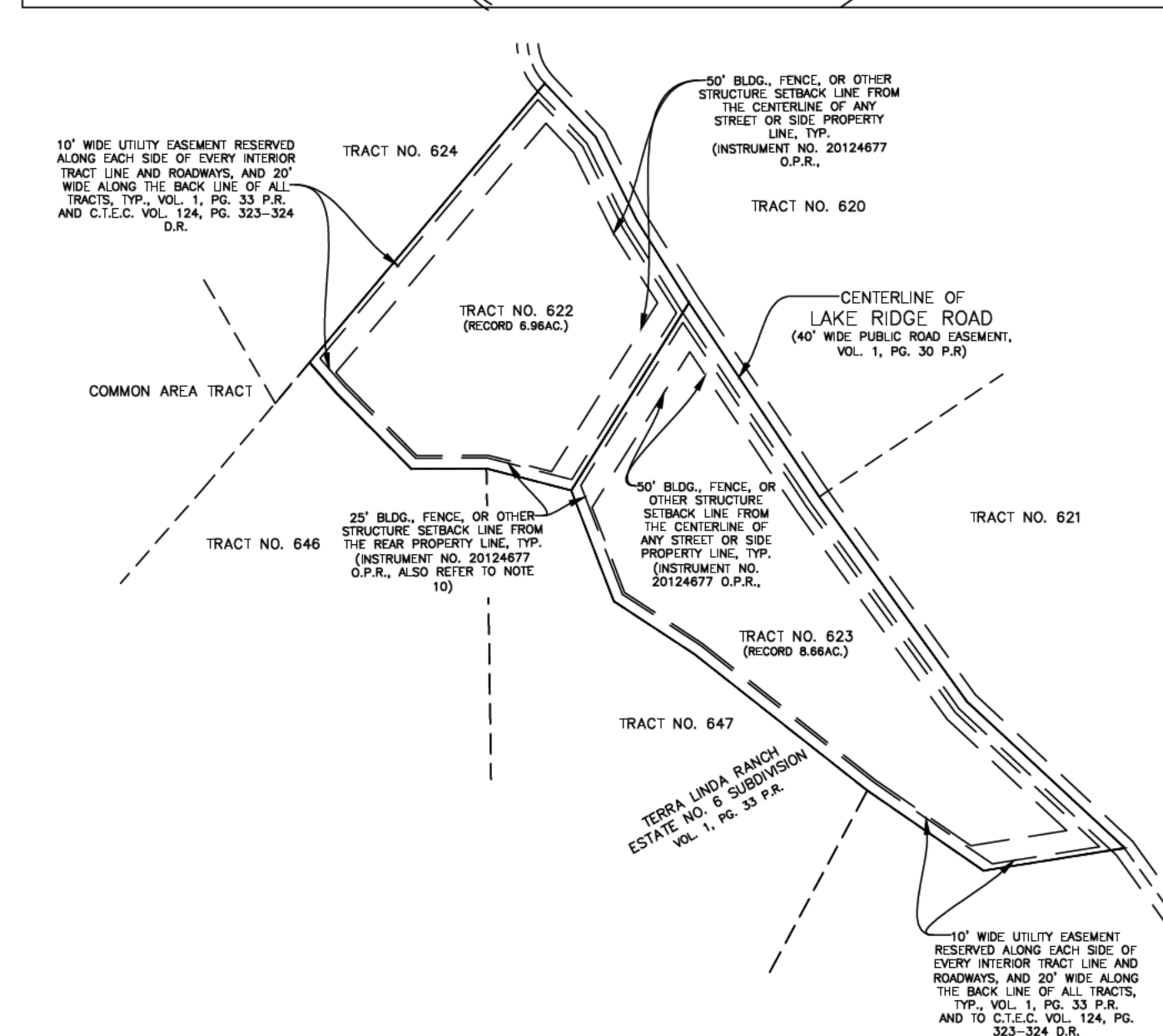
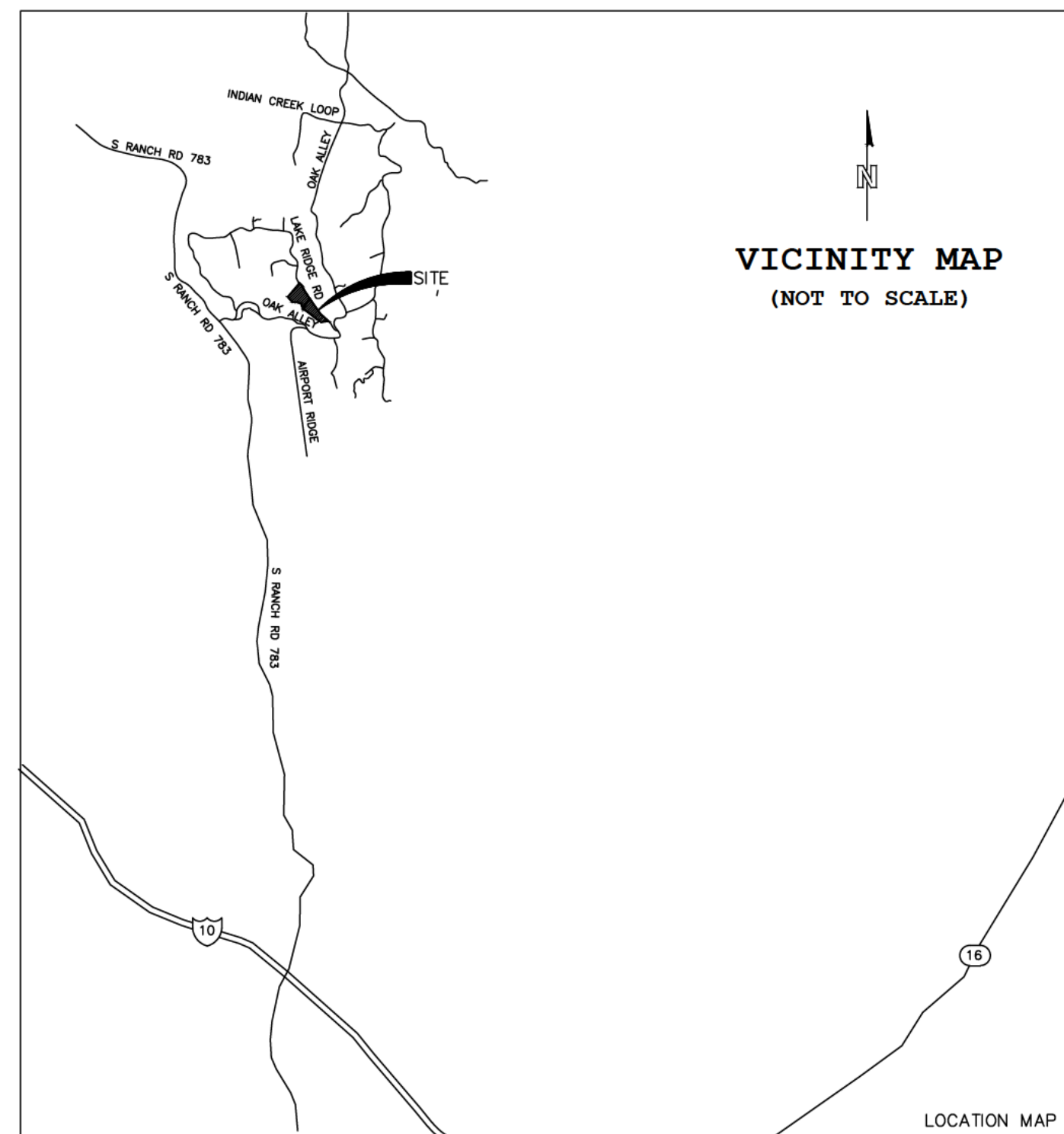
After weeks 1 & 2 – payment of \$2,500

After week 4 through installation and client approval – payment of \$1000

Thank you for the opportunity to provide a proposal for your project. If you have any questions about the project and scope, or should anything change, please let me know as soon as possible. I look forward to working with you on your project.

Best Regards,

Marissa Radovan



**ORIGINAL LOT CONFIGURATION,
PER PLAT VOL. 1, PAGE 33 P.R.
(NOT TO SCALE)**

PLAT NOTES, DEDICATIONS AND EASEMENTS

REGARDING ANY PRIVATE LAND IMPROVEMENTS DESCRIBED ON THE PLAT: GILLESPIE COUNTY EXPRESSLY DOES NOT ACCEPT FOR CONSTRUCTION OR MAINTENANCE PURPOSES ANY LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, DRIVEWAY, RECREATION AREA, OPEN SPACE, OR OTHER PROPERTY OR INFRASTRUCTURE DESCRIBED ON THIS PLAT FOR PRIVATE OWNERSHIP OR USE. UPON PLAT APPROVAL, THE CONSTRUCTION AND MAINTENANCE OF SAID PROPERTY AND INFRASTRUCTURE SHALL BE OWNED BY AND REMAIN THE RESPONSIBILITY OF ITS OWNERS (INCLUDING THE OWNER'S SUCCESSORS AND ASSIGNS). IN ACCORDANCE WITH THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS OF GILLESPIE COUNTY, TEXAS, SAID OWNERS AGREE TO INDEMNIFY, DEFEND, AND SAVE HARMLESS GILLESPIE COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS AS SET FORTH HEREIN.

REGARDING ANY PUBLIC DEDICATION ON THIS PLAT: REGARDING ANY LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, OR OTHER PROPERTY OR INFRASTRUCTURE DEDICATED FOR PUBLIC USE ON THIS PLAT, AND UPON APPROVAL, IF ANY, OF THIS PLAT BY THE GILLESPIE COUNTY COMMISSIONERS COURT, GILLESPIE COUNTY EXPRESSLY DOES NOT ACCEPT FOR CONSTRUCTION OR MAINTENANCE PURPOSES SAID DEDICATED PROPERTY. UPON PLAT APPROVAL, THE CONSTRUCTION OR MAINTENANCE OF SAID PROPERTY SHALL REMAIN THE RESPONSIBILITY OF ITS OWNER (INCLUDING THE OWNER'S SUCCESSORS AND ASSIGNS). IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR GILLESPIE COUNTY, TEXAS.

THERE SHALL BE NO RESERVE STRIPS (I.E., NEGATIVE EASEMENTS) BY PLAT, DEED, OR OTHER INSTRUMENT CONTROLLING THE ACCESS TO ANY LAND DEDICATED OR INTENDED TO BE DEDICATED FOR PUBLIC USE.

REGARDING WATER AVAILABILITY, QUANTITY OR QUALITY, AND FLOODING: GILLESPIE COUNTY HEREBY MAKES NO CERTIFICATION, REPRESENTATION, OR GUARANTEE: (1) OF WATER AVAILABILITY, QUANTITY, OR QUALITY REGARDING THIS SUBDIVISION; OR (2) THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS TO SERVICE THIS SUBDIVISION.

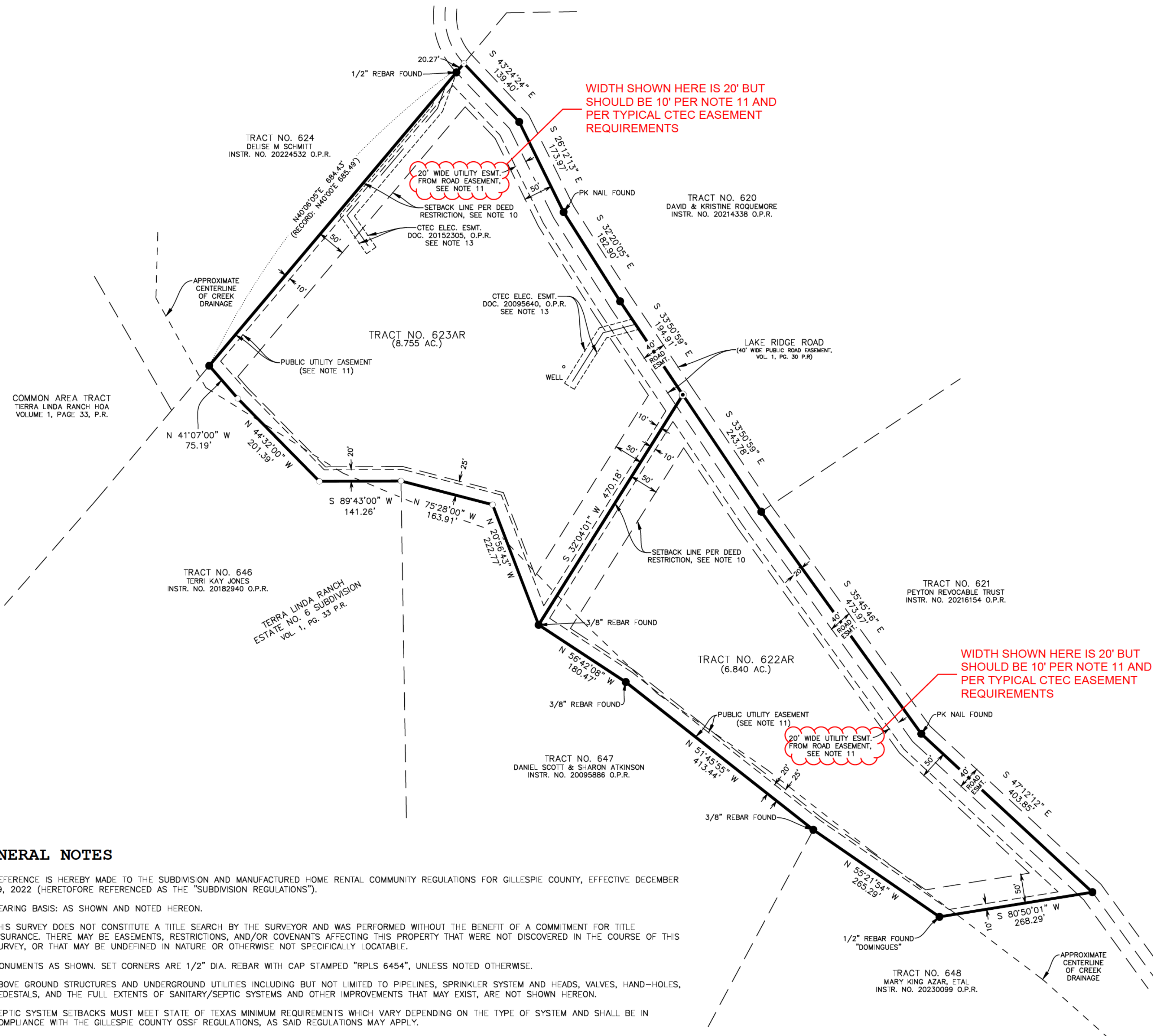
THE UNLAWFUL BLOCKING OF THE FLOW OF WATER, THE CONSTRUCTION OF ANY IMPROVEMENTS IN A DRAINAGE EASEMENT, AND THE FILLING OR OBSTRUCTION OF A DESIGNATED FLOODPLAIN, ARE PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVISION PROPERTY WILL REMAIN OPEN CHANNELS AND 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. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR THE CONTROL OF EROSION.

GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

DEVELOPMENT IN A FLOODPLAIN MUST COMPLY WITH NFIP MINIMUM STANDARDS AND THE COUNTY FLOODPLAIN MANAGEMENT REGULATIONS.

**AMENDING PLAT OF TIERRA LINDA RANCH ESTATE NO. 6
SUBDIVISION, TRACT NO. 622 & TRACT NO. 623,
PLAT FOUND OF RECORD IN VOLUME 1, PAGE 33
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS,
INTO TRACTS NO. 622AR & 623AR**

BEING THOSE SAME TRACTS NO. 622 AND NO. 623 DESCRIBED IN A CASH WARRANTY DEED TO CURTIS JONES (DECEASED) AND TERRI JONES BY GENE AUSTIN KING SR. & OLGA KING, EXECUTED JUNE 8TH, 2018 FOUND OF RECORD IN INSTRUMENT NO. 20182940 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



GENERAL NOTES

- REFERENCE IS HEREBY MADE TO THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR GILLESPIE COUNTY, EFFECTIVE DECEMBER 19, 2022 (HEREINAFTER REFERENCED AS THE "SUBDIVISION REGULATIONS").
- BEARING BASIS: AS SHOWN AND NOTED HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY THAT WERE NOT DISCOVERED IN THE COURSE OF THIS SURVEY, OR THAT MAY BE UNDEFINED IN NATURE OR OTHERWISE NOT SPECIFICALLY LOCATABLE.
- MONUMENTS AS SHOWN. SET CORNERS ARE 1/2" DIA. REBAR WITH CAP STAMPED "RPLS 6454", UNLESS NOTED OTHERWISE.
- ABOVE GROUND STRUCTURES AND UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND THE FULL EXTENTS OF SANITARY/SEPTIC SYSTEMS AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- SEPTIC SYSTEM SETBACKS MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM AND SHALL BE IN COMPLIANCE WITH THE GILLESPIE COUNTY OSSF REGULATIONS, AS SAID REGULATIONS MAY APPLY.
- APPROXIMATE LOCATION OF ON-SITE SEPTIC FACILITIES AND WATER WELL ARE SHOWN HEREON.
- MINIMUM SETBACK STANDARDS ARE REQUIRED FROM THE PERIMETER BOUNDARY LINE FOR THE DRILLING/PLACEMENT OF ANY NEW WATER WELLS, AS REQUIRED BY THE HILL COUNTY UNDERGROUND WATER CONSERVATION DISTRICT (H.C.U.W.C.D.). FURTHERMORE, ALL WATER WELLS SHALL BE IN COMPLIANCE WITH THE CURRENT H.C.U.W.C.D. DISTRICT RULES AND/OR AMENDMENTS (ALSO, REFER TO GILLESPIE COUNTY SUBDIVISION REGULATIONS SECTION 4.1(L)(4)(b)).
- THE SURVEYED PROPERTY APPEARS TO LIE WITHIN ZONE "X", NOT WITHIN WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEMA FLOOD INSURANCE RATE MAP FOR THIS AREA, MAP NUMBER 48171C0400C, WITH AN EFFECTIVE DATE OCTOBER 19, 2001 FOR GILLESPIE COUNTY, TEXAS AND UNINCORPORATED AREAS.
- A 10' WIDE UTILITY EASEMENT RESERVED ALONG EACH SIDE OF EVERY INTERIOR TRACT LINE AND ROADWAYS, AND 20' WIDE ALONG THE BACK LINE OF ALL TRACTS, TYP., VOL. 1, PG. 33 P.R. AND C.T.E.C. VOL. 124, PG. 323-324 D.R.
- TRACTS 622 AND 623 ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 20124677, O.P.R.
- 20' CTEC ROW EASEMENTS RECORDED IN DOCUMENTS 20095640 O.P.R. & 20152305 O.P.R. ARE SHOWN TO APPLY TO EXISTING UTILITY IMPROVEMENTS ACROSS TRACT 623 PER CTEC. RECORDED EASEMENTS DO NOT CONTAIN LOCATIVE DESCRIPTION AND ARE SHOWN HEREON BASED UPON MAPPING OF EXISTING ELECTRICAL IMPROVEMENTS PROVIDED BY CTEC.

P.O.B.
B.S.L.
U.E.
ESMT.
P.U.D.E.B.E.

C.M.
R.P.R.
O.P.R.
D.R.
P.R.
R.O.W.
C.P.
(N-...-E XXX)

PLACE OF BEGINNING
BUILDING SETBACK LINE
UTILITY EASEMENT
RECORD EASEMENT
PUBLIC UTILITY, DRAINAGE &
EMBANKMENT/BACKSLOPE ESMT.
CONTROLLING MONUMENT
REAL PROPERTY RECORDS
OFFICIAL PUBLIC RECORDS
DEED RECORDS
PLAT RECORDS
RIGHT-OF-WAY
CORNER POST (FENCED)
RECORD BEARING AND DISTANCE

LEGEND & ABBREVIATIONS

- 1/2" DIA. REBAR BAR FOUND (OR AS NOTED)
- 1/2" DIA. REBAR SET (CAPPED: WAYMAKER 6454)
- CALCULATED POINT
- UTILITY POLE
- × FENCE
- LOT OR EASEMENT LINE
- REFERENCE TIE
- BOUNDARY LINE
- - - - - APPROX. CREEK CL

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I (WE) HEREBY CERTIFY, THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT, THAT WE HEREBY ADOPT THIS AMENDING PLAT OF TRACTS NOS. 622 AND 623, TIERRA LINDA RANCH ESTATES NO. 6, INTO TRACT 622AR AND 623AR, TIERRA LINDA RANCH ESTATES NO. 6, AND WITH OUR FREE CONSENT DEDICATE TO THE PUBLIC FOREVER ALL PREVIOUSLY DEDICATED ROAD AND ACCESS RIGHT-OF-WAYS, EASEMENTS SHOWN OR DESCRIBED HEREON, FOR THE PURPOSES STATED HEREON.

TERRI JONES _____ DATE _____, 2025.

STATE OF _____ \$

COUNTY OF _____ \$

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____

NOTARY PUBLIC'S SIGNATURE

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE DATE(S) NOTED BELOW:

SURVEY ON THE GROUND COMPLETED ON JANUARY 6, 2025.

PLAT WAS PREPARED ON: APRIL 22, 2025.

CODY J. MUSICK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6454



WAYMAKER
LAND ADVISORS & SURVEYORS

SURVEYOR OF RECORD
1788 W. LIME OAK ST.
FREDERICKSBURG, TEXAS 78624
850-997-3884
TPELS FIRM NO. 10194626
WAYMAKERLAND.COM

COMMISSIONERS COURT APPROVAL

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I CERTIFY THE FOLLOWING: (1) THIS PLAT WAS APPROVED ON _____ BY THE COMMISSIONERS COURT OF GILLESPIE COUNTY, TEXAS IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE (THE TEXAS OPEN MEETINGS ACT), AND OTHER AUTHORITY; AND (2) THIS PLAT IS AUTHORIZED FOR FILING AND RECORDING WITH THE COUNTY CLERK OF GILLESPIE COUNTY, TEXAS PURSUANT TO THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR GILLESPIE COUNTY, TEXAS.

THIS THE _____ DAY OF _____, 2025.

COUNTY JUDGE, GILLESPIE COUNTY, TEXAS

ATTEST:
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

CERTIFICATE OF RECORDATION

I CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT

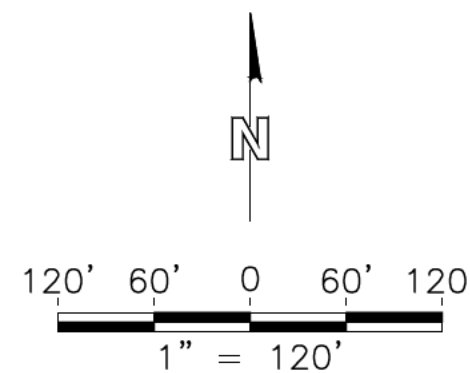
_____ O'CLOCK ____M ON THE ____ DAY OF _____, 20____.

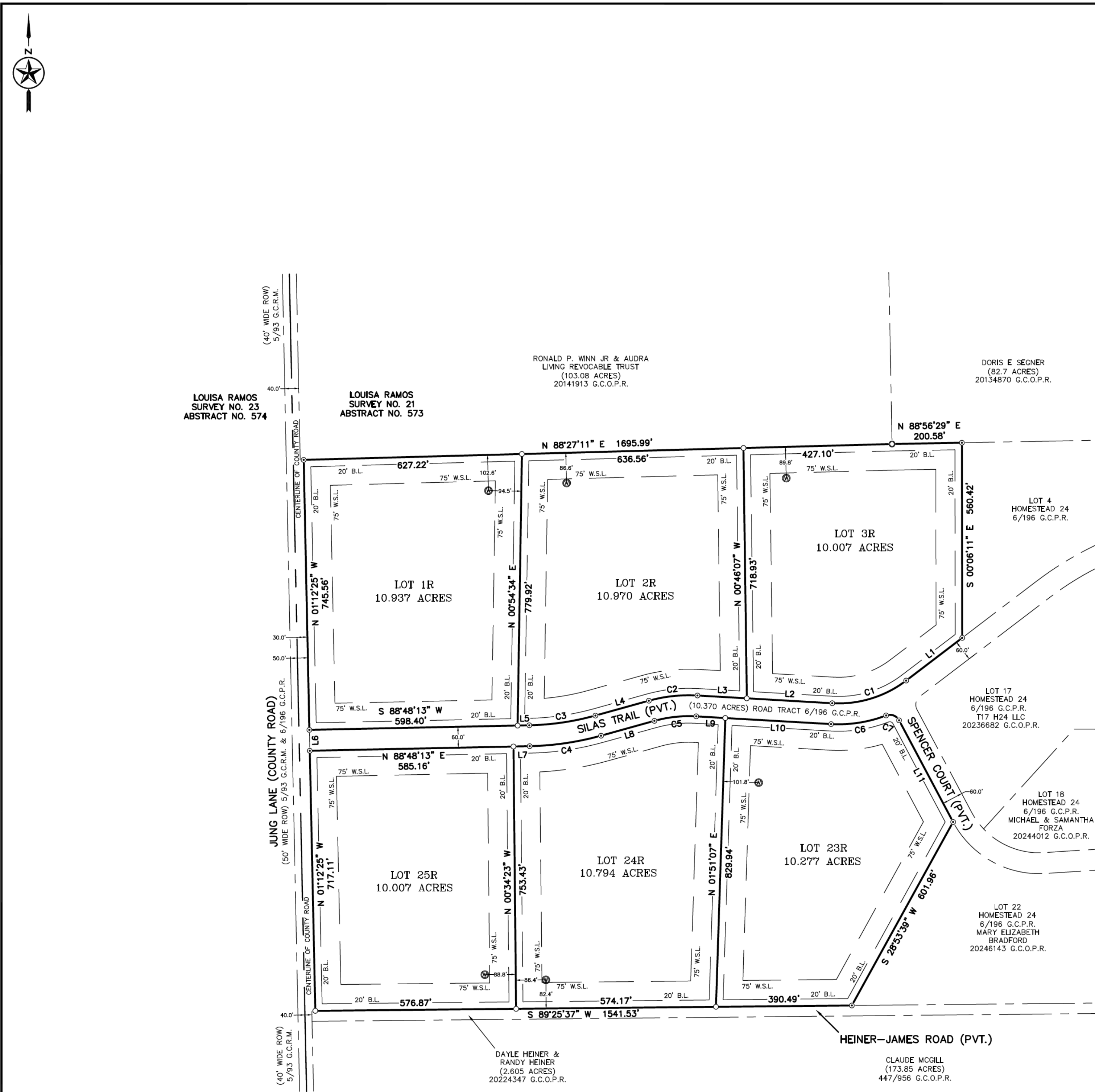
IN THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS IN VOLUME _____, PAGE_____.

DEPUTY _____

COUNTY CLERK, GILLESPIE COUNTY, TEXAS

**AMENDING PLAT OF
TIERRA LINDA
RANCH ESTATE NO. 6,
TRACTS No.
622AR AND 623AR
GILLESPIE COUNTY, TEXAS**





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°41'20" W	202.56'
L2	N 86°43'16" W	245.89'
L3	N 86°43'16" W	141.97'
L4	S 74°28'07" W	159.17'
L5	S 88°48'13" W	33.43'
L6	S 01°12'25" E	60.00'
L7	N 88°48'13" E	46.66'
L8	N 74°28'07" E	159.17'
L9	S 86°43'16" E	83.48'
L10	S 86°43'16" E	304.38'
L11	S 28°00'35" E	330.67'

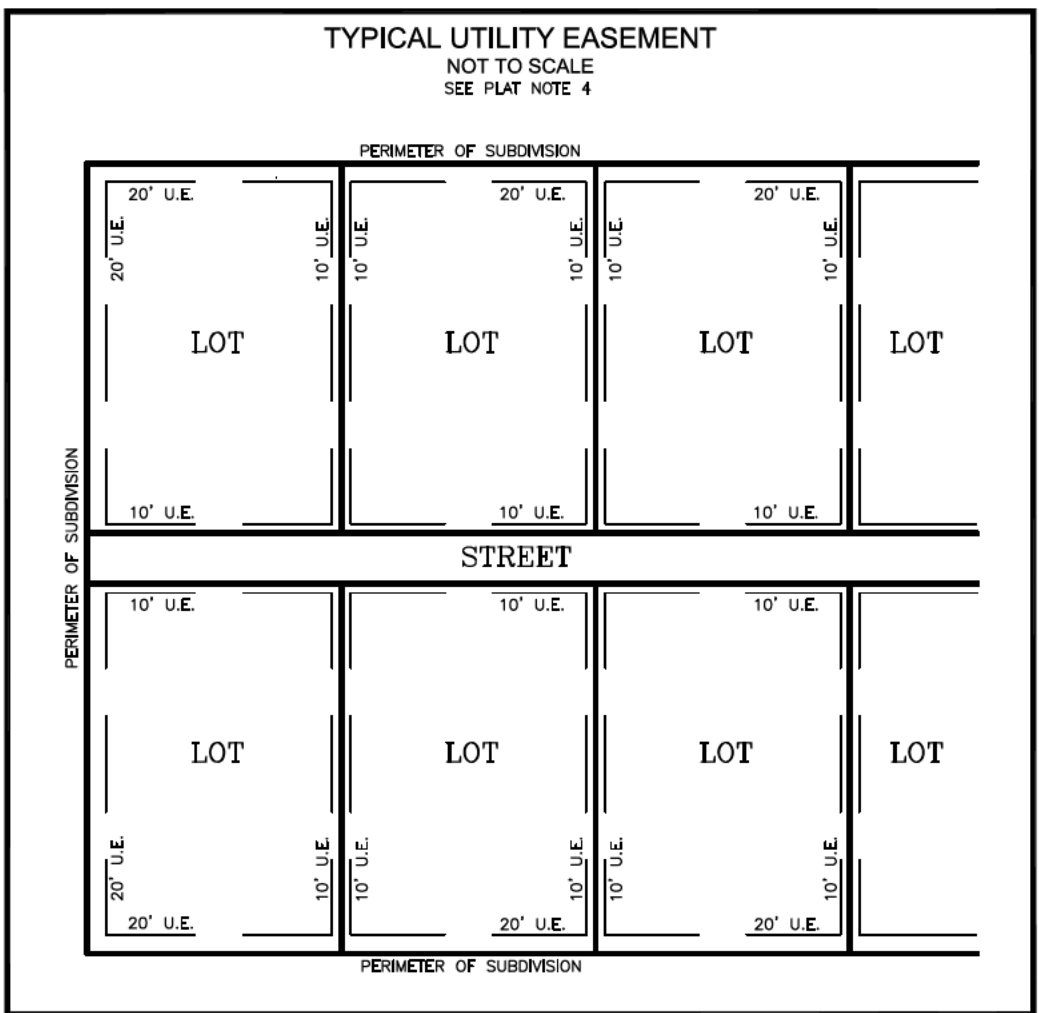
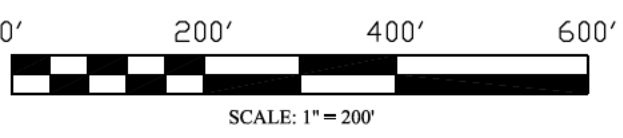
CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	320.00'	228.70'	S 72°59'02" W
C2	430.00'	141.17'	S 83°52'26" W
C3	770.00'	192.65'	S 81°38'10" W
C4	830.00'	207.66'	N 81°38'10" E
C5	370.00'	121.47'	N 83°52'26" E
C6	380.00'	161.21'	N 81°07'31" E
C7	30.00'	43.47'	S 69°31'08" E

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 OLD PONTIAC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGEND:
--- BOUNDARY LINE
--- ADJACENT LINE
--- SURVEY LINE
--- WATER WELL
--- WATER WELL SETBACK LINE
--- UTILITY EASEMENT
--- WALKING SETBACK LINE
--- GILLESPIE COUNTY ROAD RIGHTS
--- GILLESPIE COUNTY PLAT RECORDS
--- GILLESPIE COUNTY ROAD RECORDS
--- GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS

Surveyor:
Josh W. Leamons, RPLS
Searchers LLC
720 Mustang St.
Fredericksburg TX 78624
830-383-1211

Developer:
John A. Hay, III
PV Hill Country LLC &
T6 H24 LLC
611 W. 5th St. STE. 300
Austin TX 78701



PLAT NOTES

- PRIVATE ROADS. Gillespie County expressly does not accept for construction or maintenance purposes any land, road, easement, improvement, facility, or other property described on this plat for private ownership or use. Upon approval of this plat, if any, by the Gillespie County Commissioners Court, any such private property shall be owned by and remain the responsibility of its owner. In accordance with the Subdivision and Manufactured Home Rental Community Regulations for Gillespie County, Texas, Furthermore, Gillespie County shall not be responsible for maintenance of private streets, roads, driveways, emergency access easements, recreation areas and open spaces noted on this plat. The property owners in this subdivision shall be responsible for the maintenance of private streets, roads, driveways, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify, defend, and save harmless Gillespie County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners as set forth herein.
- WATER AVAILABILITY. Water will be provided by individual private water wells. All water wells to be constructed, used, and operated in the subdivision shall be in compliance with the active Hill Country Underground Water Conservation District Regulations. Gillespie County hereby makes no certification, representation, or guarantee: (1) of water availability, quantity, or quality regarding this subdivision; Or (2) that a present or future adequate water supply exists to service this subdivision.
- DRAINAGE. Regarding this subdivision, the unlawful blocking of the flow of water, the construction of any improvements in a drainage easement, and the filling or obstruction of a designated floodway, are prohibited. The existing creeks or drainage channels traversing along or across the subdivision property will remain 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. Gillespie County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion. Gillespie County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- UTILITY EASEMENT. The owner(s) hereby dedicate a perpetual utility easement for the installation and maintenance of utility lines and all necessary appurtenances thereto, whether installed in the air, upon the surface, or underground, along and within ten (10) feet of the rear, front, and side lines of all lots and/or tracts, ten (10) feet along the boundaries of all streets when the lots and/or tracts extend to the centerline of said street, twenty (20) feet along the entire perimeter of the subdivision, and within all streets and alleys. The dedication of this easement includes the authority to place, construct, operate, maintain, relocate, and replace utility lines and installations, the right of ingress and egress to and from said utility easement, and the right to clear, cut, and trim trees, shrubbery, undergrowth, and obstructions that may interfere with the operation of utility lines and installations. The landowners shall be responsible for removal of limbs, debris, branches, or brush cut while clearing the easement for construction or maintenance. Nothing that may damage or interfere with installation and maintenance of utilities shall be placed or permitted to remain within the easement. The easement shall be maintained by the landowners.
- SEPTIC. Sewer will be provided by On-Site Sewer Facilities. All OSSF systems to be constructed, used, and operated in the subdivision shall be in compliance with the active Gillespie County OSSF regulations.
- RESERVE STRIPS. There shall be no reserve strips (i.e. negative easements) by plat, deed, or other instrument controlling the access to any land dedicated or intended to be dedicated to public use.
- FLOODPLAIN. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Nos. 48171C0300 C and 48171C0325 C effective October 19, 2001, the property shown hereon is located in Zone X, which is not a special flood hazard area. This flood statement does not imply that the property or the structures thereon will be free from flooding or flood damage. Flood heights may be increased by man-made or natural causes.
- FLOODPLAIN REGULATIONS. Development in a floodplain must comply with NFIP minimum standards and the county flood plain management regulations.
- NUMBER OF LOTS. 6. No new lots were created.
- RESTRICTIONS. See Declaration of Covenants, Conditions, and Restrictions for Homestead 24 recorded in Instrument No. 20230926 of the Official Public Records of Gillespie County, Texas.

SURVEY NOTES

- Bearings, distances & acreage are Grid, NAD 83 US TX Central Zone 4203.
- A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
- A "1/2 inch iron rod found" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown herein.

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I certify the following: (1) this plat was approved on

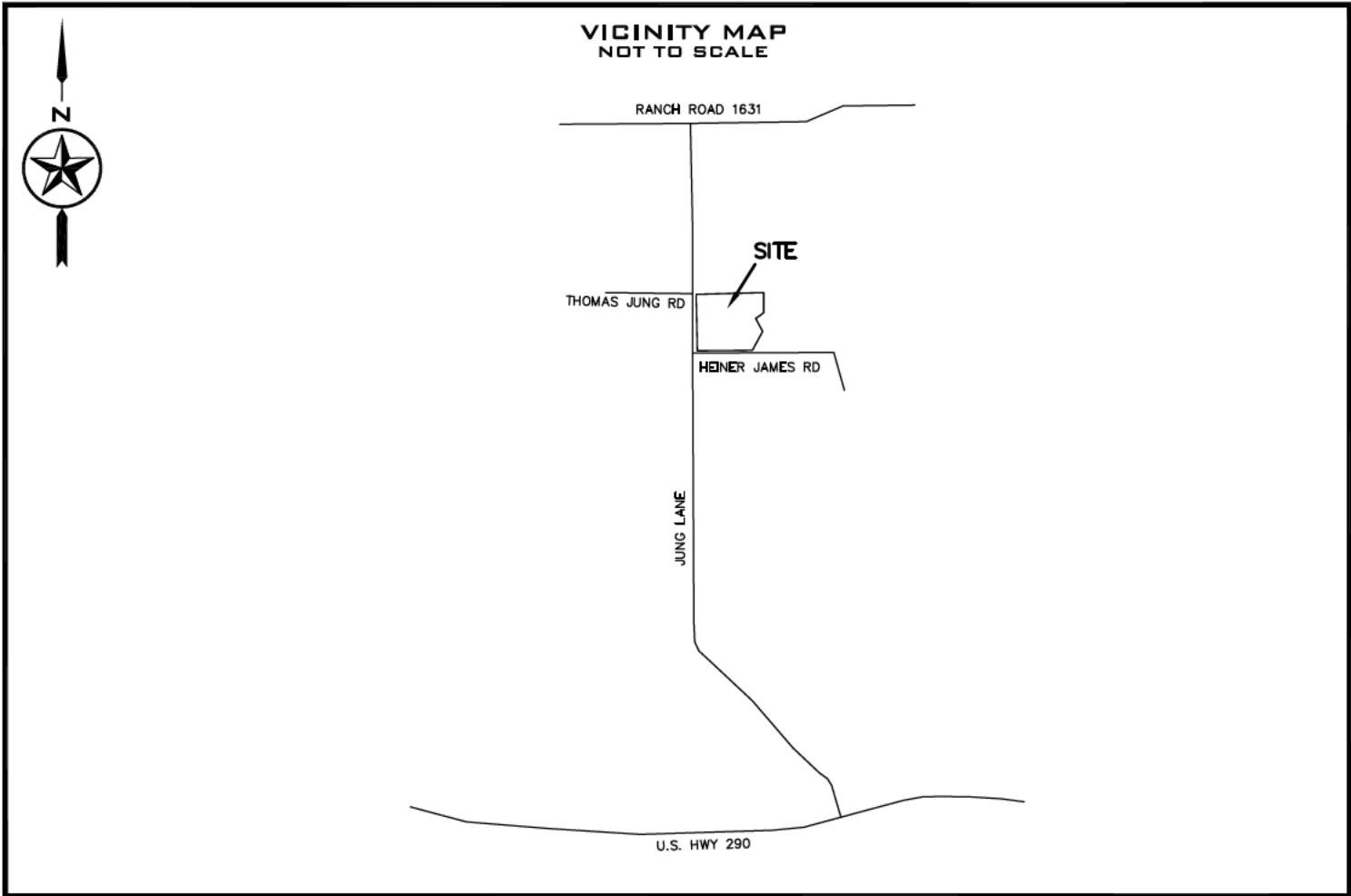
May ____, 2025 by the Commissioners Court of Gillespie County, Texas in accordance with Chapter 232 of the Texas Local Government Code, Chapter 551 of the Texas Government Code (The Texas Open Meetings Act), and other authority; and (2) this plat is authorized for filing and recording with the County Clerk of Gillespie County, Texas pursuant to the Subdivision and Manufactured Home Rental Community Regulations for Gillespie County, Texas.

County Judge, Gillespie County, Texas

Attest:
County Clerk, Gillespie County, Texas

I CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY
OFFICE AT ____ O'CLOCK __M., THIS THE ____ DAY
OF MAY ____, 2025, OF THE PLAT RECORDS OF
GILLESPIE COUNTY, TEXAS IN INSTRUMENT NO. ____.

COUNTY CLERK, GILLESPIE COUNTY, TEXAS



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

We hereby certify that we are the owners of the land shown on this plat, that we hereby adopt this plat of LOTS 1R, 2R, 3R, 23R, 24R, & 25R OF HOMESTEAD 24, and with our free consent dedicate to the public forever all utility easements shown hereon. Silas Trail and Spenser Court shall remain private and shall be maintained at the expense of the owners.

OWNER OF LOTS 1, 2, 3, 23, & 24 (SEE VOLUME 6, PAGE 196 G.C.P.R.)

PV HILL COUNTRY LLC,
a Texas limited liability company

BY: WOODMONT MANAGEMENT LLC,
a Texas limited liability company

BY: JOHN A. HAY, III, its MANAGER

OWNER OF LOT 25 (SEE INSTRUMENT NO. 20251463 G.C.O.P.R.)

T6 H24 LLC,
a Texas limited liability company

BY: JCTX PARTNERS LLC,
a Texas limited liability company

BY: JOHN A. HAY, III, its MANAGER

STATE OF TEXAS §
COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared JOHN A. HAY, III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed 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 ____ day of April, 2025.

Notary Public, State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I certify that to the best of my knowledge and ability, this plat is true and correct and was prepared from an on the ground survey of the property made under my supervision and completed on April 1, 2025.

Josh W. Leamons April 24, 2025
Registered Professional Land Surveyor, #6276



**LOTS 1R, 2R, 3R,
23R, 24R, & 25R
HOMESTEAD 24**
AN AMENDING PLAT OF LOTS 1, 2, 3, 23,
24, & 25 OF HOMESTEAD 24, A
SUBDIVISION IN GILLESPIE COUNTY, TEXAS
AS SHOWN ON THE PLAT RECORDED IN
VOLUME 6, PAGE 196 OF THE PLAT
RECORDS OF GILLESPIE COUNTY, TEXAS.

DOCUMENT F: REQUEST FOR VARIANCE

PROPOSED DEVELOPMENT NAME Boot Ranch - existing
GCAD PROPERTY ID(s) 189010
COMMISSIONER PRECINCT Precinct 4 Don D. Weinheimer
TOTAL TRACT SIZE 4.46 AVERAGE LOT SIZE .8
TOTAL NUMBER OF LOTS 5 SMALLEST LOT SIZE 0.892

REQUESTOR

Name Cade Emerson Email cade@bootranch.com
Company Boot Ranch Holdings Phone 830-990-7623

DOCUMENT TYPE

☐ Preliminary Plat ☒ Final Plat ☐ Re-Plat ☐ Amending Plat ☐ Construction Plans ☐ MHRC
☐ Other _____

REQUESTED VARIANCE 1. Allowance of lot frontage of less than 200 ft. along roadway.
Code Section: Subdivision Regulations for Gillespie County, Texas dated 8-25-2003
Requirement: Section G.4 Minimum lot frontage for Secondary Road of 200 feet and cul-de-sac of 100 ft.
Request: Allowance of lot frontage of less than 200 ft. along roadway and less than 100 ft. along cul-de-sac.
Justification: To provide consistency with existing Boot Ranch roadways that have been previously been granted this variance by Gillespie County in past plats.

*attach exhibits/photos/evidence to this form as necessary

*financial hardship is not a permissible justification

*provide a separate form for each variance requested

Cade Emerson
Requestor Signature

4/22/2025
Date

DOCUMENT F: REQUEST FOR VARIANCE

PROPOSED DEVELOPMENT NAME Boot Ranch - existing

GCAD PROPERTY ID(s) 189010

COMMISSIONER PRECINCT Precinct 4 Don D. Weinheimer

TOTAL TRACT SIZE 4.46 AVERAGE LOT SIZE .8

TOTAL NUMBER OF LOTS 5 SMALLEST LOT SIZE 0.892

REQUESTOR

Name Code Emerson Email code@bootranch.com

Company Boot Ranch Holdings Phone 830-990-7623

DOCUMENT TYPE

☐ Preliminary Plat ☒ Final Plat ☐ Re-Plat ☐ Amending Plat ☐ Construction Plans ☐ MHRC

☐ Other _____

REQUESTED VARIANCE

Code Section: Subdivision Regulations for Gillespie County, Texas dated 8-25-2003 Section 61.5.n.

Requirement: One (1) acre lots served by a community on public water system and a community or public sewage collection system.

Request: Allowance of lots less than 1 acre.

Justification: To provide consistency with existing Boot Ranch roadways that have been previously granted this variance by Gillespie County in past plats. These roads will be private and not maintained by Gillespie County.

*attach exhibits/photos/evidence to this form as necessary

*financial hardship is not a permissible justification

*provide a separate form for each variance requested


Requestor Signature

4/22/2025
Date

DOCUMENT F: REQUEST FOR VARIANCE

PROPOSED DEVELOPMENT NAME Boot Ranch - existing

GCAD PROPERTY ID(s) 189010

COMMISSIONER PRECINCT Precinct 4 Don D. Weinheimer

TOTAL TRACT SIZE 4.46 AVERAGE LOT SIZE .8

TOTAL NUMBER OF LOTS 5 SMALLEST LOT SIZE 0.892

REQUESTOR

Name Code Emerson Email code@bootranch.com

Company Boot Ranch Holdings Phone 830-990-7623

DOCUMENT TYPE

☐ Preliminary Plat ☒ Final Plat ☐ Re-Plat ☐ Amending Plat ☐ Construction Plans ☐ MHRC

☐ Other _____

REQUESTED VARIANCE

Code Section: Subdivision Regulations for Gillespie County, Texas, dated 8-25-2003 Section 9.5.n.

Requirement: Minimum 60 ft. R.O.W. width for Secondary Road;

Request: Allowance of 50 ft. private street R.O.W.

Justification: To provide consistency with existing Boot Ranch roadways that have been previously granted this variance by Gillespie County in past plats. These roads will be private and not maintained by Gillespie County.

*attach exhibits/photos/evidence to this form as necessary

*financial hardship is not a permissible justification

*provide a separate form for each variance requested


Requestor Signature

4/22/2025
Date

DOCUMENT F: REQUEST FOR VARIANCE

PROPOSED DEVELOPMENT NAME Boot Ranch-existing

GCAD PROPERTY ID(s) 189010

COMMISSIONER PRECINCT Precinct 4 Don D. Weinheimer

TOTAL TRACT SIZE 4.46 AVERAGE LOT SIZE .8

TOTAL NUMBER OF LOTS 5 SMALLEST LOT SIZE 0.892

REQUESTOR

Name Code Emerson Email code@bootranch.com

Company Boot Ranch Holdings Phone 830-990-7623

DOCUMENT TYPE

☐ Preliminary Plat ☒ Final Plat ☐ Re-Plat ☐ Amending Plat ☐ Construction Plans ☐ MHRC

☐ Other _____

REQUESTED VARIANCE

Code Section: Subdivision Regulations for Gillespie County, Texas dated 8-25-2003 Section 6.5.n

Requirement: Minimum 20 ft. wide roadway with 3 ft. shoulders for Secondary Road.

Request: Allowance of 20 ft. wide roadway with 2 ft. shoulders

Justification: To provide consistency with existing Boot Ranch roadways that have been previously granted this variance by Gillespie County in past plats. These roads will be private and not maintained by Gillespie County.

*attach exhibits/photos/evidence to this form as necessary

*financial hardship is not a permissible justification

*provide a separate form for each variance requested

CE
Requestor Signature

4/22/2025
Date

SAMPLE RESOLUTION

WHEREAS, The _____ (Governing Body) finds it in the best interest of the citizens of _____, (Geographic Area) that the _____ (Name of Project) be operated for the _____ (Year); and

WHEREAS, _____ (Governing Body) agrees to provide applicable matching funds for the said project as required by the _____ (Funding Source) grant application; and

WHEREAS, _____ (Governing Body) agrees that in the event of loss or misuse of the Office of the Governor funds, _____ (Governing Body) assures that the funds will be returned to the Office of the Governor in full.

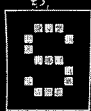
WHEREAS, _____ (Governing Body) designates _____ (Name and/or Position Title) as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that _____ (Governing Body) approves submission of the grant application for the _____ (Name of Project) to the Office of the Governor.

Signed by:

Passed and Approved this _____ (Day) of _____ (Month), _____ (Year)

Grant Number: _____



SOLARTECH

AS RELIABLE AS THE SUN

Silent Messenger

Silent Messenger

Full-Sized Message Board

The "Silent Messenger" full-sized Message Board is the cornerstone of the SolarTech product line. This rugged portable changeable message sign is designed to provide information to improve traffic flow and safety in work zones, for both drivers and workers.

The Silent Messenger consists of a 126" w x 76" h sign panel with a 27 x 48 pixel full matrix LED display on a sturdy steel trailer, powered by a combination of solar panels and batteries. The sign telescopes on a lift and rotate mast, and can be rotated for optimal visibility.

OPTIONAL REMOTE CONTROL & GPS TRACKING*

When choosing this option, the Message Board will come with a GPS receiver, a cellular transceiver, and **FREE lifetime cellular service***.

SolarTech's Command Center software allows you to track and manage your equipment from your laptop, PC, or smartphone. Keep tabs on your whole fleet... without leaving your desk!

No more misplaced equipment... fewer problems... less downtime!

With Command Center you can:

CHANGE messages remotely.

ACCESS units from a map or list.

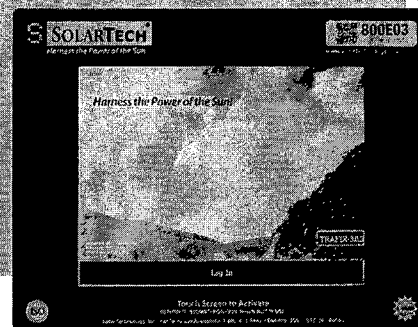
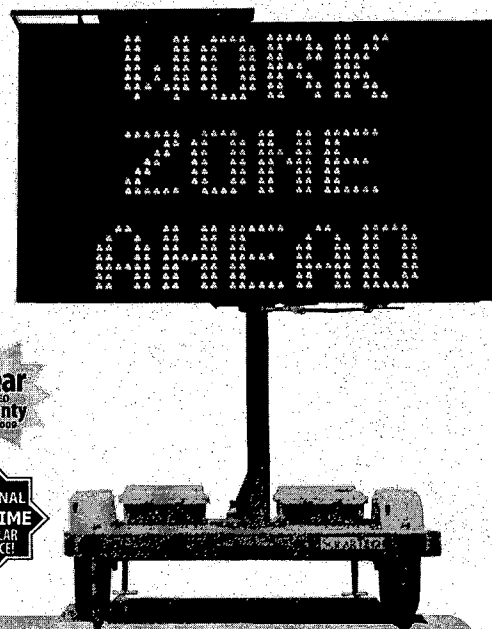
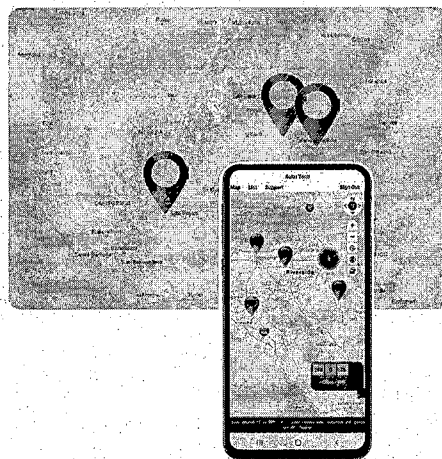
CONTROL units individually or broadcast to a group.

BUILD a message library, share messages between boards, schedule messages and more.

RECEIVE automatic email notifications when a message changes, if the battery voltage is low, if a pixel fails, or if the unit moves.

EASY-TO-USE CONTROLLER

- ▶ Password Protection
- ▶ Intuitive Icons for Ease of Use
- ▶ Scheduling Capability
- ▶ Fully Networkable
- ▶ NTCIP version 3 Compatible



Keep tabs on your whole fleet. No more misplaced equipment... fewer problems... less downtime!

Learn more at www.solartechtechnology.com



Solar Technology, Inc.

All items in this package are working drafts and are contingent upon Commissioners Court approval.

7620 Cotton Road
Allentown, PA 18106

800-547-5442
www.solartechtechnology.com



SOLARTECH

AS RELIABLE AS THE SUN

Silent Messenger

Silent Messenger

Full-Sized Message Board

Display Panel

Panel Size126" x 76" (320 cm x 193 cm)
 Panel Construction.....All aluminum, modular construction
 Panel Face3/16" polycarbonate, non-glare
 Matrix Size.....27 x 48 pixels
 Pixel Pitch.....2.6" x 2.6" (66 mm x 66 mm)
 Number of FontsTwelve (12)
 Character Height.....13" to 68" (33 cm to 173 cm)
 Graphics Capability.....Full matrix with full animation
 Display Technology.....LED (amber, 592 nm)
 Display Brightness.....>10,000 candela per square meter
 Viewing Angle.....>60°
 Display Life Expectancy.....10 years typical
 Lifting Mechanism.....2,000 lb. capacity electro-hydraulic

Trailer

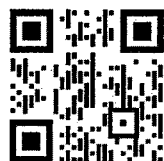
Length Overall.....186" (472 cm)
 Width Overall.....92" (234 cm)
 Height Traveling.....108" (274 cm)
 Height Operating.....164" (417 cm)
 Ground Clearance.....13" (33 cm) minimum
 Weight (minimum).....2,900 lbs. (1,315 kg)
 Weight (maximum).....3,500 lbs. (1,588 kg)
 Coupler (Class III).....2" (50 mm) ball or 3" (76 mm) pintle ring
 Axle/Suspension.....Torq flex independent

Mega-Tech Control Console

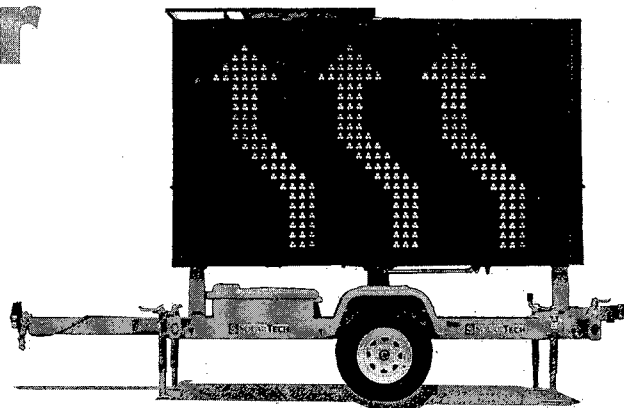
Console Circuitry.....Ultra-low power solid state
 Console Touchscreen.....Weather-resistant, backlit, full-color GUI, intuitive icon-driven, multi-lingual
 Programming Software.....Proprietary, field upgradable (for units not connected to Command Center)
 Message Capacity.....Pre-programmed and user-defined (> 250 each)
 Message Display Time.....User-selectable (0.1 to 99 seconds)
 Display Update Time.....Instantaneous
 Non-Volatile Memory.....16 GB Micro SD card
 Password Protection.....User-selectable, multi-level
 Operator Interface.....Easy-to-use icons (no manual required)
 Connectivity.....Supports NTCIP version 3 via UDP/IP over Ethernet, and PMPP over RS-232; Units with Remote Communications Option: UDP/IP over the built-in cellular modem.

Energy Source

Operating Voltage.....12 Volts DC (nominal)
 Battery Type.....6 Volt heavy duty, deep cycle (GC-2)
 Number of Batteries.....Four (4) standard lead acid (flooded)
 Battery Bank Capacity.....520 amp hours
 Battery Status Indicator.....Displays battery voltage, charging activity and low battery condition
 Solar Array Construction.....Top-mounted solar panels in aluminum frame
 Solar Array Power Output.....Standard 160 watt (nominal)
 Solar Charge Controller.....Automatic, temperature compensated, MPPT (Maximum Power Point Tracking)



SCAN ME



OPTIONS AND UPGRADES

Remote Communications

Includes GPS receiver, cellular transceiver, and FREE cellular service*. Remotely access and track your Message Board.

**With this option, cellular service is provided free of charge, and is limited to carrier supported generational wireless technology.*

Display Panel

» High-Definition Display - 30 x 56 pixels 2.3" (58 mm) pixel pitch

Radar Options

Directional doppler K-Band, user-configured KPH or MPH. Data collection and statistical analysis package included.

Solar Array Options

FIXED:

220 watt	270 watt	330 watt	440 watt	490 watt
----------	----------	----------	----------	----------

TILT & ROTATE:

160 watt	220 watt	330 watt	440 watt
----------	----------	----------	----------

Battery Upgrades

Type	Number	Capacity
Lead-Acid (flooded)	Six (6)	780 amp hour
	Eight (8)	1040 amp hour
	Ten (10)	1300 amp hour
	Twelve (12)	1560 amp hour
Gel Cell or AGM (maintenance-free)	Four (4)	520 amp hour
	Six (6)	780 amp hour
	Eight (8)	1040 amp hour
	Ten (10)	1300 amp hour
	Twelve (12)	1560 amp hour

Brakes

» Hydraulic Surge Brakes (5,000 lb. Capacity)
 » Electric Brakes

Battery Security Options

» Anti-theft steel battery frame bolted to trailer
 » Vandal-proof battery box with reinforced steel cage

Learn more at www.solartechology.com



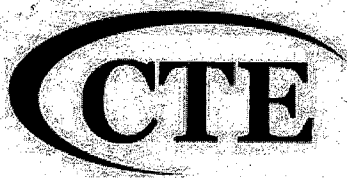
Solar Technology, Inc.

7020 Gettysburg Road
 Allentown, PA 18106

(800) 475-5442
www.solartechology.com

REV 202503

All items in this packet are working drafts and contingent upon Commissioners Court approval.



Central Texas Equipment

Construction Equipment * Sales * Rental * Parts * Service

Quotation

Date	QUOTE #
4/22/2025	16862

Customer		GILLESPIE COUNTY		Web Site www.ctegroup.net		Phone # 512-442-2371		Fax # 512-442-3051	
P.O. No.		Terms				Rep		FOB	
		NET 30				TH		DELIVERED	
Qty	Item	Description				Cost		Total	
2	MB1548	ONE (1) NEW SOLAR TECH MODEL MB-1548 SOLAR POWERED MESSAGE BOARD WITH 126"X76" FULL MATRIX DISPLAY BOARD AND ALL OTHER STANDARD EQUIPMENT.				23,850.00		47,700.00T	
2	Freight	* COMMUNICATIONS PACKAGE - INCLUDES LIFETIME SERVICE INCLUDING FREE SOFTWARE UPGRADES * 5 YEAR BUMPER TO BUMPER PARTS EXCHANGE WARRANTY ON ENTIRE MACHINE SHIPPING & HANDLING OPTIONAL EQUIPMENT 1. AGM BATTERY UPGRADE \$ 875 PRICING IS PER BUYBOARD CONTRACT #685-22 SECT.48 LEAD TIME IS CURRENTLY 2-3 WEEKS AFTER RECEIPT OF ORDER				1,100.00		2,200.00T	
QUOTE IS VALID FOR 30 DAYS						Subtotal \$49,900.00			
By purchasing the equipment through a Cash Purchase, or Purchase by Security Agreement, or Charge to Open Account, the Customer hereby agrees that said purchase is being made by Customer according to the payment terms noted above. This sales order when accepted in writing by Customer shall become a binding contract, and all payments due hereunder shall be payable to Company by Customer at Company's principal place of business in Pflugerville, Travis County, Texas. All payments due hereunder shall bear interest from the date of maturity until paid at the highest legal contract rate of interest (per annum) permissible in the State of Texas.						Sales Tax (0.0%) \$0.00			
						Total \$49,900.00			

Accepted By Signature & Date: *All items in this packet are working drafts and contingent upon Commissioners Court approval.*

- 5. Discuss and consider approval of request from the Gillespie County Historical Society to include the Pioneer Memorial Library building on the Annual Historic Home Tour on November 23, 2024.**

Motion by Commissioner Dennis Neffendorf
Seconded by Commissioner Keith Kramer
Approval of the request from the Gillespie County Historical Society for the concept of adding the Pioneer Memorial Library building on the Annual Historic Home Tour on November 23, 2024, and motion carried. (Helen Stranger spoke and the presentation will follow at the end of the minutes for March 25, 2024)

- 6. Receive and discuss report from the Fredericksburg Chamber of Commerce to update the Commissioners Court on the Chamber's recent activities.**

No Action Taken on this Agenda Item

- 7. Consider award of bid estimate for taxiway pavement rehabilitation project work at the County Airport.**

Motion by Commissioner Keith Kramer
Seconded by Commissioner Dennis Neffendorf
Approval of awarding the bid estimate for the taxiway pavement rehabilitation project work at the County Airport to SealCoat Specialists, in the amount of \$20,097.63, and motion carried. (Said document to follow at the end of the minutes for March 25, 2024)

- 8. Consider award of bid to relocate and extend the fence line at the south end of the County Airport property.**

Motion by Commissioner Keith Kramer
Seconded by Commissioner Dennis Neffendorf
Approval of awarding the bid to relocate and extend the fence line at the south end of the County Airport property, to Kunz & Sauer Fencing, LTD., in the amount of \$8,685.00, and motion carried. (Said document to follow at the end of the minutes for March 25, 2024)

- 9. Discuss and consider Application and Petition filed by Harper ISD to close, abandon and/or vacate that certain road known as "North School Street", which is listed as a County Road in Precinct 2 in Gillespie County, Texas, and consider setting a public hearing date and/or taking any other appropriate action related to said Application and Petition.**

Motion by Commissioner Keith Kramer
Seconded by Commissioner Charles Olfers
Approval to set a public hearing date on April 22, 2024, at 9 o'clock a.m., on the Application and Petition filed by the Harper ISD to close "North School Street", which is listed as a County Road in Precinct 2 in Gillespie County, Texas, and requesting Application and Petition be redone, and motion carried.

Title VI and ADA Transition Plan

Gillespie County, Texas

(Effective 2025)

Section 1 : Title VI Non-Discrimination Plan

1.1 Purpose

Gillespie County is committed to ensuring that no person is excluded from participation in, denied the benefits of, or subjected to discrimination in any county program, activity, or service based on race, color, national origin, sex, age, disability, or income status, in accordance with Title VI of the Civil Rights Act of 1964 and related nondiscrimination statutes.

1.2 Title VI Policy Statement

Gillespie County assures that no person shall on the grounds of race, color, national origin, sex, age, disability, or limited English proficiency (LEP) be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program, activity, or service it administers.

1.3 Title VI Coordinator

- Name: [Designated County Official, e.g., County Administrator or HR Director]
- Phone: (830) 997-XXXX
- Email: [official email]
- Mailing Address: 101 W Main Street, Fredericksburg, TX 78624

Title VI and ADA Transition Plan

1.4 Notice of Non-Discrimination

- Posted in County buildings
- Published on the County website
- Available in English and Spanish

1.5 Complaint Procedures

- Written complaints must be filed within 180 days of the alleged incident.
- Complaints can be submitted to the Title VI Coordinator.
- A complete investigation will be conducted within 60 days, and a written response provided.

(Attach a Title VI Complaint Form)

1.6 Limited English Proficiency (LEP) Plan

- Gillespie County will provide reasonable steps to ensure meaningful access for LEP individuals, including translation of vital documents and interpreter services upon request.
- Population analysis shows Spanish is the most common non-English language spoken.

1.7 Data Collection

- Demographic data will be collected from program participants and beneficiaries when appropriate to ensure compliance.

1.8 Staff Training

- Annual Title VI and LEP training will be provided for staff interacting with the public.

Title VI and ADA Transition Plan

Section 2: ADA Transition Plan

2.1 Purpose

Gillespie County is committed to providing equal access to all programs, services, and activities for individuals with disabilities, in compliance with Title II of the Americans with Disabilities Act (ADA) of 1990.

2.2 ADA Coordinator

- Name: [Same or different official as Title VI Coordinator]
- Phone: (830) 997-XXXX
- Email: [official email]
- Mailing Address: 101 W Main Street, Fredericksburg, TX 78624

2.3 Self-Evaluation

In 2025, Gillespie County conducted a self-evaluation of the following:

- County facilities open to the public (courthouse, libraries, parks, etc.)
- Public right-of-way (sidewalks, curb ramps maintained by County)
- County communications and websites
- County programs and public meetings

2.4 Identified Barriers

- Missing curb ramps at intersections adjacent to county buildings
- Non-ADA compliant door handles in older facilities (knobs should be replaced with lever styles)
- Lack of accessible parking signage in certain lots
- Courthouse ADA entrance door swings to the outside and is not automated

Title VI and ADA Transition Plan

2.5 Methods to Remove Barriers

- New construction and alteration projects shall comply with current ADA standards.
- Barriers will be prioritized based on location, usage, and safety.
- Reasonable modifications will be made to programs upon request.
- Integrate changes into master plan for courthouse and library renovation while maintaining compliance with historical building guidelines.
- Install an electronic assisted opening door for the courthouse ADA ramp entrance.

2.6 Schedule

- Short-term (2025-2027): Install missing curb ramps at county office areas; update signage.
- Mid-term (2027-2029): Upgrade facility entrances and restrooms.
- Long-term (2029-2035): Full compliance review for future capital projects.

2.7 Public Involvement

- Public notice and comment opportunities provided for this Transition Plan.
- Community engagement with local disability advocacy groups encouraged.

2.8 Grievance Procedure

- Individuals may file a grievance regarding ADA compliance.
- Grievances must be submitted in writing and will be addressed within 30 days.
- (Attach an ADA Grievance Form.)

Title VI and ADA Transition Plan

Attachments:

- Title VI Complaint Form
- ADA Grievance Form
- Self-Evaluation Summary Table
- Contact Information Page

Notes for Gillespie County Implementation:

- Minimal cost: This plan keeps costs low by using existing staff (like HR Director and/or County Administrator) as Title VI and ADA Coordinators.
- Compliance: Satisfies requirements for grants or federal project funding through TxDOT, FEMA, HUD, etc.
- Posting: You must post public notices (online and physical locations like the courthouse) explaining Title VI rights and ADA accommodations.
- Annual Review: Reaffirm or update the plan once per year.

Gillespie County ADA Self-Evaluation Checklist

Item	Status	Notes/Comments
Public entrances are accessible without stairs (ramp or level entrance provided)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Accessible parking spaces are available and marked correctly	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Restrooms include ADA-compliant stalls and grab bars	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Interior doors have lever handles (no knobs) and are easy to open	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service counters or public desks have a lowered accessible section (34" max height)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Elevators (if any) have accessible buttons and announcements	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Website offers accessibility features (e.g., text-readers, alt text for images)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Public meetings offer accommodation notices (e.g., interpreter requests)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grievance procedures are posted online and available upon request	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Staff receive periodic ADA compliance training	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Public Notice of Non-Discrimination and Accessibility

Gillespie County does not discriminate on the basis of race, color, national origin, sex, age, or disability in its programs, services, or activities. The County is committed to providing access to all programs, services, and facilities for individuals with disabilities.

If you believe you have been subjected to discrimination under Title VI of the Civil Rights Act or denied access under the Americans with Disabilities Act (ADA), you may file a complaint.

For Title VI or ADA questions or complaints, please contact:

- Title VI / ADA Coordinator
Gillespie County
101 W Main Street, Fredericksburg, TX 78624
Phone: (830) 307-6192

Copies of the County's Title VI Plan, ADA Transition Plan, complaint forms, and grievance procedures are available upon request or on the County website.

ADA Grievance Form

Gillespie County ADA Grievance Form (For disability access complaints)

Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Email Address (optional): _____

1. Describe the specific barrier or accessibility issue you encountered:

2. Where did the issue occur (facility, street, program, etc.)?

3. Date of the incident: (mm/dd/yy) / /

4. Have you contacted a county department about this issue before?

- ☐ Yes (Department: _____)
- ☐ No

5. What solution or accommodation are you requesting?

Signature: _____ Date: / /

Return this form to:
ADA Coordinator
Gillespie County
101 W Main Street
Fredericksburg, TX 78624
Phone: (830) 307-6192

Title VI Complaint Form

Gillespie County Title VI Complaint Form

Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Email Address (optional): _____

1. Identify the person or organization you believe discriminated against you:

2. What program, service, or activity were you participating in or seeking to participate in?

3. What was the date of the alleged discrimination? (mm/dd/yy)
/ /

4. Explain what happened and why you believe you were discriminated against:

Title VI Complaint Form

5. What was the basis of the discrimination?
(Check all that apply)

- ☐ Race
- ☐ Color
- ☐ National Origin
- ☐ Sex
- ☐ Age
- ☐ Disability
- ☐ Other: _____

6. Have you filed this complaint with another agency?

- ☐ Yes (Agency: _____)
- ☐ No

Signature: _____ Date: (mm/dd/yy) / /

Return this form to:
Title VI Coordinator
Gillespie County
101 W Main Street
Fredericksburg, TX 78624
Phone: (830) 307-6192

Daniel Jones

From: Pansy Benedict
Sent: Friday, May 9, 2025 8:17 AM
To: Daniel Jones
Subject: Fw: Request for Out-of-State Travel Permission – Livestock Judging Camp in Stillwater, OK

From: Emily Grant <Emily.Grant@ag.tamu.edu>
Sent: Friday, May 9, 2025 8:15 AM
To: Pansy Benedict <pbenedict@gillespiecounty.org>
Subject: Request for Out-of-State Travel Permission – Livestock Judging Camp in Stillwater, OK

I apologize for the last-minute request, as we were finalizing details with OSU, the team and their schedules – I was hopeful a call 1st thing this morning would be sufficient. We would like to request permission for out-of-state travel to the Stillwater, Oklahoma area to participate in a private livestock judging camp hosted by members of the Oklahoma State University (OSU) judging team. Our group plans to travel on May 25th and return on May 28th. This camp will include in-depth practice sessions at various local operations in the immediate area and is being arranged privately with OSU due to scheduling conflicts with other traditional livestock judging camps. As we prepare for Texas 4-H State Roundup, we believe this opportunity will provide incredible value to our team's development and performance. Thank you for considering this request.

Emily Grant



County Extension Agent
4-H & Youth Development
Gillespie County
Birding with Texas A&M AgriLife Extension Service Program Coordinator

Texas A&M AgriLife Extension Service
38 Business Court
Fredericksburg, TX 78624
emily.grant@ag.tamu.edu
Ofc: 830-997-3452
Cell: 817-995-0765 (text preferred)

Website: <http://gillespie.agrilife.org>
Facebook: <https://www.facebook.com/gillespietext>
Twitter: https://twitter.com/Gillespie_Exten
Birding with Extension: <http://wildlife.tamu.edu/birding>