

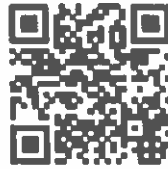
Village Of Salado



REGULAR BOARD OF ALDERMEN
MEETING SALADO MUNICIPAL BUILDING
301 N. STAGECOACH, SALADO, TEXAS
May 16, 2024, 6:30 P.M.

THIS WILL BE AN IN-PERSON MEETING THAT WILL ALSO BE AVAILABLE VIRTUALLY USING **YouTube** YOU CAN ACCESS THE MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE USING THE FOLLOWING LINK:

www.youtube.com/@VillageofSalado



SCAN CODE

Join the meeting 5 minutes before posted start time.

AMENDED AGENDA

CALL TO ORDER

MAY 16, 2024, AT 6:30 P.M.

CALL OF ROLL

VILLAGE SECRETARY

INVOCATION

MAYOR MICHAEL COGGIN

PLEDGE OF ALLEGIANCE / SALUTE TO THE TEXAS FLAG

1. PUBLIC COMMENTS

THE BOARD OF ALDERMEN WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE (3) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK DURING THIS TIME-PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR ALDERMEN CONSIDERATION.

2. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF MAY 2, 2024, REGULAR BOARD OF ALDERMAN MEETING
- (B) APPROVAL OF MINUTES OF MAY 9, 2024, SPECIAL BOARD OF ALDERMEN MEETING
- (C) ACCEPTANCE OF FINANCIAL REPORTS AS OF APRIL 30, 2024
- (D) REMOVAL OF MICHAEL COGGIN AS A SIGNATORY FOR THE VILLAGE OF SALADO BANK ACCOUNTS
- (E) ACKNOWLEDGING RECEIPT OF PETITION FOR RELEASE OF AREA FROM EXTRATERRITORIAL JURISDICTION; 663.6 ACRE TRACT, FROM PETITIONER 7KX INVESTMENTS, A GENERAL PARTNERSHIP.

LEGAL DESCRIPTION: 396.1 ACRES OF LAND LOCATED IN THE H.W. HURD SURVEY, ABSTRACT 398, THE J.P. WALLACE SURVEY, ABSTRACT 902, THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE R. TANKERSLY SURVEY, ABSTRACT 841, BELL COUNTY, TEXAS, AND BEING OUT OF THAT CALLED 374.03 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF THAT CALLED 4.13 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 779 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND OUT OF THAT CALLED 53.833 ACRE TRACT RECORDED IN VOLUME 7581, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

LEGAL DESCRIPTION: 267.5 ACRES OF LAND LOCATED IN THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE L.L. HUNTER SURVEY, ABSTRACT 380, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 87.504 ACRE TRACT AND ALL OF A CALLED 219.8 ACRE TRACT BOTH RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THAT CALLED 89.955 ACRE TRACT RECORDED IN VOLUME 9769, PAGE 481 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

3. **DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ANY ITEM REMOVED FROM THE CONSENT AGENDA**

4. **DISCUSS AND CONSIDER ACTION ON ELECTION RELATED MATTERS**

- (A) ADMINISTER OATH OF OFFICE TO MAYOR-ELECT BERT HENRY (JUDGE CLIFF COLEMAN)
- (B) ADMINISTER OATH OF OFFICE TO ALDERMAN-ELECT MICHAEL MACDONALD (JUDGE CLIFF COLEMAN)
- (C) ADMINISTER OATH OF OFFICE TO ALDERMAN-ELECT ZACH HURST (JUDGE CLIFF COLEMAN)
- (D) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY MICHAEL COGGIN AS MAYOR OF THE VILLAGE OF SALADO, TEXAS (MAYOR BERT HENRY)
- (E) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY PAUL COX AS ALDERMAN OF THE VILLAGE OF SALADO, TEXAS (MAYOR BERT HENRY)
- (F) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY JASON HOWARD AS ALDERMAN OF THE VILLAGE OF SALADO, TEXAS (MAYOR BERT HENRY)
- (G) CONSIDER APPROVAL OF AN APPOINTMENT OF MAYOR PRO TEMPORE FOR A TERM OF ONE (1) YEAR (MAYOR BERT HENRY)

- (H) DISCUSS AND CONSIDER POSSIBLE ACTION DESIGNATING SIGNATORIES FOR THE VILLAGE OF SALADO BANK ACCOUNTS (VILLAGE ADMINISTRATOR)

5. STATUS REPORTS

- (A) VILLAGE ADMINISTRATOR'S REPORT
- SALES TAX COLLECTIONS
 - UPDATE ON POTHOLE REPAIRS
 - UPDATE ON TREE TRIMMING
 - UPDATE ON NEW MCDONALD'S RESTAURANT

6. DISCUSSION AND POSSIBLE ACTION

- (A) CONSIDERATION AND POSSIBLE ACTION ON CONDITIONAL USE PERMIT FOR A MIXED BEVERAGE PERMIT REQUEST FROM APPLICANT SALADO TCT LLC FOR PROPERTY LOCATED AT 21 N MAIN STE 5E, AS DESCRIBED IN THE TEXAS ALCOHOLIC BEVERAGE COMMISSION APPLICATION.
- (B) CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST TO SIGN ORDINANCE REQUIREMENTS BY APPLICANT SENSATO LLC, FOR A PROPOSED STARBUCKS TO BE LOCATED AT SW CORNER OF I-35 AND SALADO CENTER DRIVE, ON THE NORTHERN SIDE OF THE QT FUEL/FOOD STORE.
- (C) FIRST READING OF ORDINANCE NO. 2024-05, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROVIDING FOR THE IMPOSITION OF A LIEN ON AN OWNER'S PROPERTY, OTHER THAN HOMESTEAD OR RENTAL PROPERTY, AFTER NOTICE FOR DELINQUENT BILLS FOR UTILITY SERVICE TO THE PROPERTY: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.
- (D) DISCUSSION AND POSSIBLE ACTION ON FILLING THE VACANT ALDERMAN POSITION.

ADJOURNMENT

NOTE

THE BOARD OF ALDERMEN MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on May 13, 2024, by 12:00 p.m.

Debra Bean

Debra Bean, City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Debra Bean, City Secretary at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices may utilize the statewide Relay Texas Program at 1-800-735-2988.

BOA Agenda Item #2A-D



Date Submitted: May 13, 2024

Agenda Date Requested: May 16, 2024

Project/Proposal Title:

**CONSENT AGENDA ITEMS 2(A)
THRU 2(D)**

Council Action Requested:

Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

2. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF MAY 2, 2024, REGULAR BOARD OF ALDERMAN MEETING
- (B) APPROVAL OF MINUTES OF MAY 9, 2024, SPECIAL BOARD OF ALDERMEN MEETING
- (C) ACCEPTANCE OF FINANCIAL REPORTS AS OF APRIL 30, 2024
- (D) REMOVAL OF MICHAEL COGGIN AS A SIGNATORY FOR THE VILLAGE OF SALADO BANK ACCOUNTS

Staff recommends approval.

Village of Salado-General Fund
Balance Sheet
 As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1002 · Horizon GF Operating xxx8101	692,726.08
1003 · Horizon Payroll xxx9962	48,295.22
1004 · Horizon Forfeiture xxx3514	6,516.53
1006 · Horizonx1297AllAbilitiesPlaygro	506.92
1099 · Petty Cash	100.00
Total Checking/Savings	<u>748,144.75</u>
Other Current Assets	
1100 · Investments	
1120 · TexPool	4,762.35
Total 1100 · Investments	<u>4,762.35</u>
1200 · Other receivables	
1213 · Credit Card Payments Receivable	6,110.91
1215 · Property Tax Receivable	15,546.68
1217 · Franchise Fee Receivable	37,406.04
1218 · Sales Tax Receivable	140,223.86
1219 · Mixed Beverage Receivable	6,178.69
Total 1200 · Other receivables	<u>205,466.18</u>
1205 · Due To/From Other Funds	
1225 · Due to WW Cust Deposit Fund	-100.00
1224 · Due From WW Operations	555,038.19
1211 · Due From WW Disbursement	-4,571.00
1206 · Due From Fund 200 - Hotel/Motel	3,209.64
Total 1205 · Due To/From Other Funds	<u>553,576.83</u>
Total Other Current Assets	<u>763,805.36</u>
Total Current Assets	<u>1,511,950.11</u>
Fixed Assets	
1700 · Land	45,576.83
1705 · Building	384,593.71
1730 · Machinery & Equipment	599,516.34
1740 · Infrastructure	1,851,720.70
1799 · Accumulated Depreciation	-998,344.26
Total Fixed Assets	<u>1,883,063.32</u>
Other Assets	
1800 · Construction in Progress	239,571.84
Total Other Assets	<u>239,571.84</u>
TOTAL ASSETS	<u><u>3,634,585.27</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	68,701.73
Other Current Liabilities	
2050 · Accrued Wages	17,332.84
2100 · Payroll Liabilities	11,849.76
2300 · Unearned ARPA Grant Revenue	0.00
2301 · Escrow- Subdivision	995,625.08
2700 · Deferred Revenue	
2704 · Deferred Revenue - Ad Valorem	13,795.67
Total 2700 · Deferred Revenue	<u>13,795.67</u>

4:09 PM
05/09/24
Accrual Basis

Village of Salado-General Fund
Balance Sheet
As of April 30, 2024

	Apr 30, 24
2899 · Reserved-LTPDF TruancyPrevFund	2,767.99
2900 · Reserved- Security Fee	4,336.99
2861 · Reserved Child Safety Fee	4,931.29
2862 · Reserved- Technology Fund	7,516.21
2864 · Reserved- Opioid Abatement	1,203.73
Total Other Current Liabilities	1,059,359.56
Total Current Liabilities	1,128,061.29
Total Liabilities	1,128,061.29
Equity	
3110 · Investments in Fixed Assets	2,122,635.16
32000 · Retained Earnings	978,952.29
Net Income	-595,063.47
Total Equity	2,506,523.98
TOTAL LIABILITIES & EQUITY	3,634,585.27

Village of Salado-General Fund
Profit & Loss Budget Performance
October 2023 through April 2024

	Oct '23 - Apr 24	Annual Budget	% of Budget
Ordinary Income/Expense			
Income			
4000 · GENERAL FUND REVENUE			
4100 · Tax Revenue			
4115 · Property Taxes	646,102.20	517,826.30	124.77%
4120 · Sales Tax Earned	489,256.69	850,000.00	57.56%
4130 · Mixed Beverages	23,928.27	40,000.00	59.82%
Total 4100 · Tax Revenue	1,159,287.16	1,407,826.30	82.35%
4150 · Franchise Fees			
4160 · Electric Franchise	124,266.26	140,000.00	88.76%
4165 · Telephone Franchise	11,160.60	23,000.00	48.52%
4170 · Waste Disposal Franchise Fee	8,288.88	30,000.00	27.63%
4175 · Cable Franchise	7,412.08	32,000.00	23.16%
4180 · Water Franchise	32,820.13	43,000.00	75.86%
Total 4150 · Franchise Fees	183,747.95	268,000.00	68.56%
4200 · Licenses, Permits, and Fees			
4210 · Sign Permit / Misc	2,617.92	500.00	523.58%
4215 · Service Fees (Burn)	180.00	250.00	72.0%
4216 · Service Fees (Itinerant Vendor)	2,175.00	2,000.00	108.75%
4230 · Building Permit Fees	65,123.67	120,000.00	54.27%
4260 · Certificate of Occupancy	940.00	5,000.00	18.8%
4270 · Contractor Registration	4,430.00	12,000.00	36.92%
Total 4200 · Licenses, Permits, and Fees	75,466.59	139,750.00	54.0%
4300 · Service Fees			
4310 · Subdiv/Plats/Waivers/Exceptions	11,710.00	38,500.00	30.42%
4315 · Zoning/Variances	500.00	1,200.00	41.67%
4320 · Pace Park Rental Fees	1,343.00	3,500.00	38.37%
4330 · LEQSE	0.00	910.00	0.0%
4340 · Crash Report Fees	264.10	250.00	105.64%
Total 4300 · Service Fees	13,817.10	44,360.00	31.15%
4700 · Investment and other income			
4760 · Interest Income	10,891.21	9,300.00	117.11%
4790 · Other Income	75,189.02	50,000.00	150.38%
Total 4700 · Investment and other income	86,080.23	59,300.00	145.16%
4400 · Fines and Forfeitures	35,677.36	62,500.00	57.08%
Total 4000 · GENERAL FUND REVENUE	1,554,076.39	1,981,736.30	78.42%
Total Income	1,554,076.39	1,981,736.30	78.42%
Expense			
GENERAL FUND EXPENDITURES			
5000 · ADMINISTRATION DEPARTMENT			
5100 · Personnel Services			
5101 · Village Administrator Salary	101,796.35	150,000.00	67.86%
5102 · City Secretary Salary	29,764.22	74,500.00	39.95%
5103 · Assistant Village Administrator	37,036.50	80,080.00	46.25%
5104 · Receptionist Salary	4,207.50	21,000.00	20.04%
5121 · Payroll Tax- MC Admin	2,481.71	5,071.78	48.93%
5122 · Payroll Tax- SS Admin	10,611.42	21,686.23	48.93%
5123 · Payroll Tax- TWC Admin	306.69	45.00	681.53%
5126 · TMRS Contributions- Admin	17,131.06	23,567.29	72.69%
5127 · Health Care- Admin	8,935.00	37,013.82	24.14%
5128 · Pay Comparability Adjustment	2,000.00	2,000.00	100.0%
Total 5100 · Personnel Services	214,270.45	414,964.12	51.64%
5200 · Services			

Village of Salado-General Fund
Profit & Loss Budget Performance
October 2023 through April 2024

	Oct '23 - Apr 24	Annual Budget	% of Budget
5201 · Meeting Expense	1,364.01	250.00	545.6%
5202 · Bell Co Health Svcs Contracts	5,994.00	6,500.00	92.22%
5203 · Printing Expense	364.00	500.00	72.8%
5204 · Telephone	1,959.70	3,750.00	52.26%
5205 · Equipment - Leased / Rented	2,206.00	3,909.15	56.43%
5206 · Interest Exp/Bank Fees	644.55	750.00	85.94%
5207 · BELLCAD	10,214.84	12,100.00	84.42%
5214 · Utilities	3,922.11	6,126.12	64.02%
5215 · Janitorial	1,659.00	2,844.00	58.33%
Total 5200 · Services	28,328.21	36,729.27	77.13%
5216 · Professional Fees			
5216-3 · Profess Fees - Accounting	41,050.00	52,100.00	78.79%
5216-4 · Profess Fees - Inspections	47,380.19	98,407.99	48.15%
5216-5 · Profess. Fees - Legal	40,640.88	42,500.00	95.63%
Total 5216 · Professional Fees	129,071.07	193,007.99	66.87%
5300 · Other Services & Charges			
5301 · Election Expenses	0.00	4,650.00	0.0%
5304 · Office Supplies	2,677.54	4,000.00	66.94%
5305 · Postage	631.46	3,000.00	21.05%
5306 · Building Supplies	0.00	250.00	0.0%
5307 · Building & Equipment - R & M	629.50	1,500.00	41.97%
5308 · Website	2,783.34	3,100.00	89.79%
5310 · Public Notices	1,238.00	2,000.00	61.9%
5311 · Insurance (TML Property & GL)	58,545.30	50,000.00	117.09%
5312 · Dues and Subscriptions	1,954.38	2,500.00	78.18%
5313 · Training & Travel	50.00	500.00	10.0%
5319 · Technology	17,788.01	25,000.00	71.15%
5320 · Special Projects	36,137.03	65,833.20	54.89%
Total 5300 · Other Services & Charges	122,434.56	162,333.20	75.42%
5400 · Capital Outlay			
5401 · Equipment (IT)	0.00	4,000.00	0.0%
Total 5400 · Capital Outlay	0.00	4,000.00	0.0%
Total 5000 · ADMINISTRATION DEPARTMENT	494,104.29	811,034.58	60.92%
5500 · DEVELOPMENT SERVICES DEPARTMENT			
5501 · Personnel Services			
5502 · Permit Clerk Salary	25,960.50	44,561.92	58.26%
5503 · Payroll Tax- MC Dev Svcs	376.42	646.15	58.26%
5504 · Payroll Tax- SS Dev Svcs	1,609.55	2,762.84	58.26%
5505 · Payroll Tax- TWC Dev Svcs	118.02	9.00	1,311.33%
5506 · TMRS Contributions- Dev Svcs	2,541.21	2,825.23	89.95%
5507 · Health Care- Dev Svcs	7,085.24	10,575.44	67.0%
Total 5501 · Personnel Services	37,690.94	61,380.58	61.41%
5600 · Other Services & Charges			
5601 · Travel & Training	0.00	500.00	0.0%
Total 5600 · Other Services & Charges	0.00	500.00	0.0%
5700 · Professional Fees			
5701 · General Engineering	22,467.15	30,000.00	74.89%
5702 · Zoning/Annexation	1,087.50	5,000.00	21.75%
5703 · Engineering- Plat Review	40,173.28	35,000.00	114.78%
Total 5700 · Professional Fees	63,727.93	70,000.00	91.04%
Total 5500 · DEVELOPMENT SERVICES DEPARTMENT	101,418.87	131,880.58	76.9%
6000 · PUBLIC SAFETY DEPARTMENT			
6200 · Police Department			

Village of Salado-General Fund
Profit & Loss Budget Performance
October 2023 through April 2024

	Oct '23 - Apr 24	Annual Budget	% of Budget
6201 · Personnel Services			
6202 · Salary - Chief of Police	59,167.50	103,000.00	57.44%
6203 · Salary- Sergeant	40,816.00	66,560.00	61.32%
6204 · Salary / Wages - Officers	150,610.14	334,600.00	45.01%
6205 · Officers - Overtime	10,765.96	10,000.00	107.66%
6206 · Longevity & Certif Pay	4,407.64	10,915.08	40.38%
6207 · Payroll Tax- MC PD	3,799.22	7,613.59	49.9%
6208 · Payroll Tax- SS PD	16,244.96	32,554.65	49.9%
6209 · Payroll Tax- TWC PD	822.12	90.00	913.47%
6210 · TMRS Contributions- PD	26,297.89	33,289.76	79.0%
6211 · Health Care- PD	53,510.14	84,803.52	63.25%
Total 6201 · Personnel Services	366,441.57	683,226.60	53.63%
6212 · Services			
6213 · Telephone	4,403.68	11,333.00	38.66%
6214 · Utilities	2,527.30	4,000.00	63.18%
6215 · Janitorial	1,050.00	1,800.00	58.33%
6215.1 · Technology- PD	1,109.44	50,000.00	2.22%
Total 6212 · Services	9,090.42	67,133.00	13.54%
6216 · Other Services & Charges			
6217 · Ammunition	1,739.45	2,000.00	86.97%
6218 · Crime Prevention Supplies	0.00	3,000.00	0.0%
6219 · Auto Expenses	18,306.00	42,500.00	43.07%
6220 · Supplies	2,442.38	8,000.00	30.53%
6221 · Equipment Maintenance & Repair	0.00	1,000.00	0.0%
6222 · Building R & M	0.00	500.00	0.0%
6223 · Dues & Subscriptions	5,912.50	8,500.00	69.56%
6224 · Animal Control	0.00	2,500.00	0.0%
6224.1 · Travel & Training	1,890.41	1,500.00	126.03%
Total 6216 · Other Services & Charges	30,290.74	69,500.00	43.58%
6225 · Police - Capital Outlay			
6226 · Capital Outlay- PD Vehicles	91,861.16	97,045.05	94.66%
6227 · Capital Outlay- PD Equipment	20,135.63	12,500.00	161.09%
6228 · Cap O/L- Vehicle Rplcmnt Prgrm	0.00	5,000.00	0.0%
6229 · Capital Outlay- IT	0.00	15,000.00	0.0%
Total 6225 · Police - Capital Outlay	111,996.79	129,545.05	86.45%
Total 6200 · Police Department	517,819.52	949,404.65	54.54%
6500 · Municipal Court			
6550 · Professional Fees			
6551 · Judicial Services	5,600.00	11,000.00	50.91%
6552 · Prosecutor	8,739.86	18,900.00	46.24%
Total 6550 · Professional Fees	14,339.86	29,900.00	47.96%
6570 · Other Services & Charges			
6571 · Supplies	165.00	250.00	66.0%
6573 · Dues and Subscriptions	0.00	2,500.00	0.0%
6575 · Travel and Training	0.00	1,000.00	0.0%
Total 6570 · Other Services & Charges	165.00	3,750.00	4.4%
Total 6500 · Municipal Court	14,504.86	33,650.00	43.11%
Total 6000 · PUBLIC SAFETY DEPARTMENT	532,324.38	983,054.65	54.15%
7000 · PUBLIC WORKS DEPARTMENT			
7001 · Personnel Services			
7002 · Wages- Maintenance Worker	20,868.00	36,168.70	57.7%
7004 · Maintenance Worker- Overtime	1,239.28	2,500.00	49.57%
7005 · Payroll Tax- MC Maint	320.26	560.70	57.12%

Village of Salado-General Fund
Profit & Loss Budget Performance
October 2023 through April 2024

	Oct '23 - Apr 24	Annual Budget	% of Budget
7006 · Payroll Tax- SS Maint	1,369.38	2,397.46	57.12%
7007 · Payroll Tax- TWC Maint	115.98	9.00	1,288.67%
7008 · TMRS Contributions- Maint	2,187.82	2,451.60	89.24%
7009 · Healthcare- Maintenance	6,843.92	10,575.44	64.72%
Total 7001 · Personnel Services	32,944.64	54,862.90	60.27%
7015 · Other Services & Charges			
7016 · Maint- Uniforms and Boots	0.00	1,500.00	0.0%
7017 · Telephone	316.12	1,500.00	21.08%
Total 7015 · Other Services & Charges	316.12	3,000.00	10.54%
Total 7000 · PUBLIC WORKS DEPARTMENT	33,260.76	57,862.90	57.68%
8000 · PARKS DEPARTMENT			
8001 · Services			
8002 · Utilities	5,548.78	2,500.00	221.95%
Total 8001 · Services	5,548.78	2,500.00	221.95%
8010 · Other Services & Charges			
8011 · Supplies	250.00	5,000.00	5.0%
8014 · Contract Services	13,535.00	7,500.00	180.47%
Total 8010 · Other Services & Charges	13,785.00	12,500.00	110.28%
8030 · Capital Outlay- Parks	0.00	30,000.00	0.0%
Total 8000 · PARKS DEPARTMENT	19,333.78	45,000.00	42.96%
9000 · STREET DEPARTMENT			
9001 · Other Services & Charges			
9002 · Contract Services	34,312.43	110,000.00	31.19%
9003 · Signage	0.00	5,000.00	0.0%
9004 · Auto Expense	448.09	500.00	89.62%
9006 · Street Supplies	10,230.50	7,500.00	136.41%
Total 9001 · Other Services & Charges	44,991.02	123,000.00	36.58%
9050 · Services			
9051 · Utilities	11,838.76	25,000.00	47.36%
Total 9050 · Services	11,838.76	25,000.00	47.36%
9500 · Capital Outlay			
9501 · Capital Outlay- Streets	356,512.07	200,000.00	178.26%
9503 · Capital Outlay- Other	33,560.65		
Total 9500 · Capital Outlay	390,072.72	200,000.00	195.04%
Total 9000 · STREET DEPARTMENT	446,902.50	348,000.00	128.42%
Total GENERAL FUND EXPENDITURES	1,627,344.58	2,376,632.71	68.47%
Total Expense	1,627,344.58	2,376,632.71	68.47%
Net Ordinary Income	-73,268.19	-394,896.41	18.55%
Other Income/Expense			
Other Income			
97500 · Use of Fund Balance	0.00	384,846.41	0.0%
97501 · Use of Hotel Occupancy Tax Fund	0.00	10,050.00	0.0%
Total Other Income	0.00	394,896.41	0.0%
Other Expense			
98000 · Transfers Out			
98007 · Xfer to All Abl. PG Fund	521,795.28		
Total 98000 · Transfers Out	521,795.28		
Total Other Expense	521,795.28		
Net Other Income	-521,795.28	394,896.41	-132.14%
Net Income	-595,063.47	0.00	100.0%

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05/09/24
Accrual Basis

Village of Salado-General Fund
Check Listing

Date	Num	Name	As of April 30, 2024	Memo	Amount
04/01/2024	ACH	Texas Disposal Systems	Event Services- Eclipse 4/5/24 - 4/9/24, Portable Restrooms		5,035.00
04/01/2024	4967	Fred Ellis	Refund Overpayment- 20 Rock Creek Bldg Permit		92.31
04/01/2024	4968	Donna Giniewicz	Refund Contractor Registration Fee		50.00
04/01/2024	4969	Danielle Ferrell	Citation Payment Refunded after Motion to Dismiss		169.00
04/01/2024	4966	Flock Safety	5 Flock Safety Falcon Cameras @ \$3,000/ea		15,000.00
04/01/2024	Draft	Cirro Energy	Utilities: Electric		11.51
04/01/2024	Draft	Cirro Energy	Utilities: Electric		309.15
04/01/2024	Draft	Cirro Energy	Utilities: Electric		9.95
04/01/2024	Draft	Cirro Energy	Utilities: Electric		1,307.98
04/01/2024	Draft	Cirro Energy	Utilities: Electric		45.75
04/01/2024	Draft	Cirro Energy	Utilities: Electric		41.46
04/01/2024	Draft	Cirro Energy	Utilities: Electric		259.53
04/01/2024	Draft	Cirro Energy	Utilities: Electric		14.45
04/03/2024	Draft	Cirro Energy	Utilities: Electric		28.09
04/03/2024	Draft	Cirro Energy	Utilities: Electric		93.93
04/03/2024	Draft	Cirro Energy	Utilities: Electric		76.10
04/06/2024	4978	Oster, John A	Reimbursement for Meals, Austin Training		114.99
04/09/2024	4979	Alisha Meija	Refund Pace Park Deposit- 4/20/24 Scheduling Conflict		100.00
04/09/2024	4970	Acorn Waste Solutions	Portable Toilets for Environmental Festival		1,840.00
04/09/2024	4971	Bickerstaff Heath Delgado Acosta LLP	Professional Fees: Legal		11,347.04
04/09/2024	4972	Bureau Veritas	Inspection Services		10,868.19
04/09/2024	4973	City of Temple	Annual Hosting Fee for NicheRMS		510.00
04/09/2024	4974	COBAN Technologies, Inc.	PD- Maintenance Renewal		1,115.60
04/09/2024	4975	Kristi Stegall	Professional Fees: Accounting March 2024		5,530.00
04/09/2024	4976	Mason Bank	1st Payment, Two 2022 Dodge Durangos		58,719.05
04/09/2024	4977	RSI	Technology- Service Calls		560.50
04/10/2024	Draft	Cirro Energy	Utilities: Electric		24.60
04/11/2024	4980	Eagle Disposal	Utilities: Waste Disposal		210.01
04/11/2024	4981	Extraco Technology	IT Services		3,294.00
04/11/2024	4982	Fuelman	Fuel Purchases		1,585.53
04/11/2024	4983	Grande Communications Network LLC	Telephone/Internet		224.58
04/11/2024	4984	InHouse Systems, Inc.	Alarm System Monitoring- PD- April 2024		19.95
04/11/2024	4985	Johnson Bros. Ford	PD Vehicle Repairs		490.12
04/11/2024	4986	TML Intergovernmental Risk Pool	TML Liability Coverage		8,596.56
04/11/2024	4987	Verizon Wireless	Village Cell Phones		604.11
04/11/2024	4988	AnnamLife, LLC	Live Stream Technician for BOA Mtgs		650.00
04/18/2024	4989	ICMA Membership Renewals	ICMA Membership Renewal- Manuel De La Rosa		780.00
04/18/2024	4990	Keith's Ace Hardware	R&M Supplies		1,453.96
04/18/2024	4991	Kelly Wisniewski	Contract Labor- 30 Hours, \$15/hr		450.00
04/18/2024	4992	State Comptroller	1st QTR 2024 State Criminal Costs & Fees		5,396.40
04/22/2024	4993	Card Service Center	March Credit Card Transactions		6,585.97
04/24/2024	Draft	Blue Cross and Blue Shield of Texas	Employee Health Care Monthly Premiums- May '24		10,004.52
04/24/2024	Draft	Guardian	Employee Dental/Vision Premiums		505.55

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05/09/24

Accrual Basis

Village of Salado-General Fund

Check Listing

As of April 30, 2024

04/25/2024	4994	AnnamLife, LLC	Live Stream Technician for BOA Mtg 04/18/24	300.00
04/25/2024	4995	Royal Vista, Incorporated	Stagecoach Circle Drainage Improvements	157,284.00
04/25/2024	4996	Tyler Technologies	Court Case Mgmt Software- Maintenance and TylerU Support	2,778.11
04/25/2024	4997	Clifford Lee Coleman	Judicial Services for April 2024	800.00
04/26/2024	Draft	Standard Insurance Company RC	Employee Life/AD&D	504.64
04/29/2024	4998	Grande Communications Network LLC	PD Telephone and Internet	200.08
04/29/2024	4999	Jani-King of Austin	May 2024 Contracted Services	387.00
04/29/2024	5000	Xerox Financial Services	Copier Lease Payment- May '24	275.75
				<u>316,655.02</u>
				<u>316,655.02</u>

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Accrual Basis

Village of Salado, Hotel-Motel Fund
Balance Sheet
As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1005 · Horizon Operating xxx0314	328,291.10
Total Checking/Savings	328,291.10
Other Current Assets	
1200 · AR Taxes	33,828.90
1100 · Investments	
1120 · TexPool	5,704.99
Total 1100 · Investments	5,704.99
1500 · Petty Cash	100.00
Total Other Current Assets	39,633.89
Total Current Assets	367,924.99
TOTAL ASSETS	367,924.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	-1,517.00
Other Current Liabilities	
2050 · Accrued Wages	1,980.68
2400 · Reserve For Trolley Project	6,675.00
2200 · Due To Other Funds	
2201 · Due to GF	3,209.64
Total 2200 · Due To Other Funds	3,209.64
Total Other Current Liabilities	11,865.32
Total Current Liabilities	10,348.32
Total Liabilities	10,348.32
Equity	
32000 · Retained Earnings	350,647.75
Net Income	6,928.92
Total Equity	357,576.67
TOTAL LIABILITIES & EQUITY	367,924.99

Village of Salado, Hotel-Motel Fund
Profit & Loss Budget Performance
October 2023 through April 2024

	Oct '23 - Apr 24	Annual Budget	% of Budget
Ordinary Income/Expense			
Income			
4000 · HOT FUND REVENUE			
4100 · County Hotel Occupancy Tax	0.00	4,000.00	0.0%
4200 · Occupancy Tax	156,406.26	260,000.00	60.16%
4300 · Other Income	2,091.43		
Total 4000 · HOT FUND REVENUE	<u>158,497.69</u>	<u>264,000.00</u>	<u>60.04%</u>
Total Income	158,497.69	264,000.00	60.04%
Expense			
5000 · HOT FUND EXPENDITURES			
5001 · Personnel Services			
5002 · Salary- Marketing Specialist	32,110.64	54,335.00	59.1%
5003 · Wages- Visitors Ctr Coordinator	19,904.46	36,056.59	55.2%
5004 · Payroll Tax- MC	705.65	1,310.68	53.84%
5005 · Payroll Tax- SS	3,017.23	5,604.28	53.84%
5006 · Payroll Tax- TWC	237.93	18.00	1,321.83%
5007 · TMRS Contribution	4,663.39	5,730.83	81.37%
5008 · Health Care	15,822.28	21,150.88	74.81%
Total 5001 · Personnel Services	<u>76,461.58</u>	<u>124,206.26</u>	<u>61.56%</u>
5050 · Other Charges & Services			
5051 · Lease- Visitors Center	10,619.00	18,204.00	58.33%
5052 · Marketing	50,192.56	100,000.00	50.19%
5053 · Office Supplies	456.61	500.00	91.32%
5054 · Arts- Cultural District	6,000.00	20,000.00	30.0%
5054.1 · Music Friendly Program	1,341.43	10,000.00	13.41%
5055 · Printing	42.00	3,500.00	1.2%
5056 · Postage	28.48	1,500.00	1.9%
5057 · Dues & Subscriptions	3,405.00	2,500.00	136.2%
5058 · Travel & Training	501.20	5,000.00	10.02%
5059 · Vehicle Maintenance	7.00	1,000.00	0.7%
5061 · Community Grant Program	0.00	10,000.00	0.0%
Total 5050 · Other Charges & Services	<u>72,593.28</u>	<u>172,204.00</u>	<u>42.16%</u>
5100 · Capital Outlay			
5110 · Capital Outlay- Equipment	2,457.16	4,000.00	61.43%
Total 5100 · Capital Outlay	<u>2,457.16</u>	<u>4,000.00</u>	<u>61.43%</u>
Total 5000 · HOT FUND EXPENDITURES	<u>151,512.02</u>	<u>300,410.26</u>	<u>50.44%</u>
Total Expense	151,512.02	300,410.26	50.44%
Net Ordinary Income	6,985.67	-36,410.26	-19.19%
Other Income/Expense			
Other Income			
98000 · Transfer from HOT Fund Balance	0.00	46,460.26	0.0%
Total Other Income	0.00	46,460.26	0.0%
Other Expense			
99500 · Transfer Out to General Fund	0.00	10,050.00	0.0%
Total Other Expense	0.00	10,050.00	0.0%
Net Other Income	0.00	36,410.26	0.0%
Net Income	<u>6,985.67</u>	<u>0.00</u>	<u>100.0%</u>

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Accrual Basis

Village of Salado, Hotel-Motel Fund
Check Listing
As of April 30, 2024

Date	Num	Name	Memo	Amount
04/01/2024	1940	IKWTX	Display Ads- Clydesdale Event 3/2/24	600.00
04/09/2024	1941	Salado Village Voice	1/4 Page, Jewel, Plant Sale Promo/Per Tonkawa Chapter	225.00
04/09/2024	1942	Texas Angus Association	Half Page Ad in Texas Angus News Issue- May '24	400.00
04/11/2024	1943	Visit Widget LLC	Website Hosting & Support	409.00
04/18/2024	1944	IKWTX	Streaming- Wildflower Arts & Crafts 3/20/24	1,200.00
04/22/2024	1945	BMI	Music License	435.00
04/25/2024	1946	Salado Chamber of Commerce	Tourism Lease at Visitor's Center	1,517.00
04/29/2024	1947	Primary Media	Billboard	875.00
				<u>5,661.00</u>
				<u>5,661.00</u>

Village of Salado- 400 Wastewater System Revenue
Balance Sheet
As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	51,281.25
Accounts Receivable	24,841.14
Other Current Assets	
Accounts Receivable- Sewer Conn	14,929.00
Allowance for Doubtful Accounts	-12,025.48
Total Other Current Assets	<u>2,903.52</u>
Total Current Assets	<u>79,025.91</u>
TOTAL ASSETS	<u><u>79,025.91</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,044.13
Other Current Liabilities	
Accrued Interest	11,843.00
Due to General Fund	555,038.19
Total Other Current Liabilities	<u>566,881.19</u>
Total Current Liabilities	<u>568,925.32</u>
Total Liabilities	568,925.32
Equity	
Retained Earnings	-343,690.15
Net Income	-146,209.26
Total Equity	<u>-489,899.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>79,025.91</u></u>

**Village of Salado- 400 Wastewater System Revenue
Profit & Loss Budget Performance
October 2023 through April 2024**

	<u>Oct '23 - Apr 24</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Monthly Service Fees	146,061.66	307,141.92	47.56%
Interest Income	217.69	40.00	544.23%
Total Income	<u>146,279.35</u>	<u>307,181.92</u>	<u>47.62%</u>
Expense			
Misc	1,370.00	1,460.00	93.84%
Maintenance Contractor	118,127.11	182,401.62	64.76%
Professional Fees- Engineering	32,725.74	5,000.00	654.52%
Repairs	26,117.25	15,000.00	174.12%
Sludge Disposal	0.00	7,500.00	0.0%
Supplies	0.00	25,000.00	0.0%
TCEQ Fees	1,250.00	1,250.00	100.0%
Utilities			
Utilities- Electric	70,521.40	61,950.00	113.84%
Utilities- Water	2,666.61	2,100.00	126.98%
Total Utilities	<u>73,188.01</u>	<u>64,050.00</u>	<u>114.27%</u>
Capital Outlay- GIS Map	39,710.50	31,000.00	128.1%
Total Expense	<u>292,488.61</u>	<u>332,661.62</u>	<u>87.92%</u>
Net Ordinary Income	-146,209.26	-25,479.70	573.83%
Other Income/Expense			
Other Income			
Transfer In	0.00	31,000.00	0.0%
Total Other Income	<u>0.00</u>	<u>31,000.00</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>31,000.00</u>	<u>0.0%</u>
Net Income	<u><u>-146,209.26</u></u>	<u><u>5,520.30</u></u>	<u><u>-2,648.58%</u></u>

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05/09/24
Accrual Basis

Village of Salado- 400 Wastewater System Revenue
Check Listing
As of April 30, 2024

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
04/03/2024	Draft	Cirro- USR Electrical	Cirro Electric- Waste Water 1414 Royal St. Lift Station	42.89
04/09/2024	100334	Frontier Utilities	Electric Service at 401 S Stagecoach Road Well	40.86
04/09/2024	100335	CH2MHILL OMI	Contracted Services and Repairs	20,314.95
04/15/2024	100336	J-R Testing & Repair	Backflow Device Tests (8)	400.00
04/25/2024	Draft	Cirro- USR Electrical	Cirro Electric- Waste Water Facilities Accounts	15,797.42
				<u>36,596.12</u>
				<u>36,596.12</u>

4:42 PM
05/09/24
Accrual Basis

Village of Salado- 500 Wastewater Customer Deposits
Balance Sheet
As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	13,825.85
Total Current Assets	<u>13,825.85</u>
TOTAL ASSETS	<u><u>13,825.85</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Wastewater Customer Deposits	13,830.00
Total Other Current Liabilities	<u>13,830.00</u>
Total Current Liabilities	<u>13,830.00</u>
Total Liabilities	13,830.00
Equity	
Retained Earnings	-81.39
Net Income	<u>77.24</u>
Total Equity	<u>-4.15</u>
TOTAL LIABILITIES & EQUITY	<u><u>13,825.85</u></u>

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Accrual Basis

Village of Salado- 500 Wastewater Customer Deposits
Profit & Loss
October 2023 through April 2024

	<u>Oct '23 - Apr 24</u>
Ordinary Income/Expense	
Income	
Interest Income	<u>77.24</u>
Total Income	<u>77.24</u>
Net Ordinary Income	<u>77.24</u>
Net Income	<u><u>77.24</u></u>

4:42 PM
05/09/24
Accrual Basis

Village of Salado- 500 Wastewater Customer Deposits
Check Listing
As of April 30, 2024

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
(No checks drawn this period)				
				<u>0.00</u>
				<u>0.00</u>

7:15 PM
05/09/24
Accrual Basis

Village of Salado - 700 WW Permanent Improvement Bonds
Balance Sheet
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1002 · Horizon Bond Disbursement x8630	57,576.64
1003 · Horizon '18 Bond Proceeds x9230	321,080.84
1004 · Impact Fees Horizon x8444	30,031.71
Total Checking/Savings	408,689.19
Other Current Assets	
2206 · Due from GF	4,571.00
1221 · Other Receivables	587.42
Total Other Current Assets	5,158.42
Total Current Assets	413,847.61
Fixed Assets	
1520 · Equipment	5,857.10
1530 · Wastewater Treatment Facility	11,270,909.77
1531 · Accum Depr- Depreciation WWTP	-1,600,843.73
Total Fixed Assets	9,675,923.14
TOTAL ASSETS	10,089,770.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2900 · Restricted Impact Fees	59,794.35
Total Other Current Liabilities	59,794.35
Total Current Liabilities	59,794.35
Long Term Liabilities	
2502 · '22 Refunding Bonds	6,920,000.00
2503 · Current Portion of Bonds	560,000.00
Total Long Term Liabilities	7,480,000.00
Total Liabilities	7,539,794.35
Equity	
3110 · Investments in Fixed Assets	2,195,923.00
32000 · Unrestricted Net Assets	377,029.09
Net Income	-22,975.69
Total Equity	2,549,976.40
TOTAL LIABILITIES & EQUITY	10,089,770.75

7:14 PM

Village of Salado - 700 WW Permanent Improvement Bonds

05/09/24

Profit & Loss

Accrual Basis

October 2023 through April 2024

	<u>Oct '23 - Apr 24</u>
Ordinary Income/Expense	
Income	
4400 · Impact Fee Revenue	70,575.00
4100 · Interest Income	2,440.31
Total Income	<u>73,015.31</u>
Expense	
6100 · Return of Impact Fees	95,991.00
Total Expense	<u>95,991.00</u>
Net Ordinary Income	<u>-22,975.69</u>
Net Income	<u><u>-22,975.69</u></u>

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05/09/24
Accrual Basis

Village of Salado - 700 WW Permanent Improvement Bonds
Check Listing
As of April 30, 2024

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
(No checks drawn this period)				
				<u>0.00</u>
				<u>0.00</u>

Village of Salado - 300 Interest and Sinking Fund
Balance Sheet
As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · Horizon xxxx7846	847,666.55
Total Checking/Savings	<u>847,666.55</u>
Other Current Assets	
1215 · Property Tax Receivable	20,365.88
Total Other Current Assets	<u>20,365.88</u>
Total Current Assets	<u>868,032.43</u>
TOTAL ASSETS	<u><u>868,032.43</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2704 · Deferred Revenue- Ad Valorem	18,072.09
Total Other Current Liabilities	<u>18,072.09</u>
Total Current Liabilities	<u>18,072.09</u>
Total Liabilities	18,072.09
Equity	
32000 · Unrestricted Net Assets	123,025.58
Net Income	726,934.76
Total Equity	<u>849,960.34</u>
TOTAL LIABILITIES & EQUITY	<u><u>868,032.43</u></u>

**Village of Salado - 300 Interest and Sinking Fund
 Profit & Loss Budget Performance
 October 2023 through April 2024**

	<u>Oct '23 - Apr 24</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
4000 · Property Tax Revenue	783,901.90	702,120.00	111.65%
4100 · Interest Income	14,092.86	3,400.00	414.5%
Total Income	<u>797,994.76</u>	<u>705,520.00</u>	<u>113.11%</u>
Expense			
6111 · 2022 Bond Principal	0.00	560,000.00	0.0%
6112 · 2022 Bond Interest	71,060.00	142,120.00	50.0%
Total Expense	<u>71,060.00</u>	<u>702,120.00</u>	<u>10.12%</u>
Net Ordinary Income	<u>726,934.76</u>	<u>3,400.00</u>	<u>21,380.43%</u>
Net Income	<u><u>726,934.76</u></u>	<u><u>3,400.00</u></u>	<u><u>21,380.43%</u></u>

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05/09/24
Accrual Basis

Village of Salado - 300 Interest and Sinking Fund
Check Listing
As of April 30, 2024

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
(No checks drawn this period)				
				<u>0.00</u>
				<u>0.00</u>

BOA Agenda Item #2(E)



Date Submitted: May 13, 2024
Agenda Date Requested: May 16, 2024

Project/Proposal Title:
CONSENT AGENDA ITEMS 2(E)

Council Action Requested:
Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

2. CONSENT AGENDA:

(E) ACKNOWLEDGING RECEIPT OF PETITION FOR RELEASE OF AREA FROM EXTRATERRITORIAL JURISDICTION; 663.6 ACRE TRACT, FROM PETITIONER 7KX INVESTMENTS, A GENERAL PARTNERSHIP.

LEGAL DESCRIPTION: 396.1 ACRES OF LAND LOCATED IN THE H.W. HURD SURVEY, ABSTRACT 398, THE J.P. WALLACE SURVEY, ABSTRACT 902, THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE R. TANKERSLY SURVEY, ABSTRACT 841, BELL COUNTY, TEXAS, AND BEING OUT OF THAT CALLED 374.03 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF THAT CALLED 4.13 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 779 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND OUT OF THAT CALLED 53.833 ACRE TRACT RECORDED IN VOLUME 7581, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

LEGAL DESCRIPTION: 267.5 ACRES OF LAND LOCATED IN THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE L.L. HUNTER SURVEY, ABSTRACT 380, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 87.504 ACRE TRACT AND ALL OF A CALLED 219.8 ACRE TRACT BOTH RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THAT CALLED 89.955 ACRE TRACT RECORDED IN VOLUME 9769, PAGE 481 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

Staff recommends that the Board of Aldermen acknowledge receipt of the petition and no other action.

SKLAW

Sanford | Kuhl | Hagan | Kugle | Parker | Kahn LLP

1980 POST OAK BOULEVARD
SUITE 1380

HOUSTON, TEXAS 77056

(713) 850-9000

FAX: (713) 850-1330

www.sklaw.us

JULIANNE B. KUGLE

kugle@sklaw.us

April 30, 2024

VIA FEDERAL EXPRESS

Ms. Debra Bean
City Secretary
Village of Salado, Texas
301 N. Stagecoach Road
Salado, Texas 76571

RE: Petition for Release of Area from Extraterritorial Jurisdiction; 663.6 Acre Tract

Dear Ms. Bean:

Pursuant to Chapter 42, Texas Local Government Code, as amended by Senate Bill 2038, effective September 1, 2023, please find the attached Petition for Release of an Area from the Extraterritorial Jurisdiction (the "Petition"). The Petitioner, 7KX Investments, owns the majority in value of the 663.6 acres of land to be released from the Extraterritorial Jurisdiction of the Village of Salado (the "City"), as indicated by the attached Tax Certificates from the Bell County Appraisal District. There are no residential tenants residing on the land owned by 7KX Investments. Attached to the Petition are a metes and bounds description and a survey of the land to be removed. The Petitioner previously submitted a Petition for Release of an Area from the Extraterritorial Jurisdiction to the City on March 28, 2024. This revised Petition is being submitted to rectify an error presented in the original legal description and add additional acreage to the area to be removed, per Petitioner's discussion with the City Administrator.

Upon receipt of this letter, and the Petition, please have the City Secretary verify the signatures of the Petitioner pursuant to Chapter 42.105, Texas Local Government Code and notify the Petitioner of the results of the Petition at the following addresses with a copy of such verification to the undersigned:

7KX Investments
c/o Sanford Kuhl Hagan Kugle Parker Kahn LLP
Attention: Julianne B. Kugle
1980 Post Oak Boulevard, Suite 1380
Houston, Texas 77056

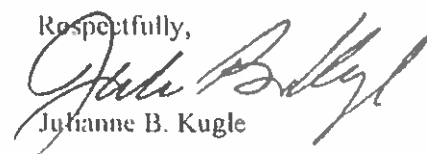
If you have any questions regarding the foregoing, do not hesitate to contact me.

Received -

Enclosures


5/1/24

Respectfully,


Julianne B. Kugle

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS

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§
§

COUNTY OF BELL

TO THE HONORABLE MAYOR AND BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

The undersigned (hereinafter called "Petitioner"), acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the Village of Salado, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b) of the Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in a municipality's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area as described by the Petition, as indicated by the tax rolls of the Bell County Central Appraisal District and evidenced by Certificate attached as Exhibit B.

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a) of the Texas Local Government Code and Chapter 277, Election Code, and is not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signature collected for this Petition is in writing, pursuant to Section 42.104(c) of the Texas Local Government Code.

V.

The Property is located in Bell County, Texas, and totals approximately 663.6 acres, as described in Exhibit "A", which is located within the extraterritorial jurisdiction of the City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents or landowners of the District of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

If Petitioner has obtained the signatures on the Petition required under Section 42.104, Texas Local Government Code to release the District from the City's ETJ, the City shall immediately release the District from its ETJ pursuant to Section 42.105(c), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the City Secretary of the Village of Salado, Texas, and that, thereafter, the District be removed from the extraterritorial jurisdiction of the City, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended, that after this Petition has been granted, that it and the Petitioner's action thereon be filed of record and be recorded in the Office of the City Secretary of Salado, Texas; and that Petitioner have such other order and relief to which they may show itself entitled. If the Board of Aldermen has not released the Property from the ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the Board of Aldermen that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Chapter 42.105(d), Texas Local Government Code.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

RESPECTFULLY SUBMITTED this 30th day of April, 2024.

Date of Birth: 08/27/52
Residence Address:
4719 Thomas Arnold Road
Salado, Texas, 76571
Date of Signing:
4/30/2024

PETITIONER:

7KX INVESTMENTS
a general partnership

By: 
Glenn Hodge, General Partner

THE STATE OF TEXAS

§

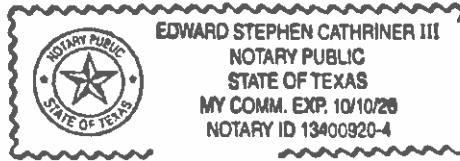
COUNTY OF Bell

§

§

This instrument was acknowledged before me on this 30th day of April, 2024, by Glenn Hodge, as General Partner of 7KX Investments, a Texas general partnership, on behalf of said partnership.

(SEAL)




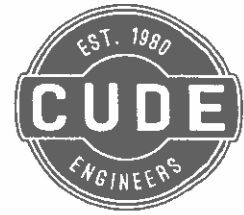

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL
JURISDICTION**

[Please See Attached]



LEGAL DESCRIPTION
396.1 ACRES OF LAND

396.1 ACRES OF LAND LOCATED IN THE H.W. HURD SURVEY, ABSTRACT 398, THE J.P. WALLACE SURVEY, ABSTRACT 902, THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE R. TANKERSLY SURVEY, ABSTRACT 841, BELL COUNTY, TEXAS, AND BEING OUT OF THAT CALLED 374.03 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF THAT CALLED 4.13 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 779 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND OUT OF THAT CALLED 53.833 ACRE TRACT RECORDED IN VOLUME 7581, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; SAID 396.1 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND TYPE 1 TXDOT MONUMENT, THE WEST RIGHT-OF-WAY LINE OF I.H. 35 FRONTAGE ROAD AND THE SOUTH RIGHT-OF-WAY LINE F.M. 2843, THE NORTHEAST CORNER OF SAID 374.03 ACRE TRACT;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35 FRONTAGE ROAD AND THE EAST LINES OF SAID 374.04 ACRE TRACT AND SAID 1.29 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 15°19'09" W, A DISTANCE OF 1,477.64 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, FROM WHICH A FOUND 1/2" IRON ROD WITH "QUICK INC RPLS 6447" CAP BEARS S 31°36'13" W, A DISTANCE OF 5.57 FEET;

S 37°24'57" W, A DISTANCE OF 803.71 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

S 13°06'48" W, A DISTANCE OF 417.49 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

S 39°26'44" W, A DISTANCE OF 252.82 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

S 29°26'43" W, A DISTANCE OF 128.93 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

S 22°05'25" W, A DISTANCE OF 208.39 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 59°23'44" W, WITH A RADIUS OF 1367.39 FEET, A CENTRAL ANGLE OF 35°20'11", AN ARC LENGTH OF 843.32 FEET, AND A CHORD BEARING AND DISTANCE OF S 48°16'22" W, 830.02 FEET, TO A FOUND TYPE 2 TXDOT MONUMENT;

S 65°56'27" W, A DISTANCE OF 345.74 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1497.39 FEET, A CENTRAL ANGLE OF 30°20'03", AN ARC LENGTH OF 792.76 FEET, AND A CHORD BEARING AND DISTANCE OF S 50°46'27" W, 783.54 FEET, TO A FOUND TYPE 2 TXDOT MONUMENT;

S 35°36'25" W, A DISTANCE OF 621.62 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1497.39 FEET, A CENTRAL ANGLE OF 30°28'07", AN ARC LENGTH OF 796.28 FEET, AND A CHORD BEARING AND DISTANCE OF S 20°22'21" W, 786.93 FEET, TO A FOUND TYPE 2 TXDOT MONUMENT;

S 05°08'17" W, A DISTANCE OF 351.34 FEET TO A FOUND 1/2" IRON ROD WITH "TEXAS DEPART. OF TRANS" CAP AT THE SOUTH LINE OF SAID 374.03 ACRE TRACT AND THE NORTH LINE OF SAID 53.388 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 35;

THENCE, S 06°36'12" W, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35, A DISTANCE OF 106.15 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

THENCE, SOUTHWESTERLY, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 81°49'35" W, WITH A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 27°26'00", AN ARC LENGTH OF 926.48 FEET, AND A CHORD BEARING AND DISTANCE OF S 21°53'25" W, 917.66 FEET, TO A TYPE 1 TXDOT MONUMENT, THE EAST LINE OF SAID 4.13 ACRE TRACT;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35 AND THE EAST LINE OF SAID 4.13 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 34°35'51" W, A DISTANCE OF 241.24 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

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SAN ANTONIO | AUSTIN | SAN MARCOS

4122 POND HILL ROAD STE 101
SAN ANTONIO TEXAS 78231

PHONE (210) 681-2951
CUDEENGINEERS.COM

TBPE NO. 455
TBPELS NO. 10048500

S 35°35'48" W, A DISTANCE OF 159.23 FEET TO A FOUND TYPE 3 TXDOT MONUMENT;

THENCE, N 73°13'52" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF I.H. 35 AND THE EAST LINE OF SAID 4.13 ACRE TRACT, A DISTANCE OF 4.44 FEET TO A FOUND TYPE 3 TXDOT MONUMENT, THE WEST LINE OF SAID 4.13 ACRE TRACT AND THE EAST LINE OF A CALLED 43.388 ACRE TRACT RECORDED IN VOLUME 3892, PAGE 394 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 26°03'12" E, ALONG AND WITH THE COMMON LINE OF SAID 43.388 ACRE TRACT AND SAID 4.13 ACRE TRACT, A DISTANCE OF 620.50 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID 43.388 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 53.388 ACRE TRACT;

THENCE, N 73°14'52" W, ALONG AND WITH THE COMMON LINE OF SAID 43.388 ACRE TRACT AND SAID 53.388 ACRE TRACT, A DISTANCE OF 2,669.23 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 53.388 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 34°35'51" E, A DISTANCE OF 455.45 FEET TO A POINT;

N 05°08'17" E, A DISTANCE OF 169.04 FEET TO A POINT;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 84°51'42" E, WITH A RADIUS OF 4137.40 FEET, A CENTRAL ANGLE OF 02°11'47", AN ARC LENGTH OF 158.61 FEET, AND A CHORD BEARING AND DISTANCE OF N 06°14'11" E, 158.60 FEET, TO A POINT ON THE RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD;

THENCE, S 73°43'11" E, ALONG AND WITH THE COMMON LINES OF SAID 53.388 ACRE TRACT AND SAID KUYKENDALL BRANCH ROAD RIGHT-OF-WAY, A DISTANCE OF 906.36 FEET TO A FOUND 1/2" IRON ROD WITH A "RPLS 4029" CAP AT THE NORTH CORNER OF A CALLED 1 ACRE TRACT RECORDED IN DOCUMENT 2010031697 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, S 16°47'48" W, DEPARTING SAID KUYKENDALL BRANCH ROAD RIGHT-OF-WAY, ALONG AND WITH THE COMMON LINE OF SAID 53.388 ACRE TRACT AND SAID CALLED 1 ACRE TRACT, A DISTANCE OF 208.25 FEET TO A FOUND 1/2" IRON ROD WITH "QUICK INC RPLS 6447" CAP, THE WEST CORNER OF SAID 1 ACRE TRACT;

THENCE, S 73°21'06" E, ALONG AND WITH THE SOUTH LINE OF SAID 1 ACRE TRACT, THE NORTH LINE OF SAID 53.388 ACRE TRACT AND THE SOUTH LINE OF A CALLED 1.979 ACRE TRACT RECORDED IN DOCUMENT 2017005586 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, A DISTANCE OF 537.25 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTH CORNER OF SAID 1.979 ACRE TRACT;

THENCE, N 16°30'24" E, ALONG AND WITH THE COMMON LINE OF SAID 1.979 ACRE TRACT AND SAID 53.388 ACRE TRACT, A DISTANCE OF 260.85 FEET TO A FOUND 1/2" IRON ROD AT THE EAST CORNER OF SAID 1.979 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 2.00 ACRE TRACT RECORDED IN VOLUME 2743, PAGE 510 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 16°43'10" E, ALONG AND WITH THE COMMON LINE OF SAID 2.00 ACRE TRACT AND SAID 374.03 ACRE TRACT, A DISTANCE OF 256.68 FEET TO A FOUND 1/2" IRON ROD "QUICK INC RPLS 6447" CAP AT THE NORTHEAST CORNER OF SAID 2.00 ARE TRACT;

THENCE, N 73°31'05" W, ALONG AND WITH THE NORTH LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 339.65 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT, THE WEST LINE OF SAID 374.03 ACRE TRACT, THE EAST RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD;

THENCE, ALONG AND WITH THE COMMON LINE OF SAID KUYKENDALL ROAD BRANCH ROAD AND SAID 374.03 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 16°49'02" E, A DISTANCE OF 5,478.02 FEET TO A FOUND 1/2" IRON ROD WITH "QUICK INC RPLS 6447" CAP;

N 42°44'05" E, A DISTANCE OF 146.38 FEET TO A FOUND TYPE 1 TXDOT MONUMENT, AT THE SOUTHEAST CUTBACK OF F.M. 2843;

THENCE, ALONG AND WITH THE NORTH LINE OF SAID 374.03 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2843, THE FOLLOWING BEARINGS AND DISTANCES:

S 73°51'04" E, A DISTANCE OF 762.59 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 16°10'16" E, WITH A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 23°21'49", AN ARC LENGTH OF 799.23 FEET, AND A CHORD BEARING AND DISTANCE OF S 85°30'39" E, 793.71 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

N 82°46'16" E, A DISTANCE OF 342.08 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 07°06'51" E, WITH A RADIUS OF 1860.00 FEET, A CENTRAL ANGLE OF 09°07'21", AN ARC LENGTH OF 296.14 FEET, AND A CHORD BEARING AND DISTANCE OF N 87°26'49" E, 295.83 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

S 88°02'38" E, A DISTANCE OF 1,021.92 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

S 36°20'09" E, A DISTANCE OF 92.72 FEET TO A TO THE POINT OF BEGINNING AND CONTAINING 396.1 ACRES OF LAND, MORE OR LESS.

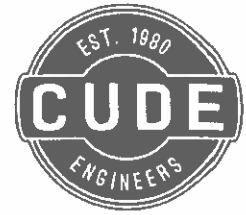
BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00015.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500 TBPE FIRM NO. 455
JOB NO. 04171.000





LEGAL DESCRIPTION
267.5 ACRES OF LAND

267.5 ACRES OF LAND LOCATED IN THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE L.L. HUNTER SURVEY, ABSTRACT 380, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 87.504 ACRE TRACT AND ALL OF A CALLED 219.8 ACRE TRACT BOTH RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THAT CALLED 89.955 ACRE TRACT RECORDED IN VOLUME 9769, PAGE 481 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; SAID 267.5 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND TYPE 1 TXDOT MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2843, THE SOUTHWEST CUTBACK LINE OF KUYKENDALL BRANCH ROAD, AND A NORTHEAST CORNER OF SAID 87.504 ACRE TRACT;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID KUYKENDALL BRANCH ROAD AND THE EAST LINE OF SAID 87.504 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 28°44'17" E, A DISTANCE OF 69.94 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

S 16°28'30" W, A DISTANCE OF 1,573.91 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

S 16°57'12" W, A DISTANCE OF 456.54 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 87.504 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 89.955 ACRE TRACT;

THENCE, S 16°39'41" W, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD AND THE EAST LINE OF SAID 89.955 ACRE TRACT, A DISTANCE OF 1,847.69 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 89.955 ACRE TRACT, AND AN EAST CORNER OF SAID 219.8 ACRE TRACT;

THENCE, S 16°48'40" W, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD AND THE EAST LINE OF SAID 219.8 ACRE TRACT, DISTANCE OF 450.35 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF A CALLED 36.79 ACRE TRACT RECORDED IN VOLUME 3846, PAGE 535 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 74°02'15" W, ALONG AND WITH THE NORTH LINE OF SAID 36.79 ACRE TRACT, A DISTANCE OF 1,033.19 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 219.8 ACRE TRACT AND SAID 89.955 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 61°19'13" E, WITH A RADIUS OF 4137.39 FEET, A CENTRAL ANGLE OF 06°55'37", AN ARC LENGTH OF 500.21 FEET, AND A CHORD BEARING AND DISTANCE OF N 32°08'36" E, 499.90 FEET, TO A POINT;

N 35°36'25" E, A DISTANCE OF 621.63 FEET TO A POINT;

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 4137.39 FEET, A CENTRAL ANGLE OF 10°17'14", AN ARC LENGTH OF 742.85 FEET, AND A CHORD BEARING AND DISTANCE OF N 40°45'02" E, 741.85 FEET, TO A POINT;

N 73°51'30" W, A DISTANCE OF 253.26 FEET TO A POINT;

S 68°41'24" W, A DISTANCE OF 474.96 FEET TO A POINT;

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TBPE NO. 455
TBPELS NO. 10048500

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 21°19'47" W, WITH A RADIUS OF 4600.00 FEET, A CENTRAL ANGLE OF 34°39'05", AN ARC LENGTH OF 2781.99 FEET, AND A CHORD BEARING AND DISTANCE OF S 85°59'45" W, 2739.78 FEET, TO A POINT, THE WEST LINE OF SAID 219.8 ACRE TRACT AND THE EAST LINE OF A CALLED 96.18 ACRE TRACT RECORDED IN VOLUME 7746, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 16°42'29" E, ALONG AND WITH THE WEST LINE OF SAID 219.8 ACRE TRACT AND THE EAST LINE OF SAID 96.18 ACRE TRACT, A DISTANCE OF 2,650.89 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE NORTHWEST CORNER OF SAID 219.8 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 96.18 ACRE TRACT, THE SOUTH RIGHT-OF-WAY LINE F.M. 2843, FROM WHICH A FOUND 1/2" IRON ROD BEARS, S 16°42'29" W, A DISTANCE OF 18.73 FEET;

THENCE, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2843, THE NORTH LINES OF SAID 219.8 ACRE TRACT AND SAID 87.504 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 08°44'21" E, WITH A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 30°04'08", AN ARC LENGTH OF 1028.61 FEET, AND A CHORD BEARING AND DISTANCE OF N 83°42'17" E, 1016.84 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

N 68°41'24" E, A DISTANCE OF 741.40 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 20°51'30" E, WITH A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 18°21'56", AN ARC LENGTH OF 628.26 FEET, AND A CHORD BEARING AND DISTANCE OF N 78°19'28" E, 625.57 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

S 82°46'38" E, A DISTANCE OF 585.68 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

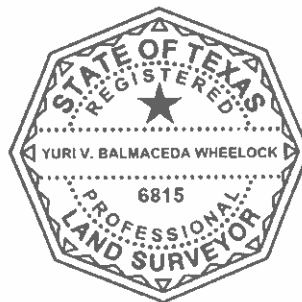
S 73°51'30" E, A DISTANCE OF 883.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 267.5 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00015.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
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TBPELS FIRM NO. 10048500 TBPE FIRM NO. 455
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"THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

H.W. HURD SURVEY
 ABSTRACT 398
 F.M. 2843

POB
 396.1 ACRES

I.H. 35

POB
 267.5 ACRES

SECOND TRACT
 CALLED 87.504 ACRES
 (VOL 5162, PG 787 OPR)

267.5 ACRES

CALLLED 89.955 ACRES
 (VOL 9769, PG 481 OPR)

396.1 ACRES

FIRST TRACT
 CALLED 374.03 ACRES
 (VOL 5162, PG 787 OPR)

J.P. WALLACE
 SURVEY
 ABSTRACT 902

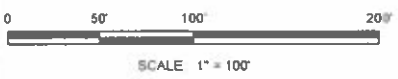
T. BUCKEY
 SURVEY
 ABSTRACT 82

THIRD TRACT
 CALLED 219.8 ACRES
 (VOL 5162, PG 787 OPR)

KUYKENDALL BRANCH ROAD

APPROXIMATE SURVEY LINE

I.H. 35



LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- OPR = OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
- VOL = VOLUME
- PG = PAGE

NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011), ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00015.
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.

R. TANKERSLY
 SURVEY
 ABSTRACT 841

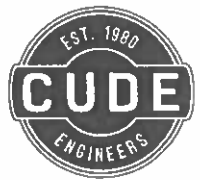
CALLLED 53.388 ACRES
 (VOL 7581, PG 140 OPR)

CALLLED 4.13 ACRES
 (VOL 5162, PG 779 OPR)



I.H. 35

R:\04171\000\0-Survey\Drawings\EX 04171.000 HODGE R1.dwg 2024/04/30 7:57am ybalmaceda



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 SAN ANTONIO, TEXAS 78231
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 WWW.CUDEENGINEERS.COM
 TBPELS FIRM #10048500
 TBPE FIRM #455

EXHIBIT OF

A 267.5 ACRE TRACT AND
 A 396.1 ACRE TRACT
 BELL COUNTY, TEXAS

EXHIBIT "B"

**CERTIFICATE OF OWNERSHIP OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

[Please See Attached]

AFFIDAVIT

THE STATE OF TEXAS §
COUNTY OF BELL §
BELL CENTRAL APPRAISAL DISTRICT §

I, Billy White, Chief Appraiser of the Bell Central Appraisal District, Texas, hereby certify that: (1) I have reviewed the property description contained in Exhibit "A" attached hereto; and (2) according to the appraisal rolls of Bell County, on March 1, 2024, 7KX INVESTMENTS held title to 100 percent of the 663.60 acres listed in Exhibit "A" attached hereto.



Billy White, Chief Appraiser

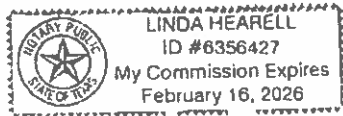
THE STATE OF TEXAS §
COUNTY OF BELL §

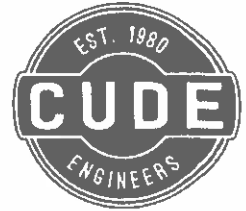
This instrument was acknowledged before me on this 25th day of March 2024 2024, by Billy White, Chief Appraiser of the Bell Central Appraisal District.



Notary Public in and for the State of Texas

(NOTARY SEAL)





LEGAL DESCRIPTION
396.1 ACRES OF LAND

396.1 ACRES OF LAND LOCATED IN THE H.W. HURD SURVEY, ABSTRACT 398, THE J.P. WALLACE SURVEY, ABSTRACT 902, THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE R. TANKERSLY SURVEY, ABSTRACT 841, BELL COUNTY, TEXAS, AND BEING OUT OF THAT CALLED 374.03 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF THAT CALLED 4.13 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 779 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND OUT OF THAT CALLED 53.833 ACRE TRACT RECORDED IN VOLUME 7581, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; SAID 396.1 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND TYPE 1 TXDOT MONUMENT, THE WEST RIGHT-OF-WAY LINE OF I.H. 35 FRONTAGE ROAD AND THE SOUTH RIGHT-OF-WAY LINE F.M. 2843, THE NORTHEAST CORNER OF SAID 374.03 ACRE TRACT;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35 FRONTAGE ROAD AND THE EAST LINES OF SAID 374.04 ACRE TRACT AND SAID 1.29 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 15°19'09" W, A DISTANCE OF 1,477.64 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP, FROM WHICH A FOUND 1/2" IRON ROD WITH "QUICK INC RPLS 6447" CAP BEARS S 31°36'13" W, A DISTANCE OF 5.57 FEET;

S 37°24'57" W, A DISTANCE OF 803.71 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

S 13°06'48" W, A DISTANCE OF 417.49 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

S 39°26'44" W, A DISTANCE OF 252.82 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

S 29°26'43" W, A DISTANCE OF 128.93 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

S 22°05'25" W, A DISTANCE OF 208.39 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 59°23'44" W, WITH A RADIUS OF 1367.39 FEET, A CENTRAL ANGLE OF 35°20'11", AN ARC LENGTH OF 843.32 FEET, AND A CHORD BEARING AND DISTANCE OF S 48°16'22" W, 830.02 FEET, TO A FOUND TYPE 2 TXDOT MONUMENT;

S 65°56'27" W, A DISTANCE OF 345.74 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1497.39 FEET, A CENTRAL ANGLE OF 30°20'03", AN ARC LENGTH OF 792.76 FEET, AND A CHORD BEARING AND DISTANCE OF S 50°46'27" W, 783.54 FEET, TO A FOUND TYPE 2 TXDOT MONUMENT;

S 35°36'25" W, A DISTANCE OF 621.62 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1497.39 FEET, A CENTRAL ANGLE OF 30°28'07", AN ARC LENGTH OF 796.28 FEET, AND A CHORD BEARING AND DISTANCE OF S 20°22'21" W, 786.93 FEET, TO A FOUND TYPE 2 TXDOT MONUMENT;

S 05°08'17" W, A DISTANCE OF 351.34 FEET TO A FOUND 1/2" IRON ROD WITH "TEXAS DEPART. OF TRANS" CAP AT THE SOUTH LINE OF SAID 374.03 ACRE TRACT AND THE NORTH LINE OF SAID 53.388 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 35;

THENCE, S 06°36'12" W, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35, A DISTANCE OF 106.15 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

THENCE, SOUTHWESTERLY, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 81°49'35" W, WITH A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 27°26'00", AN ARC LENGTH OF 926.48 FEET, AND A CHORD BEARING AND DISTANCE OF S 21°53'25" W, 917.66 FEET, TO A TYPE 1 TXDOT MONUMENT, THE EAST LINE OF SAID 4.13 ACRE TRACT;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF I.H. 35 AND THE EAST LINE OF SAID 4.13 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 34°35'51" W, A DISTANCE OF 241.24 FEET TO A FOUND TYPE 2 TXDOT MONUMENT;

S 35°35'48" W, A DISTANCE OF 159.23 FEET TO A FOUND TYPE 3 TXDOT MONUMENT;

THENCE, N 73°13'52" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF I.H. 35 AND THE EAST LINE OF SAID 4.13 ACRE TRACT, A DISTANCE OF 4.44 FEET TO A FOUND TYPE 3 TXDOT MONUMENT, THE WEST LINE OF SAID 4.13 ACRE TRACT AND THE EAST LINE OF A CALLED 43.388 ACRE TRACT RECORDED IN VOLUME 3892, PAGE 394 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 26°03'12" E, ALONG AND WITH THE COMMON LINE OF SAID 43.388 ACRE TRACT AND SAID 4.13 ACRE TRACT, A DISTANCE OF 620.50 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID 43.388 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 53.388 ACRE TRACT;

THENCE, N 73°14'52" W, ALONG AND WITH THE COMMON LINE OF SAID 43.388 ACRE TRACT AND SAID 53.388 ACRE TRACT, A DISTANCE OF 2,669.23 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 53.388 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 34°35'51" E, A DISTANCE OF 455.45 FEET TO A POINT;

N 05°08'17" E, A DISTANCE OF 169.04 FEET TO A POINT;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 84°51'42" E, WITH A RADIUS OF 4137.40 FEET, A CENTRAL ANGLE OF 02°11'47", AN ARC LENGTH OF 158.61 FEET, AND A CHORD BEARING AND DISTANCE OF N 06°14'11" E, 158.60 FEET, TO A POINT ON THE RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD;

THENCE, S 73°43'11" E, ALONG AND WITH THE COMMON LINES OF SAID 53.388 ACRE TRACT AND SAID KUYKENDALL BRANCH ROAD RIGHT-OF-WAY, A DISTANCE OF 906.36 FEET TO A FOUND 1/2" IRON ROD WITH A "RPLS 4029" CAP AT THE NORTH CORNER OF A CALLED 1 ACRE TRACT RECORDED IN DOCUMENT 2010031697 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, S 16°47'48" W, DEPARTING SAID KUYKENDALL BRANCH ROAD RIGHT-OF-WAY, ALONG AND WITH THE COMMON LINE OF SAID 53.388 ACRE TRACT AND SAID CALLED 1 ACRE TRACT, A DISTANCE OF 208.25 FEET TO A FOUND 1/2" IRON ROD WITH "QUICK INC RPLS 6447" CAP, THE WEST CORNER OF SAID 1 ACRE TRACT;

THENCE, S 73°21'06" E, ALONG AND WITH THE SOUTH LINE OF SAID 1 ACRE TRACT, THE NORTH LINE OF SAID 53.388 ACRE TRACT AND THE SOUTH LINE OF A CALLED 1.979 ACRE TRACT RECORDED IN DOCUMENT 2017005586 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, A DISTANCE OF 537.25 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTH CORNER OF SAID 1.979 ACRE TRACT;

THENCE, N 16°30'24" E, ALONG AND WITH THE COMMON LINE OF SAID 1.979 ACRE TRACT AND SAID 53.388 ACRE TRACT, A DISTANCE OF 260.85 FEET TO A FOUND 1/2" IRON ROD AT THE EAST CORNER OF SAID 1.979 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 2.00 ACRE TRACT RECORDED IN VOLUME 2743, PAGE 510 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 16°43'10" E, ALONG AND WITH THE COMMON LINE OF SAID 2.00 ACRE TRACT AND SAID 374.03 ACRE TRACT, A DISTANCE OF 256.68 FEET TO A FOUND 1/2" IRON ROD "QUICK INC RPLS 6447" CAP AT THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT;

THENCE, N 73°31'05" W, ALONG AND WITH THE NORTH LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 339.65 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT, THE WEST LINE OF SAID 374.03 ACRE TRACT, THE EAST RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD;

THENCE, ALONG AND WITH THE COMMON LINE OF SAID KUYKENDALL ROAD BRANCH ROAD AND SAID 374.03 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 16°49'02" E, A DISTANCE OF 5,478.02 FEET TO A FOUND 1/2" IRON ROD WITH "QUICK INC RPLS 6447" CAP;

N 42°44'05" E, A DISTANCE OF 146.38 FEET TO A FOUND TYPE 1 TXDOT MONUMENT, AT THE SOUTHEAST CUTBACK OF F.M. 2843;

THENCE, ALONG AND WITH THE NORTH LINE OF SAID 374.03 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2843, THE FOLLOWING BEARINGS AND DISTANCES:

S 73°51'04" E, A DISTANCE OF 762.59 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

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SAN ANTONIO | AUSTIN | SAN MARCOS

4122 POND HILL ROAD, STE 101
SAN ANTONIO, TEXAS 78231

PHONE: (210) 681-2951
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TBPE NO. 455
TBPELS NO. 10048500

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 16°10'16" E, WITH A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 23°21'49", AN ARC LENGTH OF 799.23 FEET, AND A CHORD BEARING AND DISTANCE OF S 85°30'39" E, 793.71 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

N 82°46'16" E, A DISTANCE OF 342.08 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 07°06'51" E, WITH A RADIUS OF 1860.00 FEET, A CENTRAL ANGLE OF 09°07'21", AN ARC LENGTH OF 296.14 FEET, AND A CHORD BEARING AND DISTANCE OF N 87°26'49" E, 295.83 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

S 88°02'38" E, A DISTANCE OF 1,021.92 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

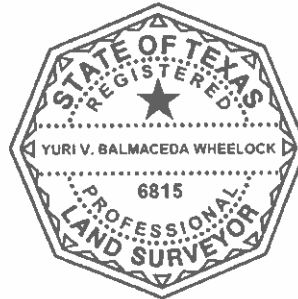
S 36°20'09" E, A DISTANCE OF 92.72 FEET TO A TO THE POINT OF BEGINNING AND CONTAINING 396.1 ACRES OF LAND, MORE OR LESS.

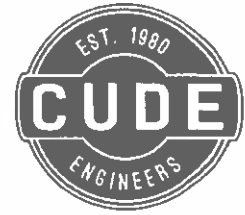
BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00015.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500 TBPE FIRM NO. 455
JOB NO. 04171.000





LEGAL DESCRIPTION
267.5 ACRES OF LAND

267.5 ACRES OF LAND LOCATED IN THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE L.L. HUNTER SURVEY, ABSTRACT 380, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 87.504 ACRE TRACT AND ALL OF A CALLED 219.8 ACRE TRACT BOTH RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THAT CALLED 89.955 ACRE TRACT RECORDED IN VOLUME 9769, PAGE 481 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; SAID 267.5 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND TYPE 1 TXDOT MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2843, THE SOUTHWEST CUTBACK LINE OF KUYKENDALL BRANCH ROAD, AND A NORTHEAST CORNER OF SAID 87.504 ACRE TRACT;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID KUYKENDALL BRANCH ROAD AND THE EAST LINE OF SAID 87.504 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 28°44'17" E, A DISTANCE OF 69.94 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

S 16°28'30" W, A DISTANCE OF 1,573.91 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

S 16°57'12" W, A DISTANCE OF 456.54 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 87.504 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 89.955 ACRE TRACT;

THENCE, S 16°39'41" W, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD AND THE EAST LINE OF SAID 89.955 ACRE TRACT, A DISTANCE OF 1,847.69 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 89.955 ACRE TRACT, AND AN EAST CORNER OF SAID 219.8 ACRE TRACT;

THENCE, S 16°48'40" W, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF KUYKENDALL BRANCH ROAD AND THE EAST LINE OF SAID 219.8 ACRE TRACT, DISTANCE OF 450.35 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF A CALLED 36.79 ACRE TRACT RECORDED IN VOLUME 3846, PAGE 535 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 74°02'15" W, ALONG AND WITH THE NORTH LINE OF SAID 36.79 ACRE TRACT, A DISTANCE OF 1,033.19 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 219.8 ACRE TRACT AND SAID 89.955 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 61°19'13" E, WITH A RADIUS OF 4137.39 FEET, A CENTRAL ANGLE OF 06°55'37", AN ARC LENGTH OF 500.21 FEET, AND A CHORD BEARING AND DISTANCE OF N 32°08'36" E, 499.90 FEET, TO A POINT;

N 35°36'25" E, A DISTANCE OF 621.63 FEET TO A POINT;

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 4137.39 FEET, A CENTRAL ANGLE OF 10°17'14", AN ARC LENGTH OF 742.85 FEET, AND A CHORD BEARING AND DISTANCE OF N 40°45'02" E, 741.85 FEET, TO A POINT;

N 73°51'30" W, A DISTANCE OF 253.26 FEET TO A POINT;

S 68°41'24" W, A DISTANCE OF 474.96 FEET TO A POINT;

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SAN ANTONIO | AUSTIN | SAN MARCOS

4122 POND HILL ROAD, STE 101
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TBPELS NO. 10048500

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 21°19'47" W, WITH A RADIUS OF 4600.00 FEET, A CENTRAL ANGLE OF 34°39'05", AN ARC LENGTH OF 2781.99 FEET, AND A CHORD BEARING AND DISTANCE OF S 85°59'45" W, 2739.78 FEET, TO A POINT, THE WEST LINE OF SAID 219.8 ACRE TRACT AND THE EAST LINE OF A CALLED 96.18 ACRE TRACT RECORDED IN VOLUME 7746, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS;

THENCE, N 16°42'29" E, ALONG AND WITH THE WEST LINE OF SAID 219.8 ACRE TRACT AND THE EAST LINE OF SAID 96.18 ACRE TRACT, A DISTANCE OF 2,650.89 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE NORTHWEST CORNER OF SAID 219.8 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 96.18 ACRE TRACT, THE SOUTH RIGHT-OF-WAY LINE F.M. 2843, FROM WHICH A FOUND 1/2" IRON ROD BEARS, S 16°42'29" W, A DISTANCE OF 18.73 FEET;

THENCE, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2843, THE NORTH LINES OF SAID 219.8 ACRE TRACT AND SAID 87.504 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 08°44'21" E, WITH A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 30°04'08", AN ARC LENGTH OF 1028.61 FEET, AND A CHORD BEARING AND DISTANCE OF N 83°42'17" E, 1016.84 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

N 68°41'24" E, A DISTANCE OF 741.40 FEET TO A FOUND TYPE 1 TXDOT MONUMENT;

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF S 20°51'30" E, WITH A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 18°21'56", AN ARC LENGTH OF 628.26 FEET, AND A CHORD BEARING AND DISTANCE OF N 78°19'28" E, 625.57 FEET, TO A FOUND TYPE 1 TXDOT MONUMENT;

S 82°46'38" E, A DISTANCE OF 585.68 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;

S 73°51'30" E, A DISTANCE OF 883.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 267.5 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00015.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
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H.W. HURD SURVEY
 ABSTRACT 398
 F.M. 2843

POB
 396.1 ACRES

I.H. 35

POB
 267.5 ACRES

SECOND TRACT
 CALLED 87.504 ACRES
 (VOL 5162, PG 787 OPR)

J.P. WALLACE
 SURVEY
 ABSTRACT 902

267.5 ACRES

396.1 ACRES

T. BUCKEY
 SURVEY
 ABSTRACT 82

FIRST TRACT
 CALLED 374.03 ACRES
 (VOL 5162, PG 787 OPR)

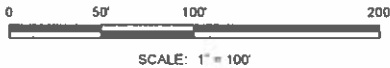
CALLED 89.955 ACRES
 (VOL 9769, PG 481 OPR)

KUYKENDALL BRANCH ROAD

THIRD TRACT
 CALLED 219.8 ACRES
 (VOL 5162, PG 787 OPR)

APPROXIMATE SURVEY LINE

I.H. 35



LEGEND

- POB = POINT OF BEGINNING
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- OPR = OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
- VOL = VOLUME
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NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83 (2011), ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00015.
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.

APPROXIMATE SURVEY LINE

CALLED 53.388 ACRES
 (VOL 7581, PG 140 OPR)

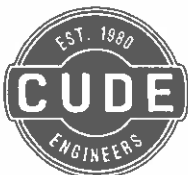
R. TANKERSLY
 SURVEY
 ABSTRACT 841

CALLED 4.13 ACRES
 (VOL 5162, PG 779 OPR)

I.H. 35



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CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
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 TBPE FIRM #455

EXHIBIT OF

A 267.5 ACRE TRACT AND
 A 396.1 ACRE TRACT
 BELL COUNTY, TEXAS

BOA Agenda Item #4A-C



Date Submitted: May 13, 2024

Agenda Date Requested: May 16, 2024

Project/Proposal Title:

**DISCUSS AND CONSIDER ACTION
ON ELECTION RELATED MATTERS**

Council Action Requested:

Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

4. DISCUSS AND CONSIDER ACTION ON ELECTION RELATED MATTERS

(A) ADMINISTER OATH OF OFFICE TO MAYOR-ELECT BERT HENRY (JUDGE CLIFF COLEMAN)

(B) ADMINISTER OATH OF OFFICE TO ALDERMAN-ELECT MICHAEL MACDONALD (JUDGE CLIFF COLEMAN)

(C) ADMINISTER OATH OF OFFICE TO ALDERMAN-ELECT ZACH HURST (JUDGE CLIFF COLEMAN)

BOA Agenda Item #4D-F



Date Submitted: May 13, 2024

Agenda Date Requested: May 16, 2024

Project/Proposal Title:

**DISCUSS AND CONSIDER ACTION
ON ELECTION RELATED MATTERS**

Council Action Requested:

Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

4. DISCUSS AND CONSIDER ACTION ON ELECTION RELATED MATTERS

(D) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY MICHAEL COGGIN AS MAYOR OF THE VILLAGE OF SALADO, TEXAS (MAYOR BERT HENRY)

(E) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY PAUL COX AS ALDERMAN OF THE VILLAGE OF SALADO, TEXAS (MAYOR BERT HENRY)

(F) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY JASON HOWARD AS ALDERMAN OF THE VILLAGE OF SALADO, TEXAS (MAYOR BERT HENRY)

BOA Agenda Item #4G-H



Date Submitted: May 13, 2024

Agenda Date Requested: May 16, 2024

Project/Proposal Title:

**DISCUSS AND CONSIDER ACTION
ON ELECTION RELATED MATTERS**

Council Action Requested:

Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

4. DISCUSS AND CONSIDER ACTION ON ELECTION RELATED MATTERS

(G) CONSIDER APPROVAL OF AN APPOINTMENT OF MAYOR PRO TEMPORE FOR A TERM OF ONE (1) YEAR (MAYOR BERT HENRY)

(H) DISCUSS AND CONSIDER POSSIBLE ACTION DESIGNATING SIGNATORIES FOR THE VILLAGE OF SALADO BANK ACCOUNTS (VILLAGE ADMINISTRATOR)

BOA Agenda Item #5(A)



Date Submitted: May 13, 2024

Agenda Date Requested: May 16, 2024

Project/Proposal Title:

STATUS REPORTS

Council Action Requested:

Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

5. STATUS REPORTS

(A) VILLAGE ADMINISTRATOR'S REPORT

- SALES TAX COLLECTIONS
- UPDATE ON POTHOLE REPAIRS
- UPDATE ON TREE TRIMMING
- UPDATE ON NEW MCDONALD'S RESTAURANT

BOA Agenda Item #6(A)



Date Submitted: May 13, 2024

Agenda Date Requested: May 16, 2024

Project/Proposal Title:

DISCUSSION AND POSSIBLE ACTION

Council Action Requested:

Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

- (A) CONSIDERATION AND POSSIBLE ACTION ON CONDITIONAL USE PERMIT FOR A MIXED BEVERAGE PERMIT REQUEST FROM APPLICANT SALADO TCT LLC FOR PROPERTY LOCATED AT 21 N MAIN STE 5E, AS DESCRIBED IN THE TEXAS ALCOHOLIC BEVERAGE COMMISSION APPLICATION.



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas Helping Businesses & Protecting Communities

Document reference ID : 346979

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 346979
Applicant Name: Salado TCT LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 991868029
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 0805460115
Date Filed: 3/12/2024
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Tracey
Legal Middle Name: Eddy
Email Address: tracey.lea.eddy@gmail.com
Phone Number: 254-913-5415

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Prefix: Mrs
Legal First Name: Tracey
Legal Last Name: Eddy
Email Address: tracey.lea.eddy@gmail.com
Phone Number: 254-913-5415

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Salado TCT LLC	Caroline Payne	Member	33.33
Salado TCT LLC	Tracey Eddy	Member	33.33
Salado TCT LLC	Travis Eddy	Member	33.33

Basic Business information

Business/Trade Name: Bar 1859
Business Type Bar

Location's Phone Numbers

Business Phone Number 254-913-5415
Alternate Phone Number 254-913-5417

Location Address

Address: 21 N Main St, STE 5E, Salado, TX, United States, Bell 76571
Is your location within city limits? Yes

Mailing Address Information

Address: PO Box 1451, Salado, TX, United States, Bell 76571

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? NO

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

Sixty Day Sign Requirements

Posted the 60 day sign: No
Refuting reason: Location was previously a bar for the past 2 years

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$84,000.00
Total Sales: \$84,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No
Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? NO
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? NO

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Lessor	SHELBY ENERGY LODGE LLC

Location Diagram

Will the license or permit embrace the entire location address? **Yes**

Bond Information

Fulfillment Type	Bond Category	Bond Amount	Status
Bond Provider	Conduct Surety Bond	\$5,000 00	New



TEXAS ALCOHOLIC BEVERAGE COMMISSION
Rumor Hopping, Blatancy & Pretexting Committee

CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- BG** Wine and Beer Retailer's Permit - Election for given location was held for:
 - legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 - legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE** Beer Retail Dealer's On-Premise License
- BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL



TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texas Liquor Business & Permitting Commission

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this 25th day of March, 2024, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- BG** Wine and Beer Retailer's Permit - Election for given location was held for:
 - legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 - legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE** Beer Retail Dealer's On-Premise License
- BE/FB** Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE

Shelley Coston
County Clerk

by Diane Barnard, Chief Deputy Clerk

Bill
County

SEAL



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas Helping Businesses & Preserving Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

Comptroller Representative

_____, TEXAS
City

SEAL



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas Helping Businesses & Protecting Communities

PUBLISHER'S AFFIDAVIT	
Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
SEAL	
ATTACH PRINTED COPY OF THE NOTICE	

P.O. Box 480
Belton, Texas 76513



(254) 933-5160
Fax (254) 933-5176

shelley.coston@bellcounty.texas.gov

Shelley Coston
Bell County Clerk

OFFICIAL RECEIPT

RECEIPT NUMBER	DATE	CLERK
394889	03/25/2024 08:52:55 AM	hoper

Received from: CAROLINE PAYNE

For Payment of:
BEER PERMIT

\$5.00

Total:

\$5.00

Amount Paid: \$20.00
Change: \$15.00

Method of Payment: Cash
Reference Number:

BOA Agenda Item #6(B)



Date Submitted: May 13, 2024
Agenda Date Requested: May 16, 2024

Project/Proposal Title:
DISCUSSION AND POSSIBLE ACTION

Council Action Requested:
Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

(B) CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST TO SIGN ORDINANCE REQUIREMENTS BY APPLICANT SENSATO LLC, FOR A PROPOSED STARBUCKS TO BE LOCATED AT SW CORNER OF I-35 AND SALADO CENTER DRIVE, ON THE NORTHERN SIDE OF THE QT FUEL/FOOD STORE.



ZONING VARIANCE APPLICATION

Date: 3/7/2024

APPLICANT

PROPERTY OWNER

Name: Guy Slimp
Mailing Address: 259 Hillcrest Rd. Temple, TX. 76502
Daytime Phone: 254-563-5654

CELTS International
PO Box 249
Salado, TX. 76571

Fax: E-mail: guy@celtsato.dev

PROPERTY DESCRIPTION

Street Address: 730 Acres: .927

Location: SW Corner I-35 + Salado Center Tx.
(i.e. corner of & ; or, 1 mile south of FM ; etc)

Existing use of property: Vacant

Are there buildings on the property? No If yes, what are they used for.

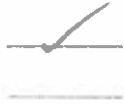
REQUESTED VARIANCE

I/We request a variance to Section 8 of the Zoning Ordinance which requires...
Signs to be no greater than 64 sq. ft. and no higher than 20 ft.

Instead, I/We would like to request...
82 sq ft. of sign face and a height of 30 feet.

Due to... Visibility of interstate travelers relative to the off ramp.

SUBMITTAL REQUIREMENTS



\$250.00 Application Fee, due at time of application and payable to the Village of Salado.
Ck#2663
Site plan with additional information needed to properly and effectively review the request.
5 copies. (All drawings must be to scale.)

PLEASE NOTE:

All agreements to the variance by neighbors of the property in question must be in writing to be submitted for support to the variance request.

No variance shall be granted unless the Zoning Board of Adjustments finds:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance

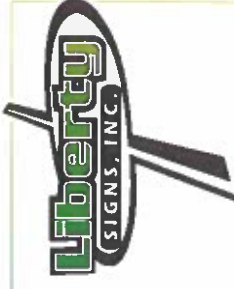
- (1) An address sign shall not contain any commercial content or personal message.
 - (2) The area of an address sign shall not exceed two (2) square feet.
 - (3) Address signage is encouraged to be reflective and placed in a location on the property where it is visible at all times.
- (K) Auxillary signs are signs that are not part of another commercial sign and that provide information, such as hours of operations, credit cards accepted, restrictions of sale to minors, "no soliciting" or "beware of the dog" as part of a commercial use. The area of such individual signs shall not exceed one (1) square foot, and the aggregate area of all such signs cannot exceed four (4) square feet for any commercial establishment or residence.
- (L) No permit is required to repaint or otherwise repair an existing sign, provided that the area of the sign is not enlarged, the height of the sign is not increased, and the location of the sign is not changed.
- (M) No permit is required to change the copy on a changeable copy sign.

SECTION 8. REGULATION OF COMMERCIAL SIGNS; PERMIT REQUIRED

(A) Single Commercial Building

An establishment located in a single commercial building shall be allowed the following permanent signs;

- (1) One (1) free standing sign or one (1) monument sign with a maximum sign area of thirty-two (32) square feet and a maximum sign height of ten (10) feet on properties not located within the Interstate 35 Corridor. For properties located within the Interstate 35 Corridor, one (1) free standing sign or one (1) monument sign with a maximum sign area of sixty-four (64) square feet and maximum sign height of twenty (20) feet for a free-standing sign and a ten (10) feet for a monument sign.
- (2) One (1) roof sign or one (1) wall sign, sized and placed according to the following standards:
 - (a) One (1) wall sign is allowed per building façade of an establishment. Such wall signage shall comply with the size requirements for wall signage, as set forth in this Ordinance.
 - (b) A wall sign that is not painted directly on the surface of a wall must be securely mounted to and supported by the wall throughout the length and width of the sign.

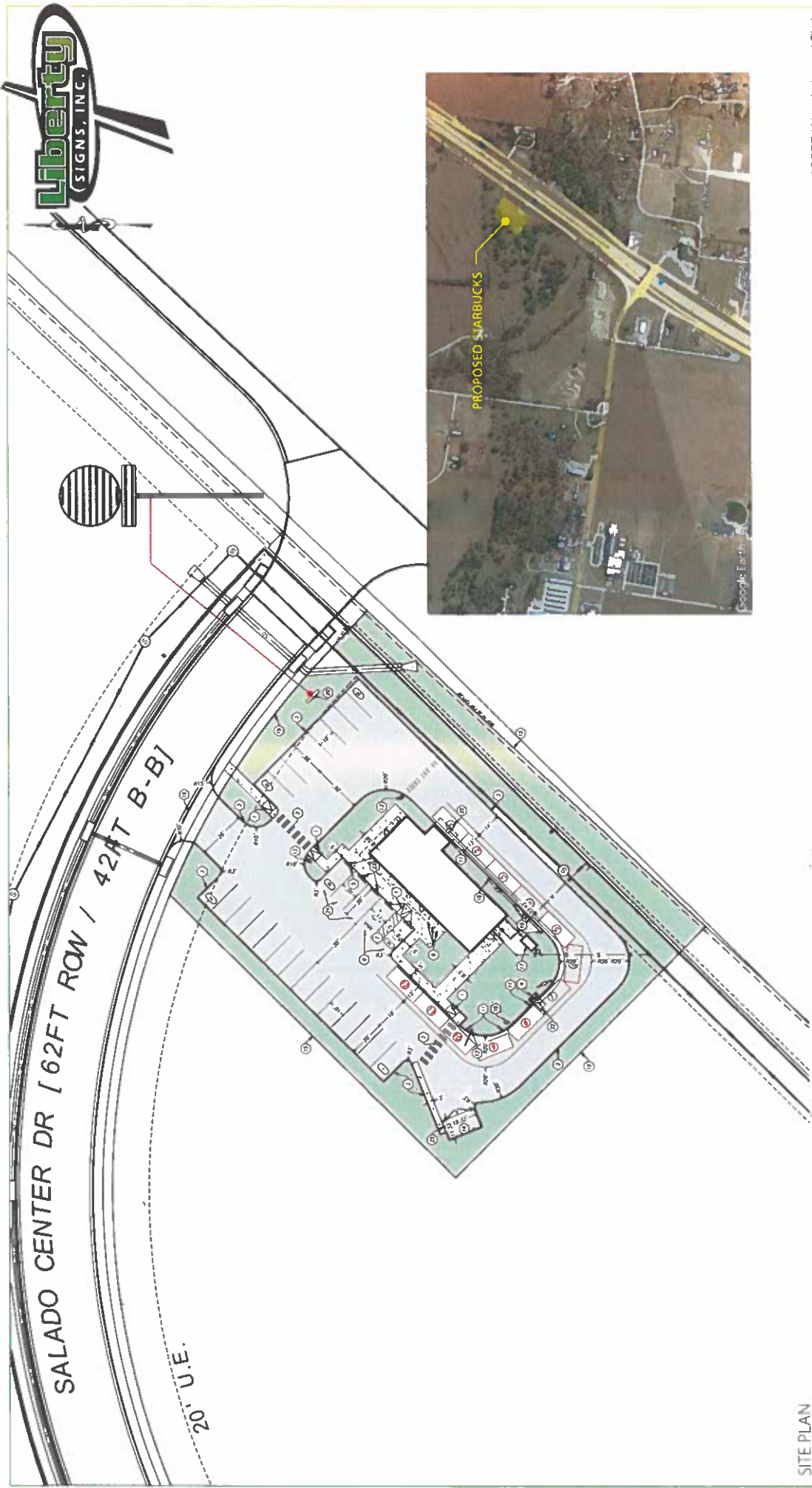


STARBUCKS
SALADO CENTER DRIVE
SALADO, TEXAS
NOVEMBER 14, 2023
DRAFT 1

SCOPE OF WORK

1. FABRICATE & INSTALL ONE (1) DOUBLE-SIDED PYLON SIGN

1300B West Industrial Blvd.
Round Rock, TX 78681
p: 512.255.3867
f: 512.388.7395



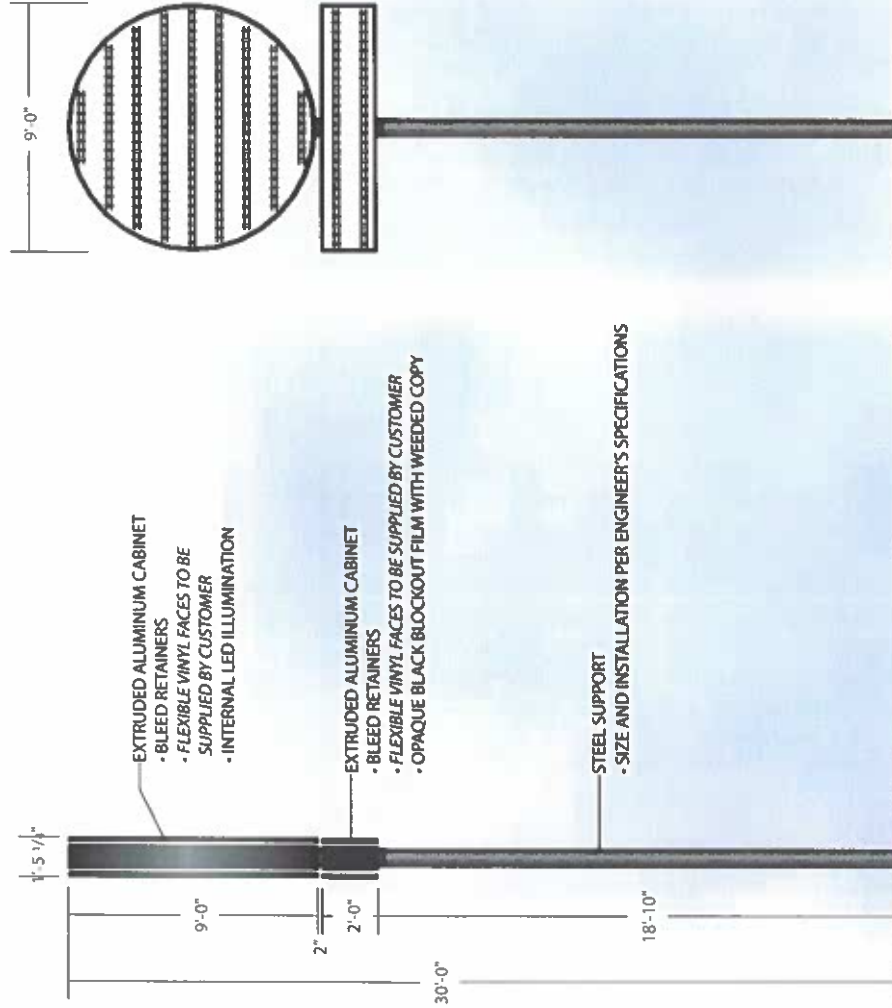
SITE PLAN

CLIENT: STARBUCKS SCALE: NTS
 DRAWING: 9846_SITE CUSTOMER APPROVAL:
 DATE: 11.14.23 LANDLORD APPROVAL:

Please be advised the attached artwork is the property of Liberty Signs, Inc. and is protected under U.S. copyright law. It is provided for your information and review only. The distribution or utilization of this artwork is strictly prohibited without the written permission of Liberty Signs, Inc.



1300B West Industrial Blvd.
 Round Rock, TX 78681
 p: 512.255.3887
 f: 512.386.7395



PYLON SIGN

CLIENT: STARBUCKS SCALE: 3/16"=1'-0"
 DRAWING: 8846_1 CUSTOMER APPROVAL:
 DATE: 11.14.23 LANDLORD APPROVAL:



Please be advised the attached artwork is the property of Liberty Signs, Inc. and is protected under U.S. copyright law. It is provided for your information and review only. The distribution or utilization of this artwork is strictly prohibited without the written permission of Liberty Signs, Inc.

1300B West Industrial Blvd.
 Round Rock, TX 78681
 p: 512.255.3887
 f: 512.388.7395

BOA Agenda Item #6(C)



Date Submitted: May 13, 2024
Agenda Date Requested: May 16, 2024

Project/Proposal Title:
DISCUSSION AND POSSIBLE ACTION

Council Action Requested:
Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

(C) FIRST READING OF ORDINANCE NO. 2024-05, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROVIDING FOR THE IMPOSITION OF A LIEN ON AN OWNER'S PROPERTY, OTHER THAN HOMESTEAD OR RENTAL PROPERTY, AFTER NOTICE FOR DELINQUENT BILLS FOR UTILITY SERVICE TO THE PROPERTY: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

Ordinance No. 2024-05
Village of Salado
County of Bell
_____, 2024

ORDINANCE NO. 2024-05

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROVIDING FOR THE IMPOSITION OF A LIEN ON AN OWNER'S PROPERTY, OTHER THAN HOMESTEAD OR RENTAL PROPERTY, AFTER NOTICE FOR DELINQUENT BILLS FOR UTILITY SERVICE TO THE PROPERTY: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

WHEREAS, pursuant to Texas Local Government Code § 51.032, the Board of Aldermen (the "Board") of the Village of Salado, Texas (the "Village") is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers proper for the government of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, Section 552.0025 of the Texas Local Government Code gives municipalities the authority by ordinance to impose a lien on certain property for delinquent bills for municipal utility service to certain property; and

WHEREAS, the Board of Aldermen (the "Board") of the Village has determined that it is in the best interest of the citizens of the Village to have the ability to impose a lien on eligible properties as a means of securing payment for delinquent bills for utility services; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

SECTION I. ENACTMENT PROVISIONS

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.
- B. Popular Name:** This Ordinance shall be commonly referred to as "The Lien for Delinquent Utility Services Bills Ordinance."
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply generally within the Village limits.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

SECTION II. ADOPTION

Ordinance No. 2024-__ is hereby adopted as follows:

1. When delinquent charges imposed by this article for any utility services provided by the Village remain unpaid, the Village Administrator may impose or authorize the imposition of a lien against the real property to which service is being provided, or intended to be provided. The lien shall include and secure any delinquent charges, penalties, interest, and collection costs. The Village Administrator shall perfect or authorize the perfection of the lien by filing a "Notice of Lien" containing a legal description of the property and the utility account number for the delinquent charges in the real property records of the county in which the property is located.
2. The lien authorized in this section shall not apply to bills for service connected in a tenant's name after notice by the property owner to the municipality that the property is rental property.
3. The lien authorized by this Ordinance shall not apply to homestead property protected by the Texas Constitution.
4. The lien authorized in this Ordinance is superior to all liens except for a bona fide mortgage lien that is recorded before the recording of the Village's utility lien in the real property records of the county where the property is located.

SECTION III. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the Village under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV. SEVERABILITY CLAUSE

If any provision, section, sentence, clause or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this Ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board of Aldermen of the Village of Salado in adopting, and of the Mayor in approving this Ordinance, that no portion thereof or provision or regulation contained herein shall be come inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V. REPEALER CLAUSE

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is

apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other Ordinance.

SECTION VI. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VII. NOTICE AND MEETING CLAUSE

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION VIII. PUBLICATION

This Ordinance shall become effective immediately upon the date of its publication as required by Section 52.011 of the Texas Local Government Code. The Village Secretary is hereby directed to cause the caption of this Ordinance to be published in the manner required by law.

PASSED AND APPROVED on SECOND READING this, the __ day of ____, 2024, by a vote of ____ (ayes) to ____ (nays) and ____ abstentions vote of the Board of Aldermen of the Village of Salado, Texas.

Bert Henry, Mayor

ATTEST:

Debra Bean, Village Secretary

Approved to Form:

Josh Katz, Village Attorney

BOA Agenda Item #6(D)



Date Submitted: May 13, 2024
Agenda Date Requested: May 16, 2024

Project/Proposal Title:
DISCUSSION AND POSSIBLE ACTION

Council Action Requested:
Ordinance
Resolution
Motion
Discussion

Project/Proposal Summary:

(D) DISCUSSION AND POSSIBLE ACTION ON FILLING THE VACANT ALDERMAN POSITION.