AGENDA
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, November 20, 2025
Briefing Workshop at 6:00 PM
Regular Meeting at 7:00 PM

Mayor – Vacant	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Stephen Chang	**Place 5 – Andrew Naudin**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Todd Parton**

The meeting will also be live-streamed at the following link: https://www.leandertx.gov/video.

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.
2. Roll Call.
3. Receive a presentation on and provide direction to staff regarding a new community resource grant program that would be administered by and through the City, providing funding to one or more local community non-profit organizations that directly provide resources to residents which lessen the demand on City services.
4. Receive presentation on Old Town Master Plan.

REGULAR MEETING – CONVENE AT 7:00 PM

5. Open Meeting, Invocation and Pledges of Allegiance.
6. Roll Call.
7. Public comments on items not listed in the agenda.

   Public comments on items listed in the agenda will be heard at the time each item is discussed.

   [All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]
8. Recognition of Special Guest and Visitors.
9. Proclamations

   - Blue Santa Program

10. Staff Reports

    - Water update including current water usage and lake levels.

- Capital Improvement Project Update: Senior Center (CIP P.6) including construction update and timeline for completion.

11. Leander History presentation topic will be Native Americans of Leander.

CONSENT AGENDA: ACTION

12. Approval of the minutes for meeting held on November 6, 2025.

13. Approval of an Ordinance ordering and establishing procedures, and setting the date for a runoff election for Councilmember Place 3; providing for the approval of election judges and voting clerks; and providing for related matters.

    Aprobación de una ordenanza que ordena y establece procedimientos y fija la fecha para una segunda vuelta electoral para el puesto de concejal lugar 3; prevé la aprobación de los jueces electorales y los secretarios de votación; y dispone asuntos relacionados.

14. Approval of the Services Agreement between the City of Leander and Iron Brick Associates, LLC for the Adaptive Planning software and subscription services by Workday, Inc., and the implementation services by Strada U.S. Professional Services, Inc., for a term of three (3) years in the amount of $254,744.00; and authorize the City Manager to execute any and all necessary documents.

15. Approval of the purchase two (2) heavy-duty trucks for Public Works from Mac Haik Ford; providing for one (1) 2026 Ford F-450 utility crew truck to replace a vehicle at a cost of $95,005.75 and one (1) 2026 Ford F-550 to be added to the Public Works departmental fleet at a cost of $85,921.75 for a total amount of $180,927.50 through The Houston Galveston Area Council Cooperative Purchasing (HGAC) Contract VE05-24; and authorize the City Manager to execute any and all necessary documents.

16. Approval of an agreement with Viking Construction, Inc., for microsurfacing pavement preservation services in the amount of $140,000.00 through an interlocal agreement between the City of Leander and the City of Grand Prairie that allows the City of Leander to utilize the City of Grand Prairie's Solicitation 17041 for Micro Surfacing and Slurry Seal work; providing for all labor, materials, equipment, traffic control, and supervision necessary to complete the project in accordance with City specifications to include preparation, mix design, application, curing, and cleanup; and authorize the City Manager to execute any and all necessary documents.

17. Approval of Amendment 3 to Task Order KFA-56 with K Friese & Associates, Inc., relating to the Sandy Creek Water Treatment Plant (SCWTP) residuals management improvements and addition of redundant treatment module project (CIP W.69), for additional professional service hours necessary to cover increased coordination efforts, such as site visits, progress meetings and other construction management activities in the amount of $72,095.50 for a new total contract amount of $1,485,090.50; and authorize the City Manager to execute any and all necessary documents.

18. Approval of procurement and annual licensing of Procore Project Management Pro application and related modules for the Capital Improvements Program (CIP) from Carahsoft Technology Group utilizing cooperative purchasing DIR Contract DIR-CPO-5687 in the amount of $107,060.17; and authorize the City Manager to execute any and all necessary documents.

19. Approval of a Special Event Permit for the Old Town Christmas Festival and related events to be held on December 6, 2025, from 10:00 a.m. to 9:00 p.m. in Old Town Park, public roads, and the surrounding area.

20. Approval of an agreement with FireBlast Global for the replacement of TL Fire System 3-2 main panel in the fire training tower's gas-fired training props that sustained damage due to water intrusion in the amount of $75,256.00; and authorize the City Manager to execute any and all necessary documents.

21. Approval of the Second Reading of an Ordinance regarding Zoning Case Z-25-0192 to amend the Journey Bible Church Planned Unit Development (PUD) with base zoning of LO-2-A (Local Office) to include a base zoning district of LC-2-A (Local Commercial) on two (2) parcels of land 3.0 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R668974 and R668975; and generally located approximately 300 feet east of the intersection of Bull Nettle Drive and Journey Parkway, Leander, Williamson County, Texas.

22. Approval of Task Order BGE-6 under Agreement for Professional Services with BGE, Inc., for supplemental engineering support services in the amount of $80,000.00; and authorize the City Manager to execute any and all necessary documents.

23. Approval of Task Order No. MATLT-AAI-CIPS23-019-13 for Material Testing Services for Wildspring Phase 2 to Arias & Associates, Inc., LLC in the amount of $61,952.50; and authorize the City Manager to execute all necessary documents.

24. Approval of an Ordinance authorizing uses for the tree mitigation in lieu fees.

REVISED REGULAR AGENDA

25. Discuss and consider action regarding Significant and Heritage Tree Removal requests associated with Subdivision Case PP-25-0070 regarding Lost Woods Estates Preliminary Plat on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

26. Discuss and consider action on a Resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, 0.7509 acres of land in fee simple and a 0.3086 acre drainage and grading easement (both as described in Exhibits "A" and "B" to the Resolution, respectively) from those two (2) certain tracts of land totaling 7.733 acres conveyed to Billy Jack Carter and recorded at Document Number 2022028373 of the official public records of Williamson County, Texas, for the public use and purpose of construction of public roadway improvements and infrastructure.

27. Discuss and consider action on casting ballot for Williamson Central Appraisal District Board of Directors.

28. Discuss and consider action on moving the Thursday, December 4, 2025 regular council meeting to Wednesday, December 10, 2025, due to early voting for the Runoff Election to the November 4, 2025 Special Election taking place in Pat Bryson Municipal Hall, Council Chambers.

29. Council Member Closing Statements.

30. Convene into Executive Session pursuant to:

    1. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purposes; and
    2. Section 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the acquisition of property for the Hero Way West Elevated Storage Tank and Waterline (CIP W.55); and

3. Section 551.071, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel Brushy Creek Regional Wastewater System construction; and
4. Section 551.071, Section 551.072 and Section 551.087, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of a Chapter 380 Agreement for EDA -25-009.

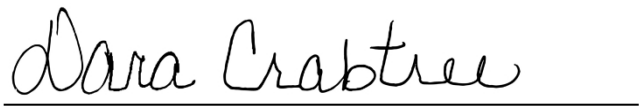
Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. Acquisition of properties for public purposes; and
2. Acquisition of property for the Hero Way West Elevated Storage Tank and Waterline (CIP W.55); and
3. Brushy Creek Regional Wastewater System construction; and
4. Chapter 380 Agreement for EDA -25-009.

31. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney]. 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 14 day of November 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

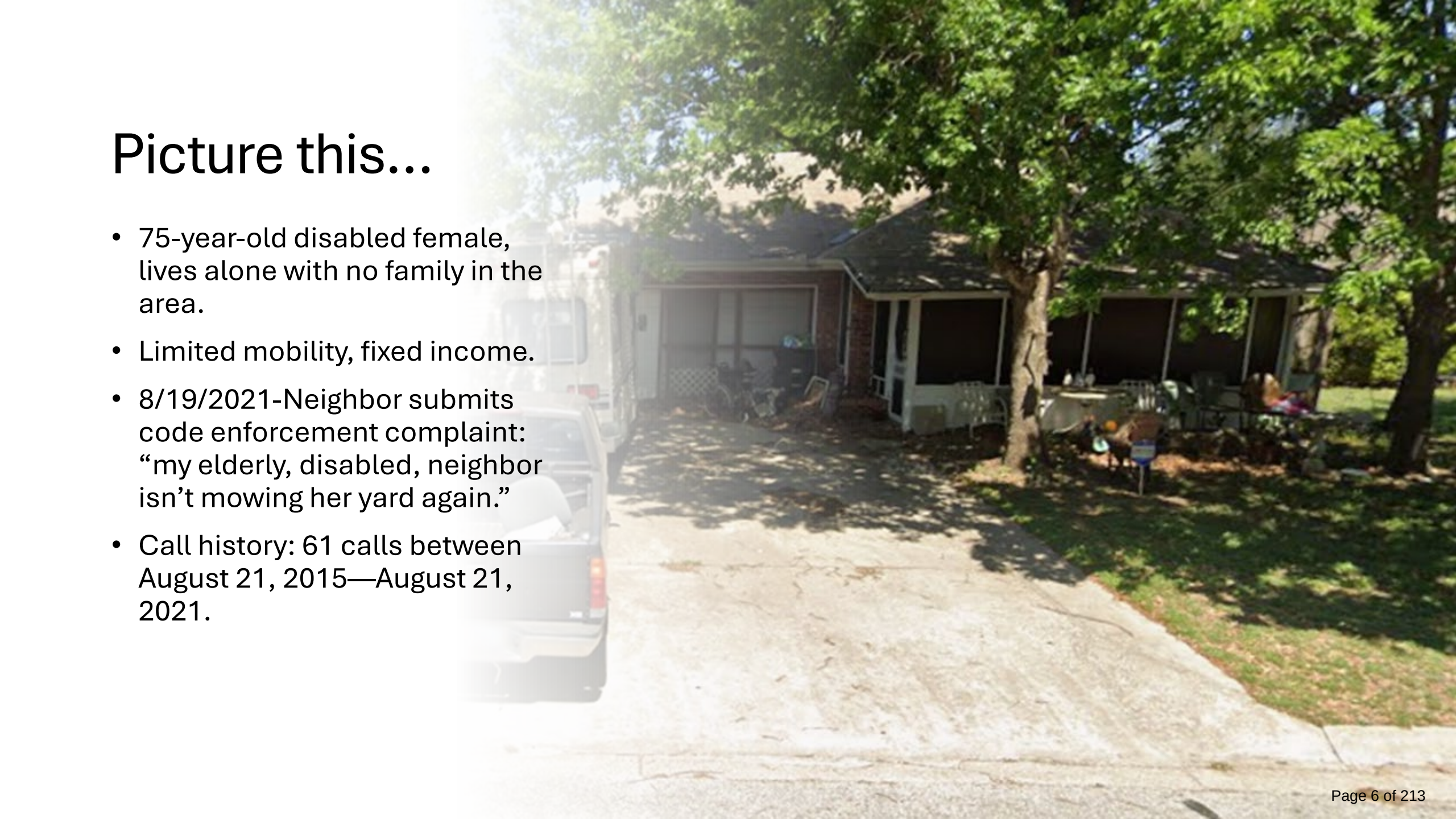


Dara Crabtree, City Secretary, TRMC

Community Resource Grant Program

Picture this…

- 75-year-old disabled female, lives alone with no family in the area.
- Limited mobility, fixed income.
- 8/19/2021-Neighbor submits code enforcement complaint: “my elderly, disabled, neighbor isn’t mowing her yard again.”
- Call history: 61 calls between August 21, 2015—August 21, 2021.



- Sanitary issues
- Hoarding
- No hot water
- No working toilets
- Rats inside home and garage
- Pet feces/urine throughout the house
- Broken outdoor water line














WILLIAMSON COUNTY
EMERGENCY MEDICAL SERVICES
TO RESPECT, CARE & SERVE
SINCE 1975
EMERGENCY SERVICES


HCCM
Hill Country Community Ministries


NORTH WAY
BIBLE CHURCH


CODE
ENFORCEMENT
INTEGRITY
COMMUNITY
SERVICE
COMPASSION
CITY OF LEANDER
TEXAS
LFD
EST.1965


LOWE'S


LEANDER
TEXAS
LFD
EST. 1965
FIRE


CALVARY CHAPEL
LEANDER




MEALS on WHEELS
WILLIAMSON AND BURNET COUNTIES


LIFE
church

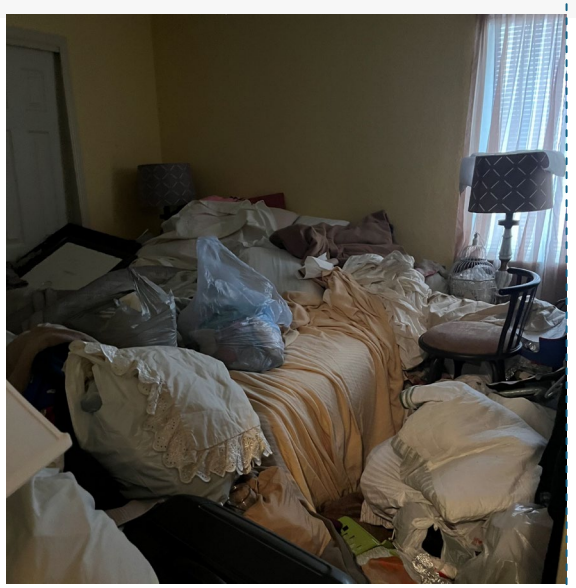
This isn’t a one-off event…

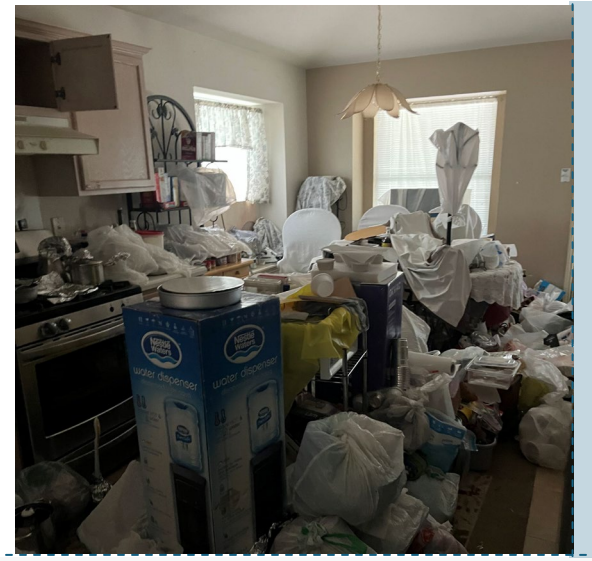
- In a 90-day period between August 15 and October 15, 2025:
- FD responded to 1,400 emergencies
- 76 were made to 15 residents (5%)
- 43 were made to 5 residents (3%)

- Impacts police, fire, EMS, code enforcement.

1 resident—127 calls for PD; 25 for FD







Focus Group

- Invited:
  - Fire department
  - Police department
  - Code enforcement
  - Finance department
  - City Manager’s office
  - Parks Department
  - Library
  - Utility Billing
  - Two local church representatives

Gap Analysis

- **Safety/Security**
  - Utilities
  - Food
  - Rent/Mortgage Assistance
  - Clothes
  - Homeless/transitional housing/couch surfing
  - Home maintenance
  - Trip/fall/hoarding
- **Wellness**
  - Mental Health
  - Medical Care/minor emergency
  - Social isolation
  - Family/marriage counseling
  - Drug/alcohol
  - Domestic violence
  - Medication
- **Support**
  - Job training
  - Transportation
  - Advocacy
  - Internet access
  - Mentoring
  - Blue Santa
  - School Supplies
  - Economy
  - Disabilities
  - Veterans

Need volunteers across all categories

Funding Sources:

- $100,000 in FY26 operating budget to fund Community Resource Grant program.
- CDBG funds may also be available.
- Creation of a donation account for utility support.

Options Available:

- City selects local non-profits to receive grant funds.
- Community non-profit grant application process
- Council identifies specific local non-profit groups you would like to see funded, and in what amounts.

Organization	Utilities	Food	Rent/Mortgage Assistance	Mental Health	Medical care	Social Isolation	Job Training

Distribution of Funds

- Contract with the non-profit
- Required reporting items

Questions?

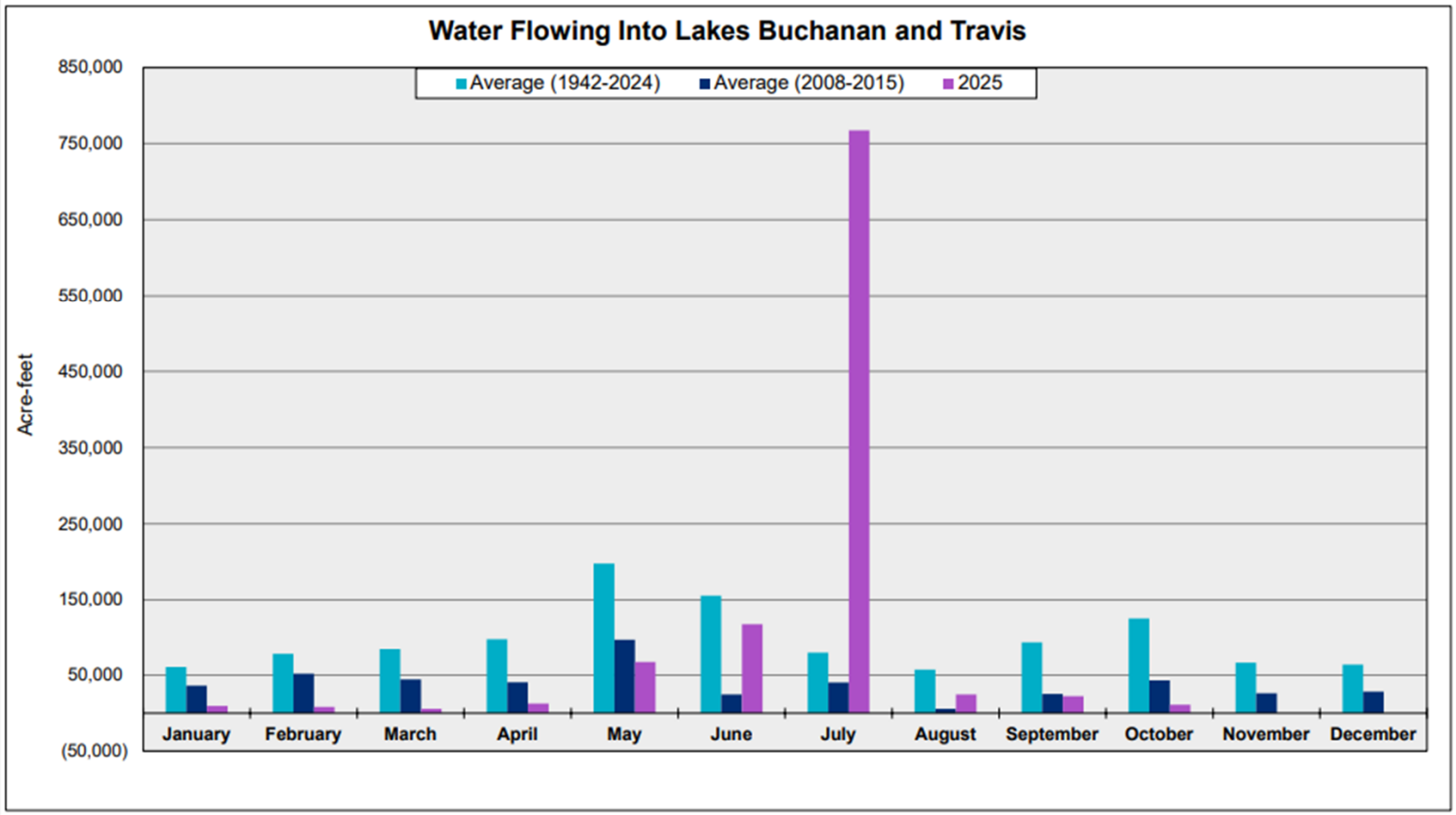


Water Update

November 20, 2025

Gina Ellison, P.E.
Executive Director of Public Works

2025 Inflows Through October

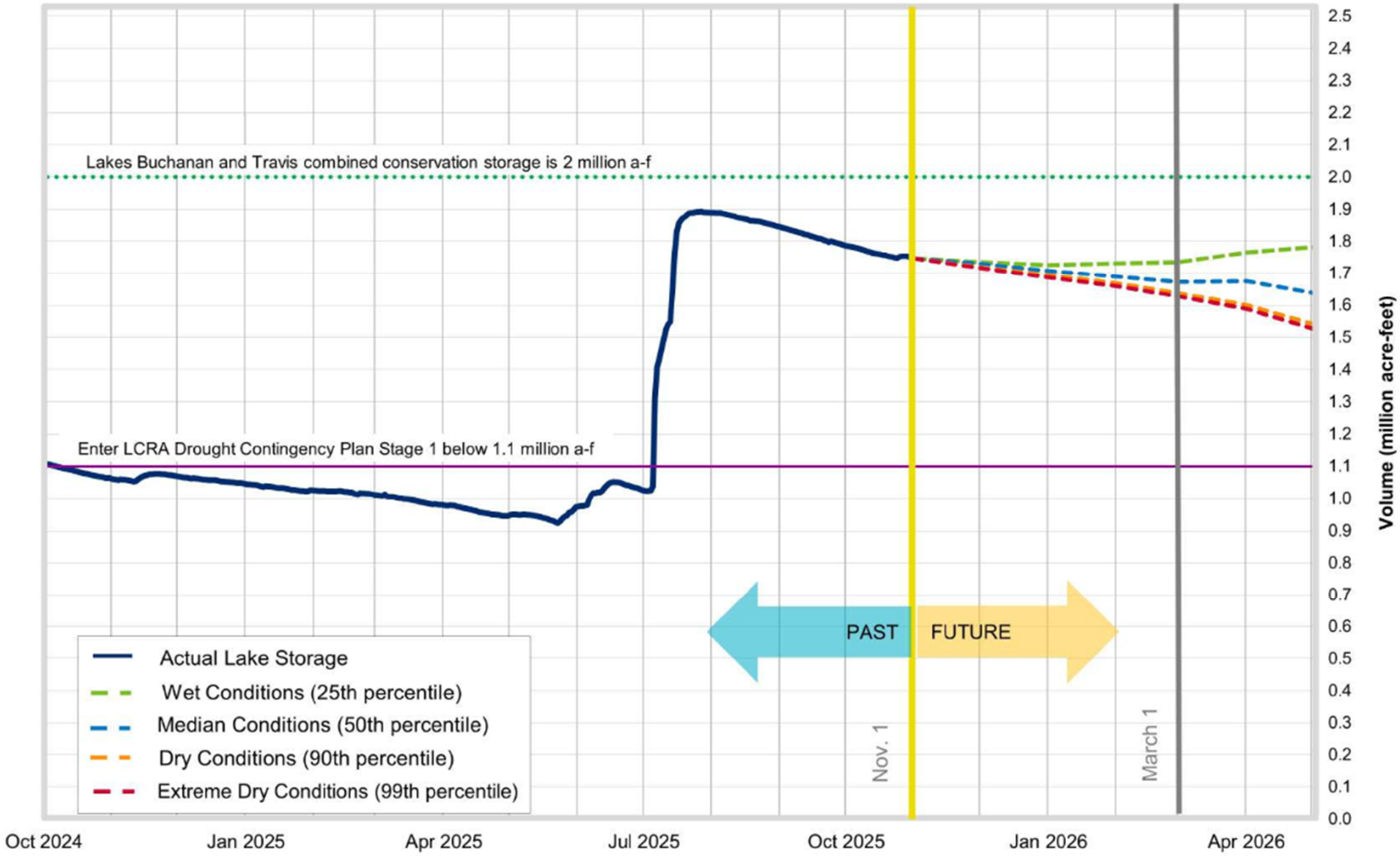


Inflows: the estimated amount of water flowing into lakes Buchanan and Travis from rivers and streams.

Data for 2024 and 2025 is preliminary and subject to change.

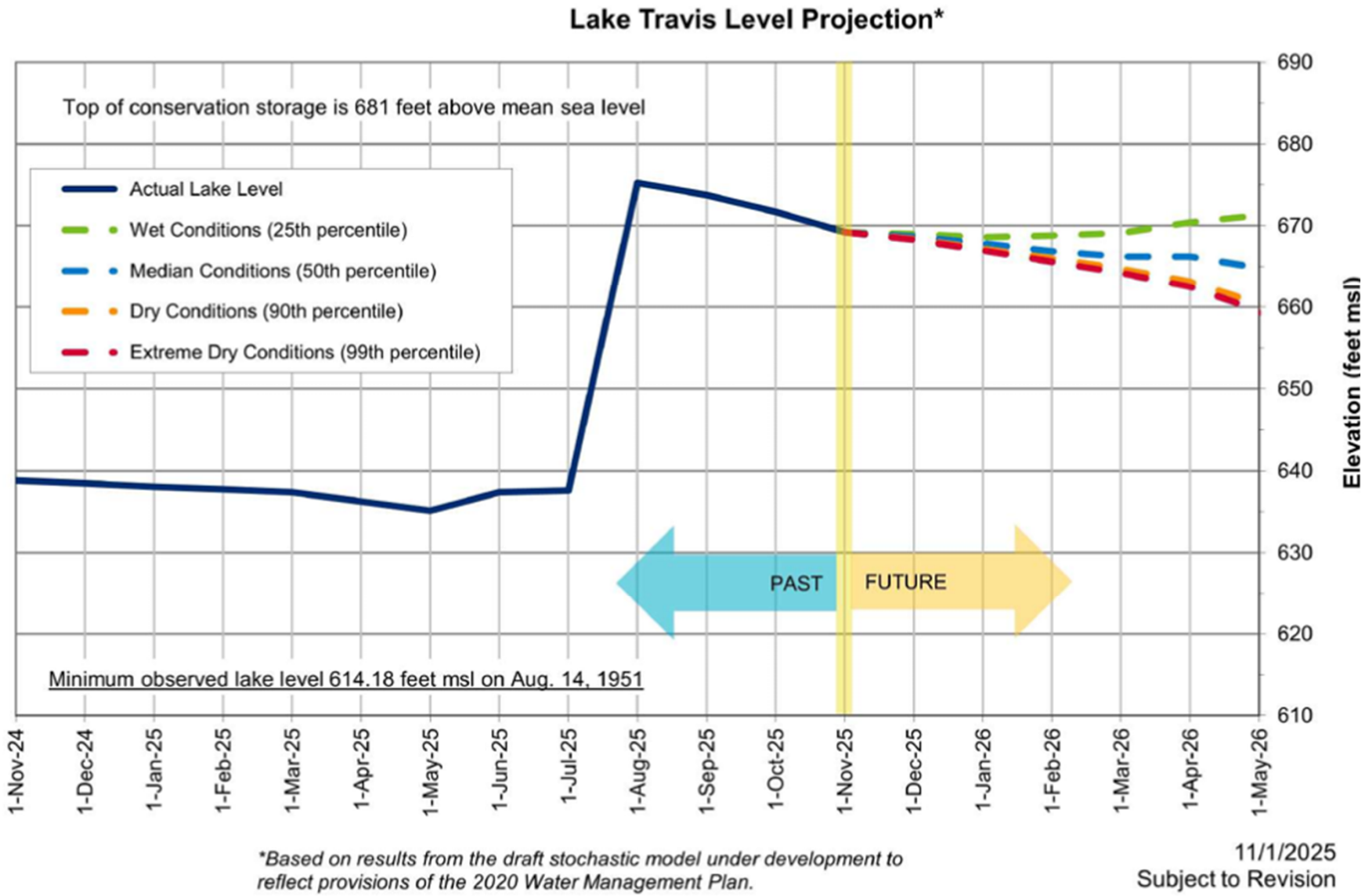
Period:	October
Since 1942, October Average (acre-feet):	124,769
2008-2015, October Average (acre-feet):	43,015
October 2025 (acre-feet):	11,069

Lakes Buchanan and Travis Total Combined Storage Projections



Date: Nov. 1, 2025

Note: One acre-foot equals 325,851 gallons

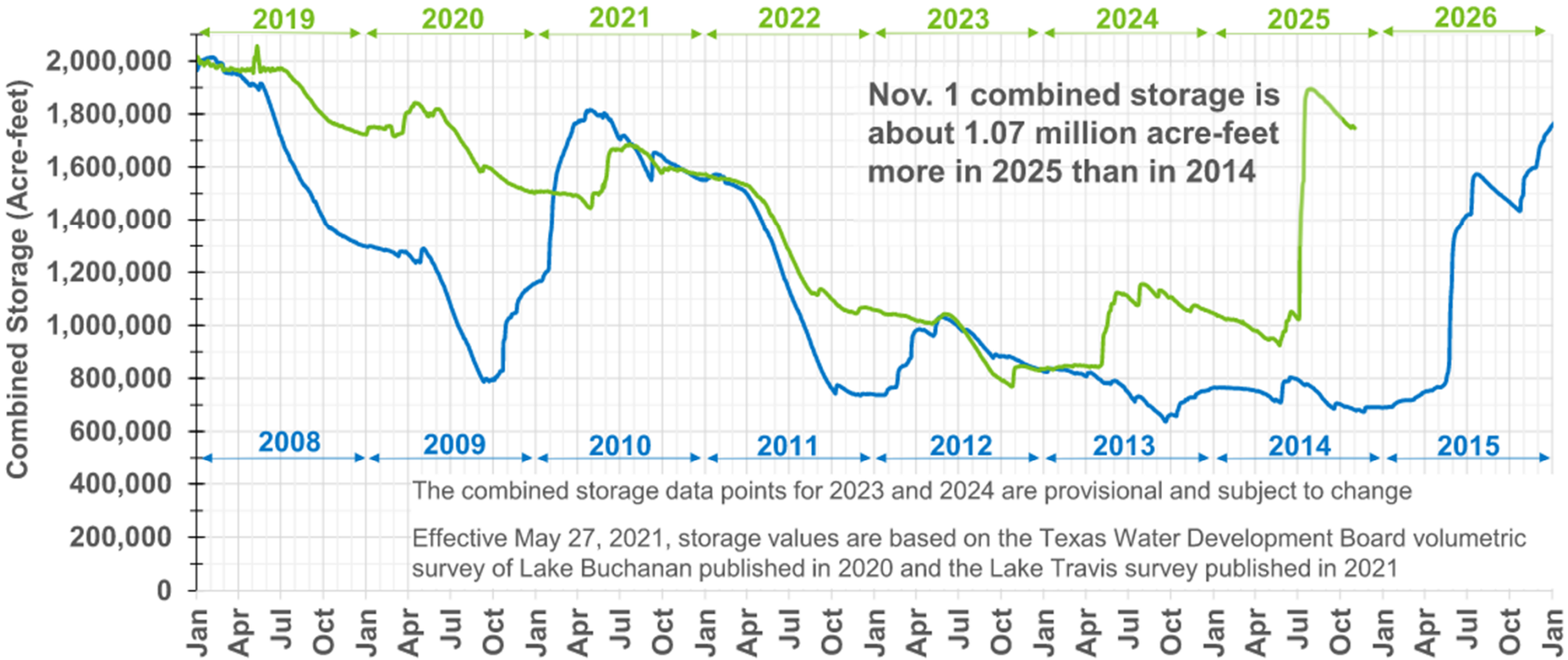


*Based on results from the draft stochastic model under development to reflect provisions of the 2020 Water Management Plan.

11/1/2025
Subject to Revision

Combined Storage of Lakes Buchanan and Travis

Comparison of 2019-2025 and 2008-2015

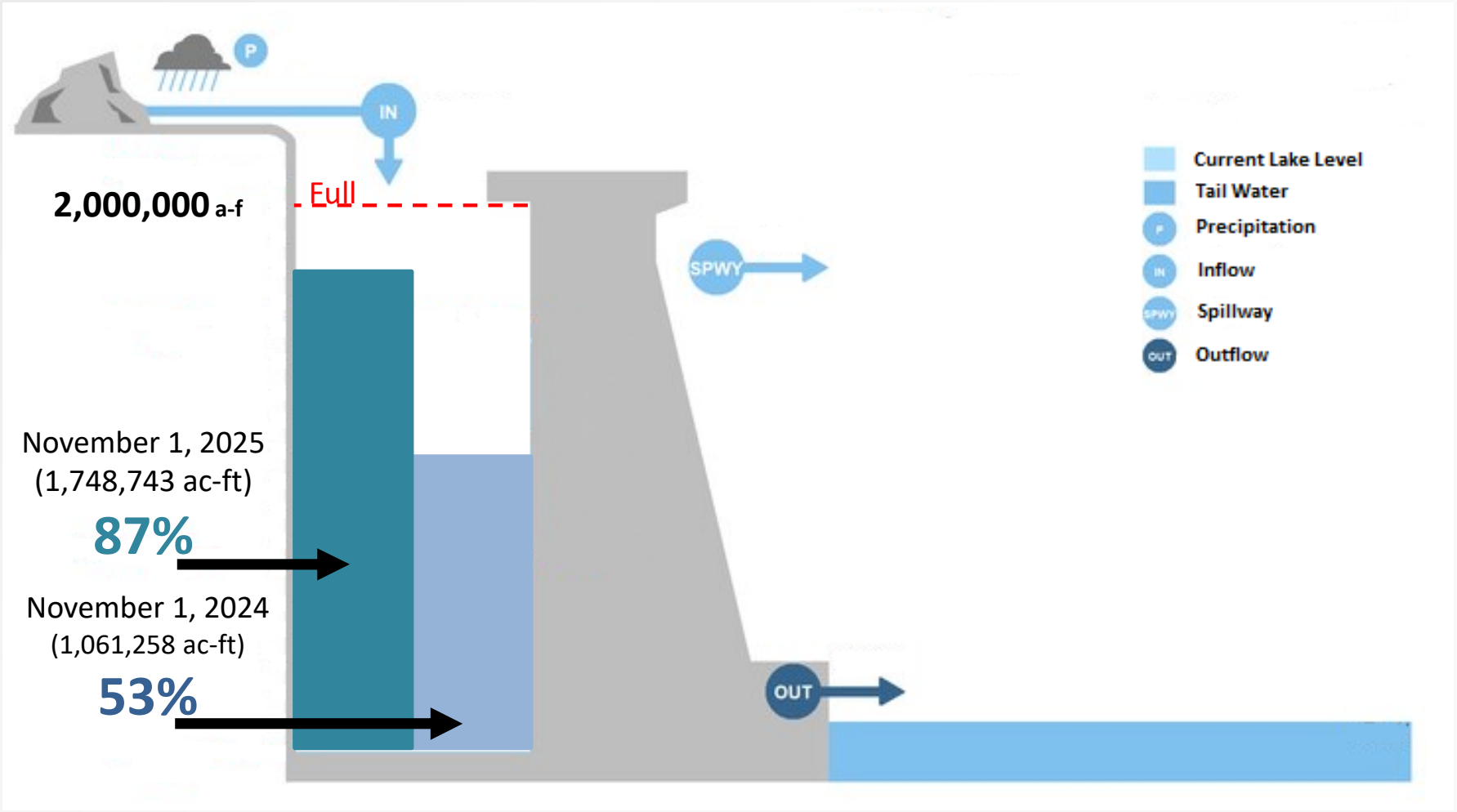


The combined storage data points for 2023 and 2024 are provisional and subject to change

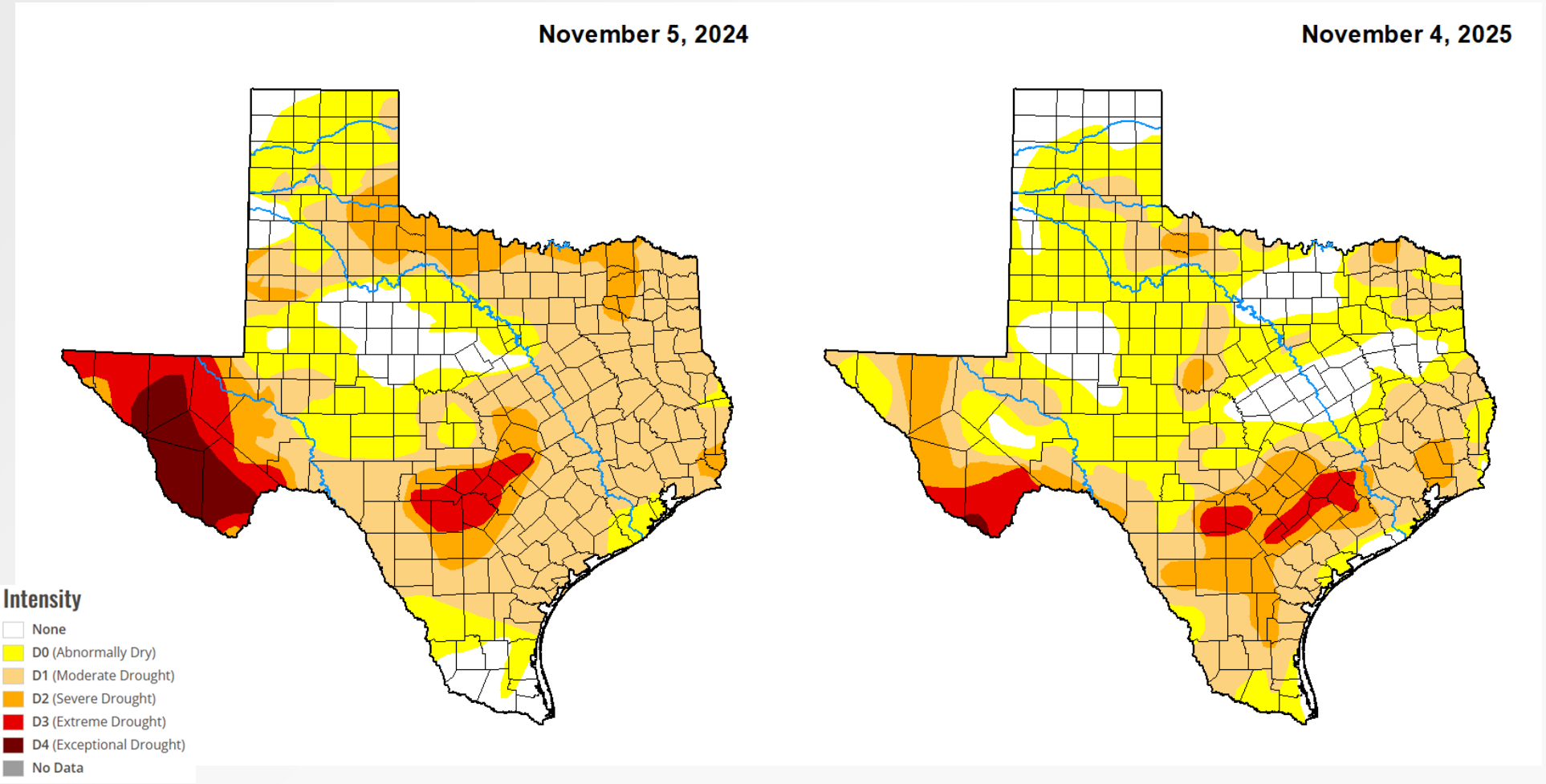
Effective May 27, 2021, storage values are based on the Texas Water Development Board volumetric survey of Lake Buchanan published in 2020 and the Lake Travis survey published in 2021

As of Nov. 1, 2025

LCRA Combined Lake Storage



Drought Soil Moisture Monitor

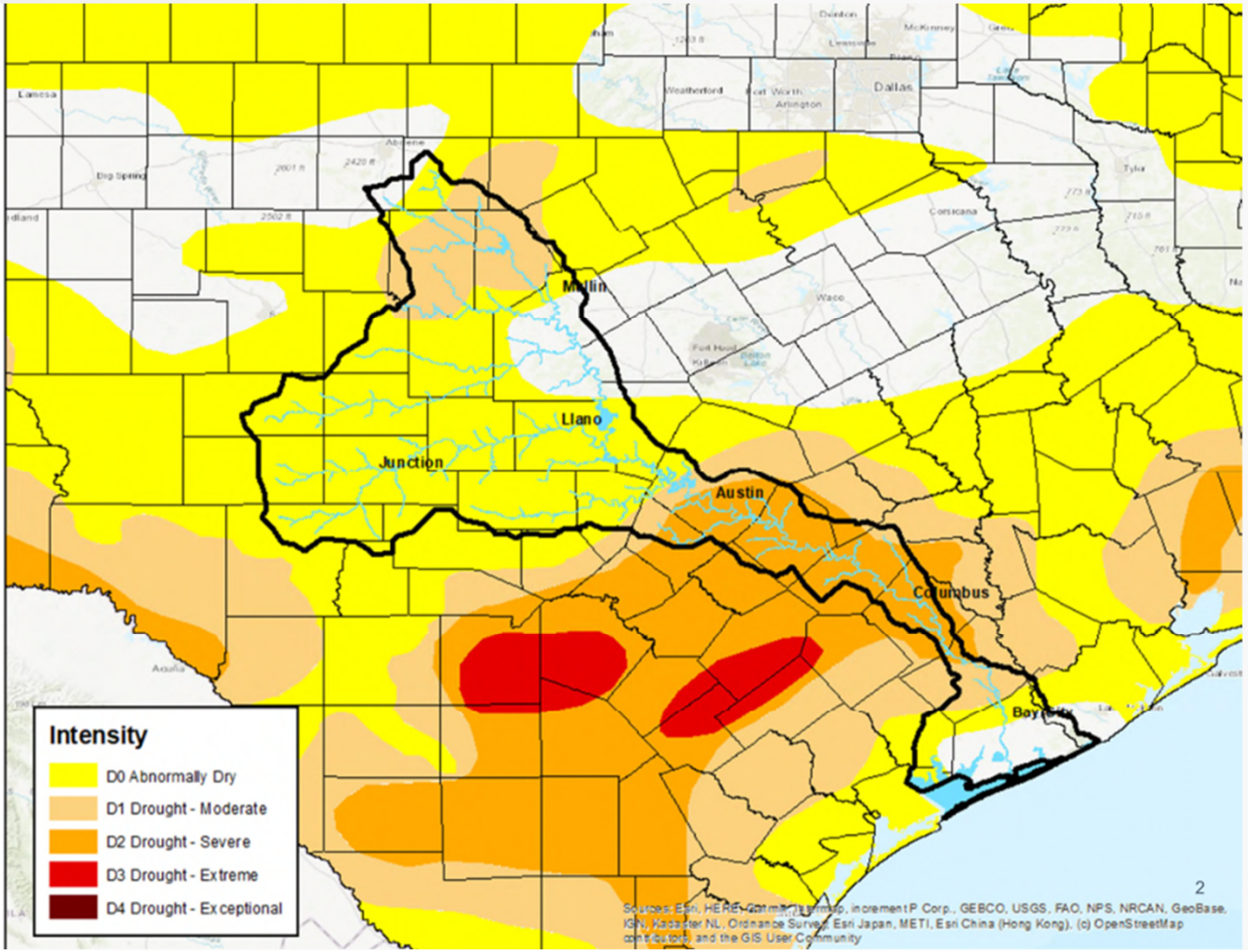


Drought Soil Moisture Monitor

U.S. Drought Monitor

Lower Colorado River Basin

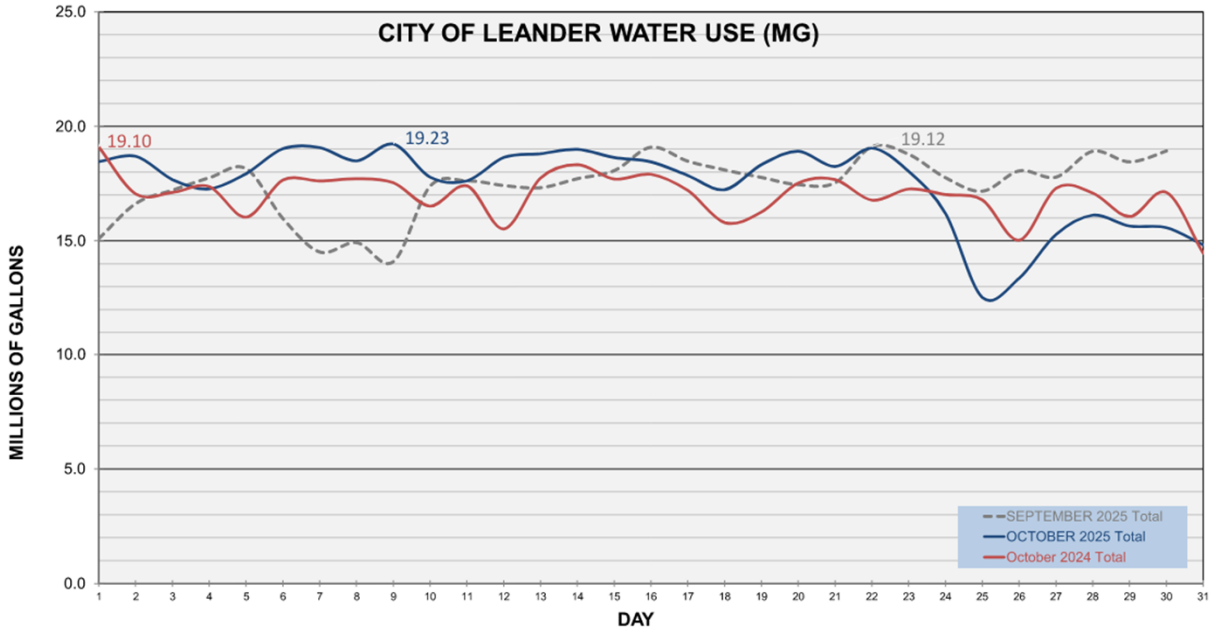
As of Oct. 28, 2025



2

8

Daily Water Usage



(MG)	OCTOBER 2025 BCRUA Reagan	OCTOBER 2025 BCRUA Travisso	OCTOBER 2025 BCRUA Bagdad	OCTOBER 2025 BCRUA	OCTOBER 2025 SCWTP	OCTOBER 2025 Total	OCTOBER 2024 Total	OCTOBER 2024 BCRUA	OCTOBER 2024 SCWTP
Total	267.61	89.53	9.09	366.23	175.90	542.13	527.80	351.70	176.10
Average	8.63	2.89	0.29	11.81	5.67	17.49	17.03	11.35	5.68
Peak Day	9.73	3.31	0.73	13.05	6.70	19.23	19.10	12.43	6.80
Min. Day	6.10	2.17	0.00	9.24	3.30	12.54	14.46	10.36	4.10

OCTOBER 2025 COLH	OCTOBER 2025 COGT
14.47	0.00
0.47	0.00
0.81	0.00
0.14	0.00

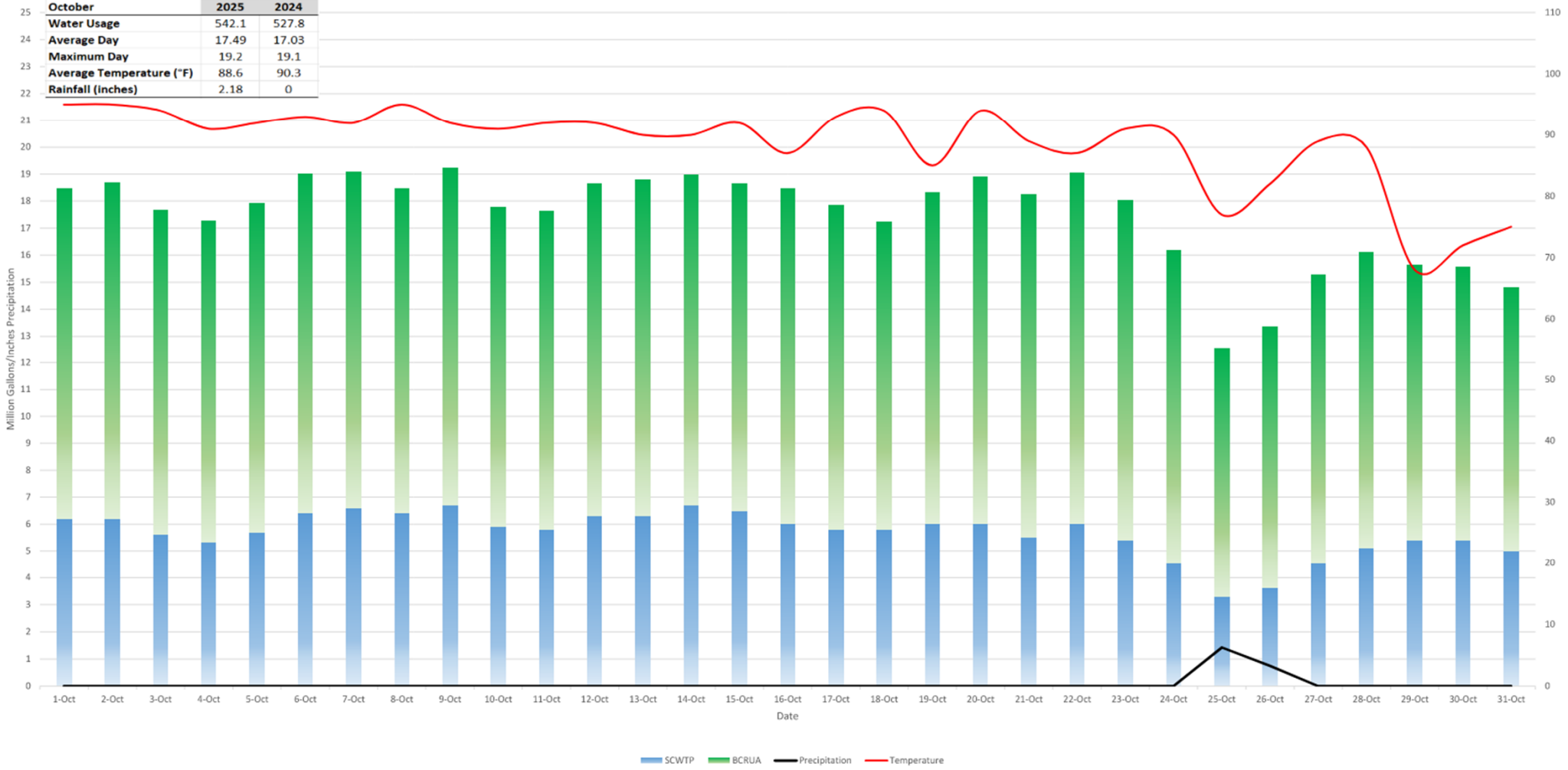
Historical Water Use

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	**2025**
Month/Day	8/8	8/3	8/7	8/13	8/9	5/7	9/10	8/12	8/4	7/12	8/4	8/11	8/15	8/25	8/3	9/6	8/22	8/12
Peak Day (MG)	**9.18**	**7.79**	**6.75**	**7.44**	**8.38**	**8.86**	**9.10**	**11.90**	**11.50**	**10.84**	**12.74**	**15.29**	**16.79**	**14.74**	**20.46**	**18.74**	**19.44**	**19.68**
Avg Day (MG)	3.72	3.21	3.18	4.21	3.78	3.85	4.14	4.71	5.52	6.05	7.05	8.16	9.50	8.66	11.01	11.07	12.04	14.20
Annual (MG)	1,359	1,171	1,160	1,535	1,380	1,404	1,512	1,719	2,022	2,209	2,574	2,979	3,478	3,161	4,019	4,042	4,405	4,316
Annual (AC-FT)	4,171	3,593	3,561	4,712	4,234	4,308	4,640	5,276	6,205	6,778	7,901	9,141	10,673	9,701	12,334	12,404	13,520	13,246

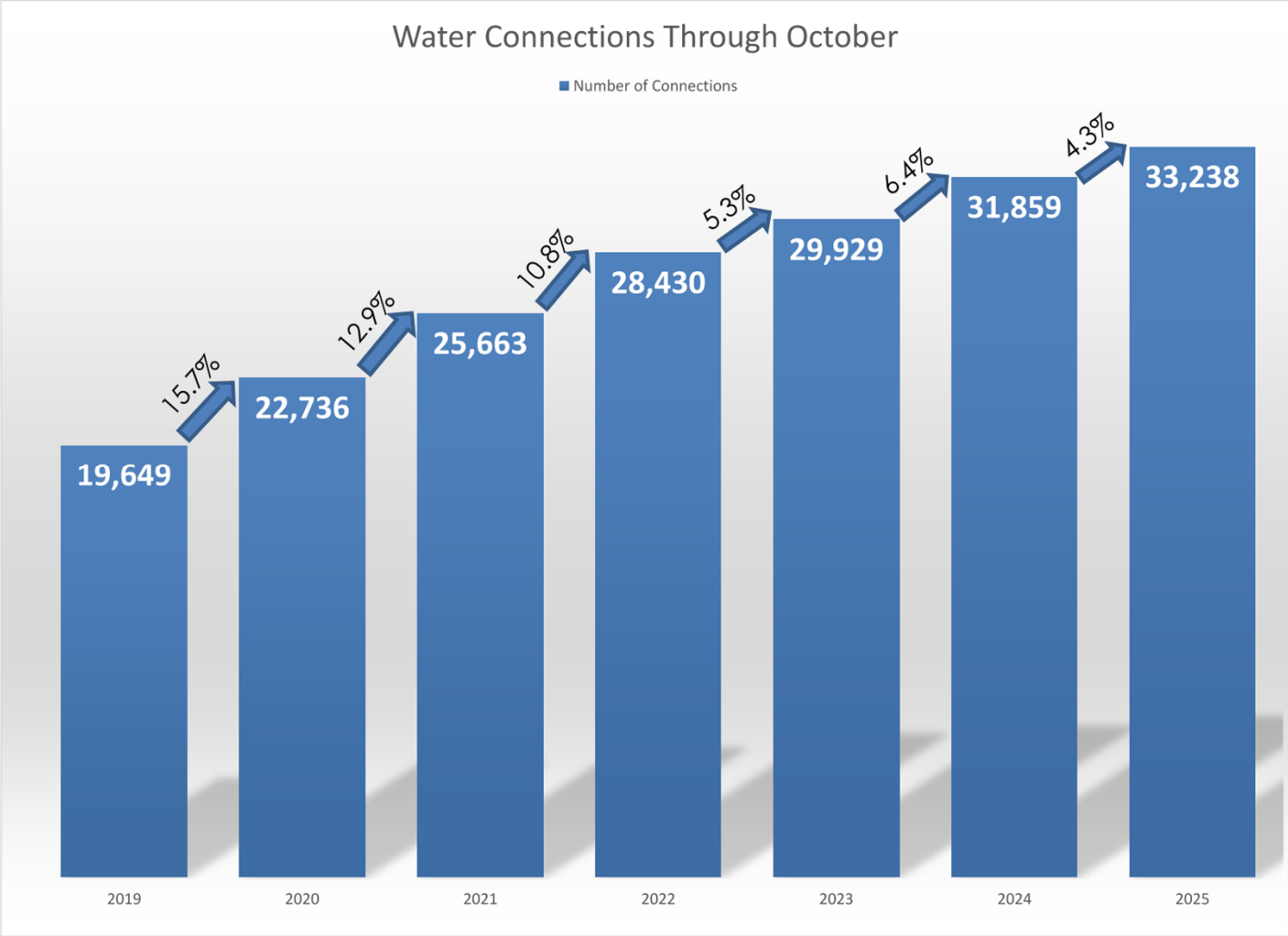
Water Usage, Temperature, & Precipitation

(OCTOBER 2025)

October	2025	2024
Water Usage	542.1	527.8
Average Day	17.49	17.03
Maximum Day	19.2	19.1
Average Temperature (°F)	88.6	90.3
Rainfall (inches)	2.18	0

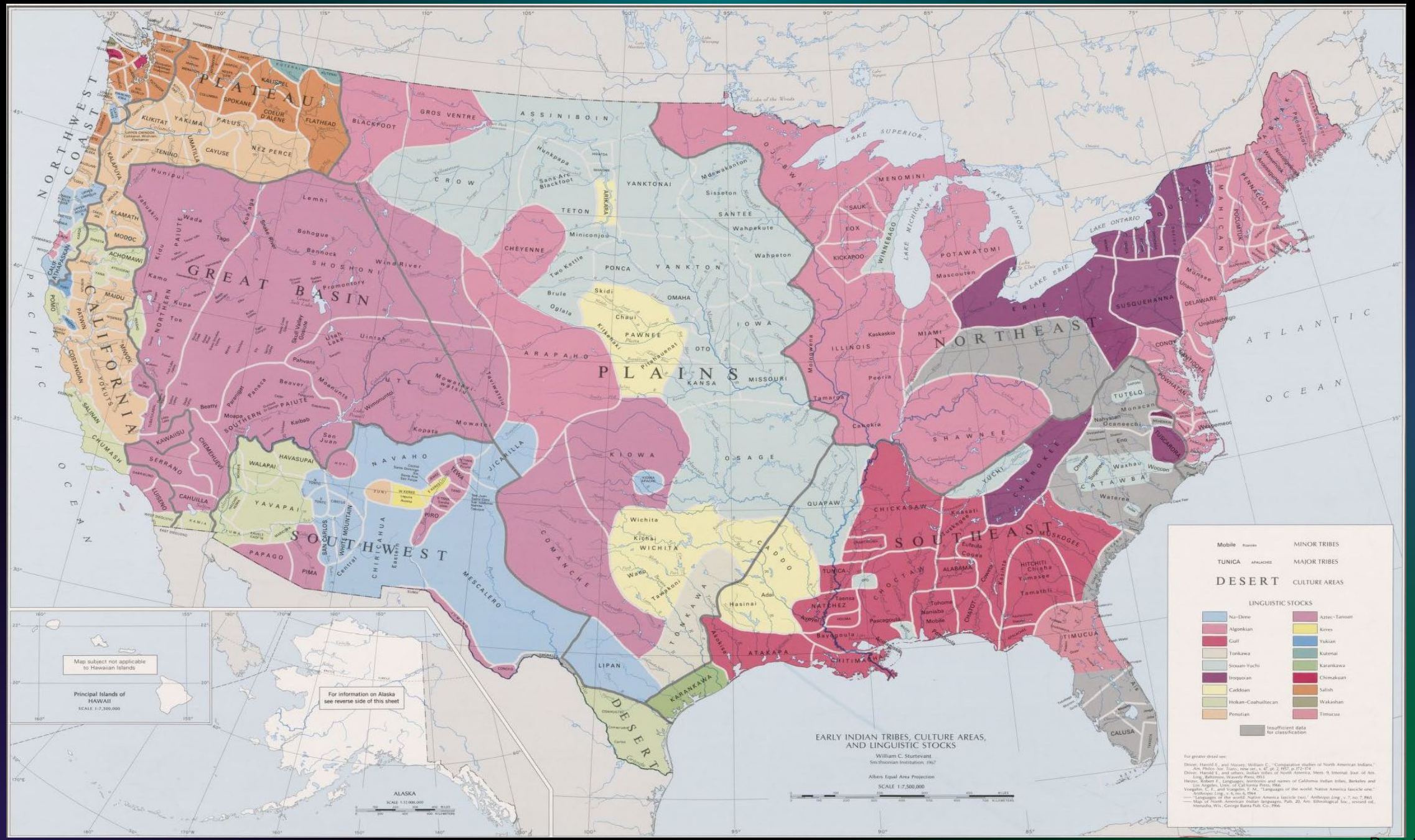


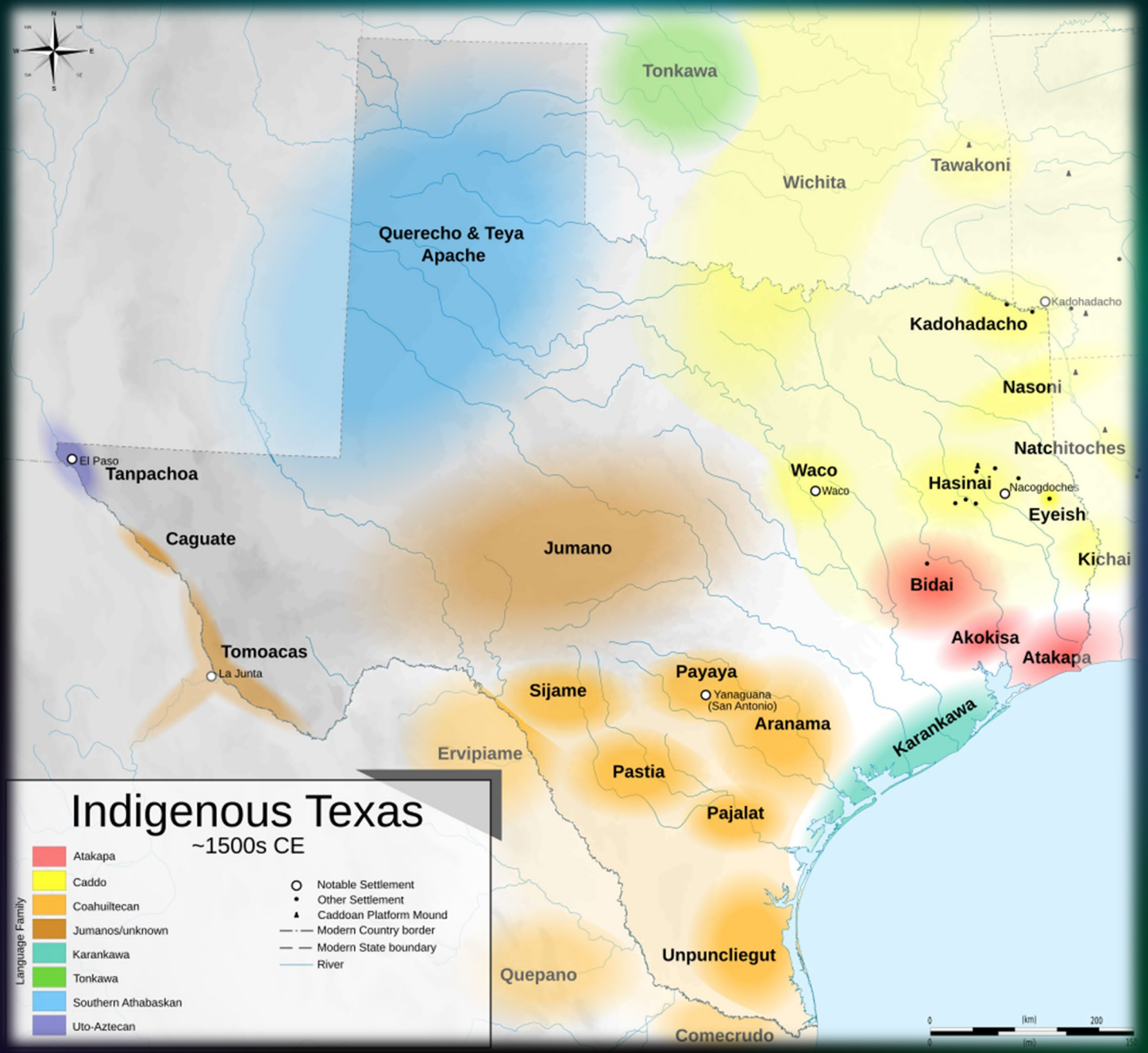
Water Connection Growth





Native Americans of Leander


EARLY INDIAN TRIBES, CULTURE AREAS, AND LINGUISTIC STOCKS
William C. Sturtevant
Smithsonian Institution, 1967
Albers Equal Area Projection
SCALE 1:7,500,000
Map subject not applicable to Hawaiian Islands
Principal Islands of HAWAII
SCALE 1:7,500,000
For information on Alaska see reverse side of this sheet
ALASKA
SCALE 1:12,000,000
MINOR TRIBES
MAJOR TRIBES
DESERT
CULTURE AREAS
LINGUISTIC STOCKS
Na-Dene
Algonkian
Gulf
Tonkawa
Siouan-Yuchi
Iroquoian
Caddoan
Hokan-Coahuiltecan
Penutian
Aztec-Tanoan
Keres
Yukian
Kutenai
Karankawa
Chimakuan
Salish
Wakashan
Timucua
Insufficient data for classification
NORTHWEST COAST
PLATEAU
GREAT BASIN
CALIFORNIA
SOUTHWEST
PLAINS
NORTHEAST
SOUTHEAST
DESERT
PACIFIC OCEAN
ATLANTIC OCEAN


Tonkawa
Wichita
Tawakoni
Querecho & Teya
Apache
Kadohadacho
Kadohadacho
Nasoni
Natchitoches
El Paso
Tanpachoa
Waco
Waco
Hasinai
Nacogdoches
Eyeish
Caguate
Jumano
Kichai
Bidai
Akokisa
Atakapa
Tomoacas
La Junta
Payaya
Sijame
Yanaguana
(San Antonio)
Aranama
Karankawa
Ervipiame
Pastia
Pajalat
Unpuncliegut
Quepano
Comecrudo
Indigenous Texas
~1500s CE
Language Family
Atakapa
Caddo
Coahuiltecan
Jumanos/unknown
Karankawa
Tonkawa
Southern Athabaskan
Uto-Aztecan
Notable Settlement
Other Settlement
Caddoan Platform Mound
Modern Country border
Modern State boundary
River
0
200
(km)

General Range of Indigenous Tribes and Language Families in Texas

Late 18th Century



Compiled by Ilysabeth Steinkirchner and Daniel Alonzo, 2022. Based on map entitled Locations of Early Texas Indian Tribes in Texas: A Historical Atlas (University of Oklahoma Press, 2010, p. 31). Basemap courtesy of Esri. The tribal language boundaries depicted are fluid. The Texas General Land Office makes no representations or warranties regarding the accuracy or completeness of the information depicted on this map or the data from which it was produced. This map IS NOT suitable for navigational purposes and does not purport to depict or establish boundaries between private and public land.



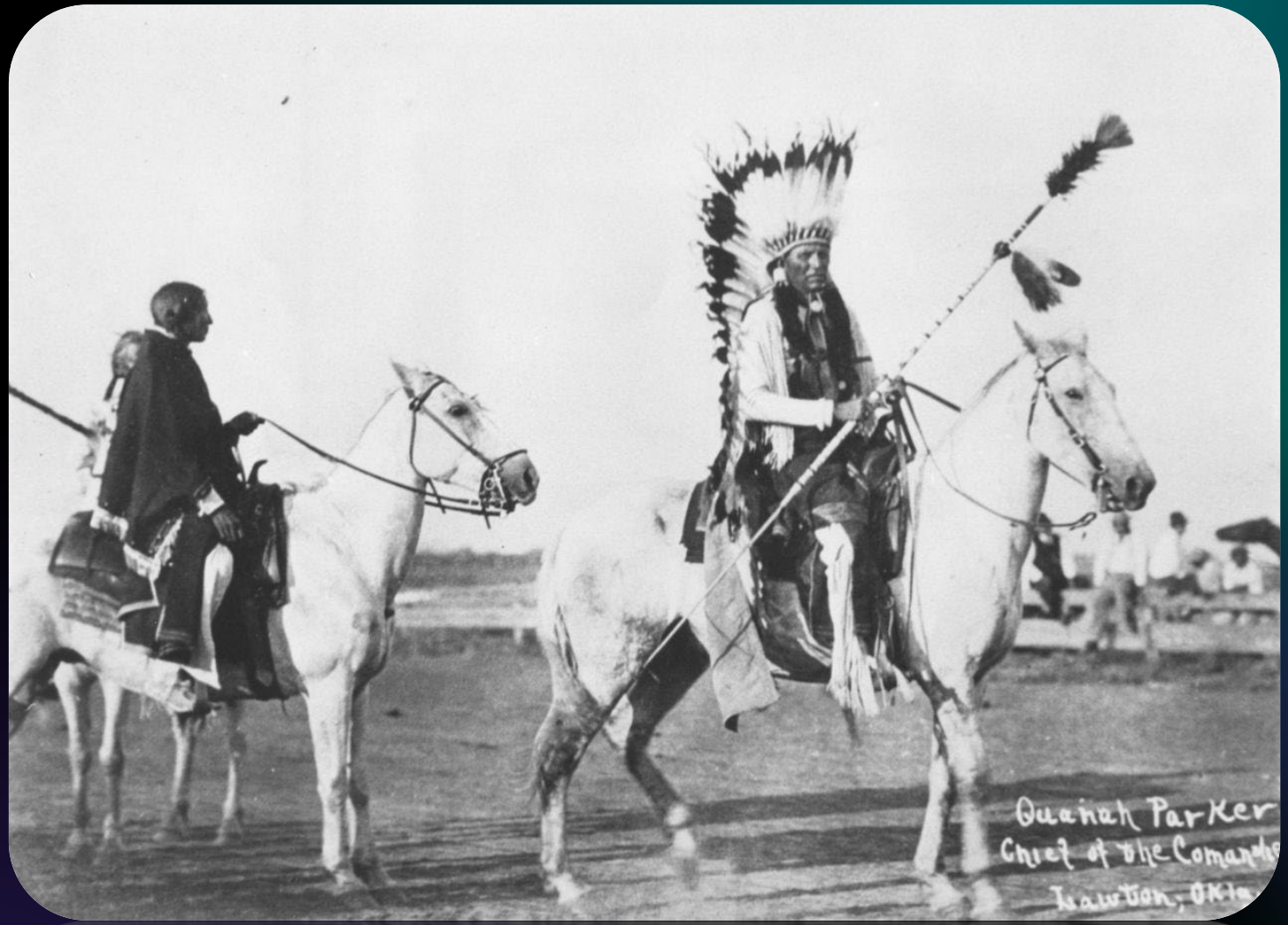


JUMANO






COLORADO
KANSAS
NEW MEXICO
OKLAHOMA
TEXAS
OSAGE INDIAN LANDS
CHEROKEE NATION
CREEK COUNTRY
SEMINOLES
CHICKASAW
CHOCTAW
LEASED INDIAN LANDS
LLANO ESTACADO
OR
STAKED PLAINS
SETTLEMENTS
FRONTIER
GULF


Quanah Parker
Chief of the Comanche
Lawton, Okla.







AGENDA ITEM # 12

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of the minutes for meeting held on November 6, 2025.

BACKGROUND:
Attached are the minutes for the meeting held on November 6, 2025.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Draft Minutes 11.06.2025

MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

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201 North Brushy Street - Leander, Texas
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Mayor – Vacant	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Stephen Chang	**Place 5 – Andrew Naudin**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Todd Parton**

BRIEFING WORKSHOP - CONVENE AT 6:00 PM

1. Open Meeting.

   Opened meeting at 6:03 p.m.

2. Roll Call.

   Roll call reflected all present.

3. Receive a presentation from the City of Leander's consulting team to provide an overview of the Capital Improvements Program (CIP) project W.42 for Advanced Metering Infrastructure (AMI) to be installed, how it will function, and how it will benefit the City and its citizens; a status update on the current project efforts; next steps for the project; and what citizens can expect.

   Discussion included activities to date; survey progress; network installation; network integration; customer engagement; deployment; current changes to the original proposal; project schedule; Phase 1 planning; Phase 2 slow start and mass deployment; Phase 3 closeout and final solution acceptance; success drivers; and customer portal.

   Briefing workshop adjourned 6:37 p.m.

REGULAR MEETING – CONVENE AT 7:00 PM

4. Open Meeting, Invocation and Pledges of Allegiance.

   Opened meeting at 7:00 p.m.; Wendell Holmes, New Birth Community Baptist Church provided the invocation and Mayor Pro Tem Thompson led the Pledges of Allegiance.

5. Roll Call.

   Roll call reflected all present.

6. Recognition of Special Guests and Visitors.

   None.

7. Recognition of service David McDonald, City Councilmember Place 3.
[Immediately following the recognition there will be a brief reception.]

Due to the runoff election, this item was pulled from the agenda and will be on an agenda in December.

8. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

Mark Bofferding, 2601 Saddle Blanket - commented on property tax exemptions.

9. Recognitions/Proclamations.

- Scenic City Certification — The City of Leander has been awarded the Gold Scenic City Certification by the Scenic City Standards Review Commission. The Scenic City Program supports and recognizes cities for their commitment to high-quality scenic standards for public roadways and public spaces. In Texas, 110 cities have received the Scenic City Certification of either recognized, bronzed, platinum or gold. Leander is one (1) of 38 cities in Texas that have earned the Gold Scenic City Certification.
- ROAD Safety Program Plaque - ROAD Safety is a Risk Pool program designed to save lives, prevent injuries, and protect property by raising the city's awareness of dangers on and near roadways. ROAD stands for **R**ecognize the hazards; **O**bserve people, processes, and equipment; **A**ssess the risk level; and **D**etermine the safest course of action.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda items 10 through 25.

By: Councilmember McDonald
Seconded: Councilmember Chang

Vote: 6 - 0

10. Approval of the minutes for meeting held on October 16, 2025.

11. Recognition of a vacancy in Councilmember Place 4, and approval of an Ordinance ordering and establishing procedures for Special Called Election in the City of Leander to elect a Councilmember Place 4 to fill an unexpired term; providing for notice of election; providing for election precinct and polling places; providing for early voting; providing for an effective date and open meetings clause; and providing for related matters.

Reconocimiento de una vacante en el Concejal Lugar 4, y aprobación de una Ordenanza que ordena y establece procedimientos para una Elección Especial Convocada en la Ciudad de Leander para elegir un Concejal Lugar 4 para cubrir un mandato no vencido; disponiendo la notificación de la elección; disponiendo el recinto electoral y los lugares de votación; disponiendo la votación anticipada; disponiendo una fecha de vigencia y una cláusula de reuniones abiertas; y disponiendo asuntos relacionados.

12. Approval of the Option and Site Ground Lease Agreement by and between the City of Leander and Branch Towers VI, LLC to lease a portion of the property described by Williamson County Appraisal District Parcel R054296 and commonly known as 3850 US 183, Leander, Williamson County, Texas; providing for an upfront payment of $2,000.00 upon lease execution, $1,250.00 monthly rent plus 1.5% annual rental escalation, and $300.00 monthly per carrier plus 1.5% annual rental escalation with an initial lease term of five (5) years with automatic renewal options for nine (9) additional five-year (5) terms; and authorize the City Manager to execute any and all necessary documents.

13. Approval of a Resolution authorizing the City Manager to execute a cooperative purchasing agreement with U.S. General Services Administration (GSA) for the purchase of goods and services; and providing for an effective date.

14. Approval of a Resolution amending authorized representatives to the Texas Local Government Investment Pool, "TexPool/TexPool Prime", a public funds investment pool.

15. Acceptance of public infrastructure improvements associated with Subdivison Case 21-PICP-022 Crystal Village Phase 2 for streets, drainage, water, and wastewater.

16. Acceptance of public infrastructure improvements associated with Subdivision Case PICP-24-0114 Travisso Phase 5 Sections 4 and 5 for streets, drainage, water, reclaimed water, and wastewater.

17. Approval of payment to Pedernales Electric Cooperative, Inc. (PEC) relating to the RM 2243 Master Lift Station and Gravity Relief Main Project (CIP WW.43) for the installation of two (2) new transformers needed for establishing electrical service lines to the newly added facilities and structures in the amount of $97,489.36; and authorize the City Manager to execute any and all necessary documents.

18. Award of Solicitation CIPS25-002 to Kimley-Horn and Associates, Inc. for Professional Services for the renovation of 19 golf greens complexes, 18 holes and a putting green, at the Crystal Falls Golf Club located at 3400 Crystal Falls Parkway, Leander, Travis County, Texas (CIP P.59) in the amount of $410,720.00; and authorize the City Manager to execute any and all necessary documents.

19. Approval of Amendment No. 3 to Master Professional Service Agreement MATLT-REL-CIPS23-019 for material testing services to change the name from UES Professional Solutions 45, LLC to UES Professional Solutions 44, LLC; and authorize the City Manager to execute any and all necessary documents.

20. Approval of Change Order No. 2 to the contract agreement with DKC Construction Group, for the Leander Senior Activity Center (CIP P.6) to expedite the installation of gas services to the facility, in the amount of $188,103.54, for a new contract amount of $8,838,276.54, with a 25-day extension of term duration; and authorize the City Manager to execute any and all necessary documents.

21. Approval of the purchase of water valve maintenance skid from E.H. Wachs utilizing purchasing cooperative BuyBoard Contact 685-22 in the amount of $98,585.15; and authorize the City Manager to execute any and all necessary documents.

22. Approval of the purchase of crack seal machine from TACOT, Inc., dba SealMaster Houston utilizing cooperative purchasing HGAC Co-Op Contract SM10-20 in the amount of $71,653.75; and authorize the City Manager to execute any and all necessary documents.

23. Approval of a Resolution authorizing the Brushy Creek Regional Utility Authority (BCRUA) president to execute a contract with Webber Waterworks, LLC for the Phase 2A Water Treatment Plant Expansion construction in the amount of $97,619,149.00, with Leander's obligation being 52.4% or $51,152,434.10.

24. Approval of an agreement with NCL Government Capital for mowing equipment leasing to acquire one (1) Ventrac zero-turn mowers with attachments and three (3) John Deere tractor with attachments to support ongoing grounds and facility maintenance operations across City properties utilizing cooperative purchasing Sourcewell Contract 092424-NLC for a term of five (5) years with an annual lease payment of $35,498.39, including 6.143% finance charge, for a contract amount of $156,950.36; and authorize the City Manager to execute any and all necessary documents.

25. Approval of a Resolution authorizing the Police Department to submit a grant application to the Fiscal Year 2026 Bullet-Resistant Components for Law Enforcement Vehicles; establishing an effective date; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: ACTION

26. Conduct a Public Hearing regarding Zoning Case Z-25-0192 to amend the Journey Bible Church Planned Unit Development (PUD) with base zoning of LO-2-A (Local Office) to include a base zoning district of LC-2-A (Local Commercial) on two (2) parcels of land approximately 3.0 acres in size, more particularly described by Williamson Central Appraisal District Parcels R668974 and R668975; and generally located approximately 300 feet east of the intersection of Bull Nettle Drive and Journey Parkway, Leander, Williamson County, Texas.

    - Discuss and consider action regarding Zoning Case Z-25-0192 as described above.

    Opened Public Hearing at 7:18 p.m.; closed Public Hearing at 7:18 p.m. No one spoke in favor or opposition of the request.

    Motion: Approve Zoning Case Z-25-0192, following discussion.

    By: Councilmember McDonald
    Seconded: Councilmember Chang

    Vote: 6 - 0

REGULAR AGENDA

27. Discuss and consider action on the Second Reading of an Ordinance regarding Special Use Case Z-25-0161 for a Special Use Permit to allow for outdoor sporting activities such as soccer, cricket, football, and other similar sports on two (2) parcels of land approximately 0.603 acres in size, more particularly described by Williamson Central Appraisal District Parcels R036045 and R036046; and commonly known as 302 and 304 Brushy Street, Leander, Williamson County, Texas.

    Motion: Approve Second Reading of an Ordinance regarding Special Use Case Z-25-0161, following comment.

    By: Councilmember McDonald
    Seconded: Councilmember Ross

    Vote: 6 - 0

28. Discuss and consider action on a Resolution supporting a feasibility study for rail grade separation at Crystal Falls Parkway and US 183 in addition to pursuing an application submission to the Texas Department of Transportation's 2025 Off-System Rail Grade Separation State Fund Program Call for Projects; establishing an effective date; and authorize the City Manager to execute any and all necessary

documents.

Motion: Approve Resolution supporting a feasibility study and submission of grant, following discussion.

By: Councilmember Ross
Seconded: Councilmember Naudin

Vote: 6 - 0

29. Discuss and consider providing direction to staff on amending Article 12.08 Roadway Impact Fees (RIF).

No action was taken, following a discussion.

30. Discuss and consider directing staff on the Smart Code.

This item was pulled from the agenda and will be brought back to a future meeting.

31. Discuss and consider action on moving the Thursday, February 5, 2026 regular council meeting to Tuesday, February 10, 2026, due to early voting for the February 7, 2026 Special Election taking place in Pat Bryson Municipal Hall, Council Chambers.

Motion: Approve moving the February 5, 2026 meeting to February 10, 2026.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

32. Discuss and consider action on appointing up to three (3) councilmembers to a subcommittee to review the current boards, commissions, and committees composition and duties.

Motion: Appoint Councilmember Herrera and Councilmember Naudin to a subcommittee to review the current boards and commissions and to bring recommendations back to the council no later than 90 days from date of first meeting of the subcommittee, following a discussion.

By: Mayor Pro Tem Thompson
Seconded: Councilmember Ross

Vote: 6 - 0

33. Council Member Closing Statements.

Stephen Chang - wished a happy birthday to his brother and commented on upcoming events.

Mike Herrera - thanked veterans for their service.

David McDonald - wished everyone a Happy Veteran's Day and stated Monday, November 10 was 200th birthday of Marine Corp.

Andrew Naudin - commented on Abraham Lincoln was elected on this day and also the Sex Pistols first performance; and November is Lung Cancer Awareness month.

Na'Cole Thompson - stated dinner was from Woks It 2 U tonight and issued a proclamation for American Indian Heritage Month; and commented on upcoming Deverloper Forum.

34. Convene into Executive Session pursuant to:

1. Section 551.071, Section 551.072 and Section 551.087, Texas Government Code, and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding acquisition of properties for public purpose; and to deliberate proposed economic development incentives for one or more business prospects that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body with which the City is conducting economic development negotiations along with consideration of a Chapter 380 Agreement(s) for Projects EDA-25-008, EDA-25-009, and EDA -25-010; and
2. Section 551.071, Texas Government Code, Section 1.05, Texas Disciplinary Rules of Professional Conduct, and Section 551.087, Texas Government Code, to deliberate with legal counsel an addendum to a Chapter 380 Agreement by and between City of Leander and Titan Leander Land Investors, LLC along with consideration and possible action on a Chapter 380 Agreement Second Addendum.

Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:

1. Property for public purpose and Chapter 380 Agreement(s) for Projects EDA-25-008, EDA-25-009, and EDA -25-010; and
2. Second Addendum to a Chapter 380 Agreement by and between City of Leander and Titan Leander Land Investors, LLC.

Recessed into Executive Session at 7:50 p.m.; reconvened back into open session at 8:40 p.m.

1. Project EDA-25-008 - No action taken.
Project EDA-25-009 - No action taken.
Project EDA-25-0010
Motion: Approve a Chapter 380 Development Agreement with East Group Properties, LP as discussed in executive session, and authorize the City Manager to execute the agreement and related matters.

By: Councilmember Ross
Seconded: Councilmember McDonald

Vote: 6 - 0

2. No action taken.

35. Adjournment

Adjourned at 8:41 p.m.

APPROVED

MAYOR PRO TEM

ATTEST:

CITY SECRETARY

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of an Ordinance ordering and establishing procedures, and setting the date for a runoff election for Councilmember Place 3; providing for the approval of election judges and voting clerks; and providing for related matters.

Aprobación de una ordenanza que ordena y establece procedimientos y fija la fecha para una segunda vuelta electoral para el puesto de concejal lugar 3; prevé la aprobación de los jueces electorales y los secretarios de votación; y dispone asuntos relacionados.

BACKGROUND:
The City Council accepted David McDonald, Place 3, letter of resignation on August 7, 2025, and ordered a Special Election to be held on November 4, 2025, to fill the unexpired term. The special election resulted in no candidate receiving a majority of votes, which is required by the City Charter for election to office. As a result, when no candidate receives a majority vote, a runoff election for that office is required.

The City will be contracting with Williamson County Elections Department to serve as the Election Administrator for registered voters in Williamson County and Travis County Elections Departments to serve as Election Administrator for registered voters in Travis County to conduct the runoff election. The Secretary of State sets the runoff election date and has determined it will be held on Saturday, December 13, 2025, with early voting being conducted Monday, December 1 through December 9, 2025, including Saturday, December 6 and Sunday, December 7.

Pat Bryson Municipal Hall, Council Chambers, is the designated early voting and election day polling location for Williamson County residents. Travis County residents can vote at Christ Episcopal Church, Outreach Center, 3520 W. Whitestone Boulevard, Cedar Park for early voting, along with election day voting. Whitestone Elementary School, Cafeteria, 2000 Crystal Falls Parkway, will be an additional polling location only on election day.

Early voting hours for Williamson County residents will be Monday, December 1 through Saturday, December 6 from 8:00 a.m. - 6:00 p.m., Sunday, December 7 from noon - 6:00 p.m., and Monday, December 8 and Tuesday, December 9 from 7:00 a.m. - 7:00 p.m. with voting on election day, December 13 from 7:00 a.m. - 7:00 p.m.

Early voting hours for Travis County residents will be Monday, December 1 through Saturday, December 6 from 7:00 a.m. - 6:00 p.m., Sunday, December 7 from noon - 6:00 p.m., and Monday, December 8 and Tuesday, December 9 from 7:00 a.m. - 7:00 p.m. with voting on election day, December 13 from 7:00 a.m. - 7:00 p.m.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. Special Election Runoff 12.13.2025 (English)
2. Special Election Runoff 12.13.2025 (Spanish)
3. Travis County Polling Locations

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE ORDERING AND ESTABLISHING PROCEDURES FOR THE NOVEMBER 4, 2025 SPECIAL ELECTION RUNOFF ELECTION IN THE CITY OF LEANDER TO ELECT A COUNCILMEMBER TO FILL AN UNEXPIRED TERM FOR THE OFFICE HELD BY PLACE 3; PROVIDING FOR NOTICE OF THE ELECTION; PROVIDING ELECTION PRECINCT AND POLLING PLACES; PROVIDING FOR EARLY VOTING; PROVIDING AN EFFECTIVE DATE AND OPEN MEETINGS CLAUSE; PROVIDING FORTHE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, on November 4, 2025, there was an election held to elect the following official to fill an unexpired term for this City: Councilmember Place 3; and

WHEREAS, no candidate for the Councilmember Place 3 election received a majority vote in the election, which is required by the *City Charter* for a candidate to be elected to office; and

WHEREAS, if no candidate receives a majority vote, a runoff election for that office is required; and

WHEREAS, the Texas Election Code is applicable to said election and this ordinance establishes procedures consistent with the Code, and designates the voting place for the election; and

WHEREAS, the City of Leander lies within the boundaries of Williamson and Travis Counties; and

WHEREAS, the City of Leander, Texas (hereinafter the "City") approves and agrees to conducting the City General Election jointly with other political subdivisions in Williamson and Travis Counties in accordance with *Texas Election Code, Chapter 27l;* and

WHEREAS, the City is making provisions to contract with the Williamson County Elections Administrator to conduct the City's election for Williamson County voters and Travis County Elections Administrator to conduct the City's election for Travis County voters, pursuant to *Chapter 31,Texas Election Code, and Chapter 791, Texas Government Code* (the "Election Services Contract");

NOW, THEREFORE, BE IT ORDAINED AND ORDERED BY THE CITY COUNCIL OFTHE CITY OF LEANDER, TEXAS:

Section 1. **Runoff Election.** A Runoff Election of the City shall be held on Saturday, December 13, 2025 to elect a member of the City Council from the city at large for the office of Place 3 to serve an unexpired term of three (3) years. Candidates' names appearing on the ballot for the runoff election shall be the names of the two candidates receiving the highest and second highest number of votes cast at the November 4, 2025 Special Election for the unexpired term of office of Councilmember Place 3.

Section 2. Ballots. The ballots used for the runoff election shall comply with the *Texas Election Code* and be in the form provided by the City to the Williamson County Elections Administrator and Travis County Elections Administrator for use on the respective voting devices used by each such jurisdiction.

Section 3. Printed Materials. The official ballots, together with such other election materials as are required by the *Texas Election Code*, as amended, shall be printed in both the English and Spanish languages and shall contain such provisions, markings and language as required by law.

Section 4. Notice of Election. Notice of the election shall be given in the manner as provided in the *Texas Election Code* and the *City Charter*. The notice of election shall be posted on the bulletin board used for posting notice of meetings of the governing body at City Hall and at other locations required by state law not later than the fifteenth (15th) day before the runoff election, and by publishing said notice of election at least once in English and Spanish in a newspaper of general circulation, no later than the fifteenth (15th) day prior to said runoff election. The Williamson County Elections Administrator and the Travis County Elections Administrator are authorized and shall give all notices for their respective jurisdictions required for the election.

Section 5. Conduct of Election. The Williamson County Elections Administrator and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election for that part of the City located in Williamson County pursuant to the Election Services Contract between the City of Leander and Williamson County. The Travis County Elections Administrator and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election for that part of the City located in Travis County pursuant to the Election Services Contract between the City of Leander and Travis County. The election shall be held and conducted in compliance with the City Charter, state law, and the respective Election Services Contracts.

Section 6. Joint Election. The City agrees to conduct a joint runoff election with other political subdivisions within Williamson County and within Travis County, provided that such political subdivisions to be held on December 13, 2025 with voting from 7:00 a.m. – 7:00 p.m., in all or part of the same territory as the City (the "Political Subdivisions"). The joint election for Political Subdivisions will be conducted in accordance with state law, this ordinance, and the respective Election Services Contracts.

Section 7. Election Precincts and Election Day Polling Places. The election precincts for the election shall be the election precincts established by Williamson County for the territorial boundaries of the City located in Williamson County, and the election precincts established for Travis County the territorial boundaries of the City located in Travis County, provided that each shall contain and include geographic area that is within the City.

The polling place for each election precinct located in Williamson County shall be the polling place established by Williamson County. The polling place for each election precinct located in Travis County shall be the polling place established by Travis County. The returns will be provided by precinct and the Williamson County Elections Administrator shall tabulate and provide the election returns for votes cast by Williamson County voters. The returns will be provided by precinct and the Travis County Elections Administrator shall tabulate and provide the election returns for votes cast by Travis County voters.

Section 8. Early Voting. (a) Early voting shall commence on Monday, December 1, and continue through Tuesday, December 9, 2025 and early voting polls shall remain open for the time specified by the *Texas Election Code* and the respective Elections Administrator.

(a) Early Voting Conducted by the Williamson County Elections Administrator:

1) Early voting, both by personal appearance and by mail will be conducted by the Williamson County Elections Administrator in accordance with the *Texas Election Code* for the qualified voters of the City residing in Williamson County. Bridget Escobedo is hereby designated and appointed as an Early

Voting Clerk for the special election for qualified voters of the City residing in Williamson County.

2) Applications for ballot by mail for qualified voters of the City residing in Williamson County shall be mailed to:

Bridget Escobedo
Williamson County Elections Administrator
Williamson County Elections Department
Mailing Address:
PO Box 209
Georgetown, TX 78627
Physical Address:
Williamson County Inner Loop Annex
Elections Department
301 SE Inner Loop Ste 104
Georgetown, TX 78626
Telephone Number: (512) 943-1630
Email Address: bbm@wilco.org
Website: https://www.wilco.org/Departments/Elections

3) The main early voting location for qualified voters of the City residing in Williamson County is: Pat Bryson Municipal Hall, Council Chambers, 201 N. Brushy Street, Leander, Texas 78641.

4) Early voting for qualified voters of the City residing in Williamson County shall be held Monday, December 1, 2025 through Saturday, December 6, 2025 from 8:00 a.m. – 6:00 p.m. each day; Sunday, December 7, 2025 from 12:00 p.m. – 6:00 p.m.; and Monday, December 8, 2025 – Tuesday, December 9, 2025 from 7:00 a.m. – 7:00 p.m. both days as authorized by the Williamson County Elections Administrator. An additional early voting polling place may be added or changed by the Administrator upon compliance with applicable law.

(b) Early Voting Conducted by the Travis County Elections Administrator:

I) Early voting, both by personal appearance and by mail will be conducted by the Travis County Elections Administrator in accordance with the *Texas Election Code* for the qualified voters of the City residing in Travis County. Dyana Limon-Mercado, County Clerk, is hereby designated and appointed as an Early Voting Clerk for the special election for qualified voters of the City residing in Travis County.

2) Applications for ballot by mail for qualified voters of the City residing in Travis County shall be mailed to:

By mail:
Dyana Limon-Mercado, County Clerk
Travis County Early Voting Clerk
PO Box 149325
Austin, Texas 78714-9325
By Contract Carriers/ Fedex:
Elections Division
Travis County Clerk
5501 Airport Boulevard
Austin, Texas 78751
Telephone: (512) 238-8683
Email: ebbm@traviscountytx.gov
Website: https://elections.traviscountytx.gov/

3) The main early voting location for qualified voters of the City residing in Travis County is: Christ Episcopal Church, Outreach Center, 3520 W. Whitestone Boulevard, Cedar Park, TX 78613.
4) Early voting for qualified voters of the City residing in Travis County shall be held Monday, December 1, 2025 through Saturday, December 6, 2025 from 7:00 a.m. – 7:00 p.m. each day; Sunday, December 7, 2025 from 12:00 p.m. – 6:00 p.m.; and Monday, December 8, 2025 and Tuesday, December 9, 2025 from 7:00 a.m. – 7:00 p.m. both days, as authorized by the Travis County Elections Administrator. Any early voting polling place may be added or changed by the Administrator upon compliance with applicable law.

Section 9. Election Judges and Clerks. The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Williamson County and Travis County, respectively, in compliance with the requirements of state law, and are hereby designated and appointed election officers for the holding of said election and such appointments are approved. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law.

Section 10. Accessible Voting System. The City of Leander authorizes Williamson County Elections Administrator and Travis County Elections Administrator to provide at least one ExpressVote® Universal Voting System and DS200 and DS300 Digital® Precinct Scanner may be acquired by any legal means available to including but not limited to lease or rental from the County of Williamson or from any other legal source, as authorized or required by Sections 123.032 and 123.035, Texas Election Code.

Section 11. City Secretary Assistance. The City Secretary is hereby authorized and instructed to aide the Williamson and Travis County Elections Administrators in the acquisition and furnishing of all election supplies and materials necessary to conduct the election. The City Secretary is further authorized to assist with the giving of notices required for the election, and to take such other and further action as is required to conduct the election in compliance with the *Texas Election Code*; provided that, pursuant to the Election Services Contracts between the City and the Travis and Williamson County Elections Administrators, the Travis and Williamson County Elections Administrators shall have the duty and be responsible for organizing and conducting the election in compliance with the *Texas Election Code*; and for providing all services specified to be provided in the Election Services Contracts.

Section 12. Necessary Actions. The Mayor Pro Tem and the City Secretary of the City, in consultation with the City's Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein, including but not limited to making changes or additions to polling places, ballot language, or procedures to the extent required or desirable or as may become necessary due to circumstances arising after the date of this Ordinance. The City Manager is further authorized to give notice of the election as provided in Section 451.607, Texas Election Code.

Section 13. General. The runoff election shall be held and conducted by the Williamson and Travis County Elections Administrators in compliance with the *Texas Election Code* and, to the extent not inconsistent therewith, the *City Charter*, and only resident qualified voters of the City shall be eligible to vote at the election. The Election Officers are hereby authorized and instructed to provide and furnish all necessary election supplies, materials, and equipment to conduct said election. Returns of the election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the City Council not earlier than December 18, 2025 nor later than December 24, 2025.

Section 14. Authorization to Execute. The Mayor Pro Tem is authorized to execute and the City Secretary is authorized to attest this Ordinance on behalf of the Council; and the Mayor Pro Tem is authorized to do all other things legal and necessary in connection with the holding and consummation of the Election.

Section 15. Effective Date; Election Code; Preamble. This ordinance shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Ordinance conflicts with, or is inconsistent with, the *Texas Elections Code*, the *Texas Election Code* shall govern and control and the Williamson County Elections Administrator and the Travis County Elections Administrator shall comply with the *Texas Elections Code*. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes as part of the findings of Council.

Section 16. Severability. If any provision, section of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 17. Open Meetings. It is officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required *Chaper 551, Texas Government Code*.

PASSED, ADOPTED AND APPROVED on this the 20 day of November, 2025.

Attest: **CITY OF LEANDER, TEXAS**

_____ _____

Dara Crabtree, City Secretary Na'Cole Thompson, Mayor Pro Tem

ORDENANZA DE LA CIUDAD DE LEANDER, TEXAS,

NÚMERO DE ORDENANZA

ORDENANZA QUE ORDENA Y ESTABLECE LOS PROCEDIMIENTOS PARA LA SEGUNDA VUELTA DE LAS ELECCIONES ESPECIALES DEL 4 DE NOVIEMBRE DE 2025 EN LA CIUDAD DE LEANDER PARA ELEGIR A UN CONCEJAL QUE CUBRA EL PERÍODO INCOMPLETO DEL LUGAR NÚMERO 3; QUE DISPONE LA NOTIFICACIÓN DE LAS ELECCIONES; QUE ESTABLECE EL RECINTO ELECTORAL Y LOS LUGARES DE VOTACIÓN; QUE ESTABLECE LA VOTACIÓN ANTICIPADA; QUE ESTABLECE UNA FECHA DE ENTRADA EN VIGOR Y UNA CLÁUSULA DE REUNIONES PÚBLICAS; QUE AUTORIZA AL ADMINISTRADOR MUNICIPAL A FIRMAR TODOS LOS DOCUMENTOS NECESARIOS; Y QUE DISPONE ASUNTOS CONEXOS.

POR CUANTO, el 4 de noviembre de 2025 se celebró una elección para elegir al siguiente funcionario para completar el mandato restante de esta Ciudad: Concejal del Lugar 3; y

POR CUANTO, ningún candidato para la elección del Concejal del Lugar 3 obtuvo la mayoría de los votos en dicha elección, requisito establecido en la Carta Municipal para que un candidato sea elegido para el cargo; y

POR CUANTO, si ningún candidato obtiene la mayoría de los votos, se requiere una segunda vuelta para dicho cargo; y

POR CUANTO, el Código Electoral de Texas es aplicable a dicha elección y esta ordenanza establece procedimientos acordes con el Código, y designa el lugar de votación para la elección; y

POR CUANTO, la Ciudad de Leander se encuentra dentro de los límites de los Condados de Williamson y Travis; y

POR CUANTO, la Ciudad de Leander, Texas (en adelante, la "Ciudad") aprueba y acepta llevar a cabo las Elecciones Generales de la Ciudad conjuntamente con otras subdivisiones políticas en los Condados de Williamson y Travis, de conformidad con el Código Electoral de Texas. Código, Capítulo 27l; y

POR CUANTO, que la Ciudad está tomando medidas para contratar al Administrador Electoral del Condado de Williamson para que lleve a cabo las elecciones de la Ciudad para los votantes del Condado de Williamson y al Administrador Electoral del Condado de Travis para que lleve a cabo las elecciones de la Ciudad para los votantes del Condado de Travis, de conformidad con el

Capítulo 31 del Código Electoral de Texas y el Capítulo 791 del Código de Gobierno de Texas (el "Contrato de Servicios Electorales");

POR LO TANTO, EL CONCEJO MUNICIPAL DE LA CIUDAD DE LEANDER, TEXAS, ORDENA:

Sección 1. Segunda vuelta electoral. Se celebrará una segunda vuelta electoral el sábado 13 de diciembre de 2025 para elegir a un miembro del Concejo Municipal por representación de toda la ciudad para el cargo de Concejal del Lugar 3, para completar el mandato restante de tres (3) años. Los nombres de los candidatos que aparecerán en la boleta electoral de la segunda vuelta serán los de los dos candidatos que obtuvieron la mayor y la segunda mayor cantidad de votos en la Elección Especial del 4 de noviembre de 2025 para completar el mandato restante del cargo de Concejal del Lugar 3.

Sección 2. Boletas. Las boletas utilizadas para la segunda vuelta electoral deberán cumplir con el Código Electoral de Texas y tener el formato proporcionado por la Ciudad al Administrador Electoral del Condado de Williamson y al Administrador Electoral del Condado de Travis para su uso en los dispositivos de votación correspondientes de cada jurisdicción.

Sección 3. Materiales impresos. Las boletas oficiales, junto con los demás materiales electorales requeridos por el Código Electoral de Texas, según sus enmiendas, se imprimirán en inglés y español y contendrán las disposiciones, marcas y textos exigidos por la ley.

Sección 4. Aviso de Elección. El aviso de la elección se dará de la manera prevista en el Código Electoral de Texas y la Carta Municipal. El aviso de la elección se publicará en el tablón de anuncios utilizado para publicar avisos de reuniones del órgano de gobierno en el Ayuntamiento y en otros lugares requeridos por la ley estatal, a más tardar el decimoquinto (15.º) día anterior a la segunda vuelta electoral, y se publicará dicho aviso de la elección al menos una vez en inglés y español en un periódico de circulación general, a más tardar el decimoquinto (15.º) día anterior a dicha segunda vuelta electoral. El Administrador Electoral del Condado de Williamson y el Administrador Electoral del Condado de Travis están autorizados y darán todos los avisos requeridos para la elección en sus respectivas jurisdicciones.

Sección 5. Desarrollo de la Elección. El Administrador Electoral del Condado de Williamson, junto con sus empleados y personas designadas, así como los jueces electorales, jueces suplentes y secretarios debidamente designados para la elección, llevarán a cabo la elección para la parte de la Ciudad ubicada en el Condado de Williamson, de conformidad con el Contrato de Servicios Electorales entre la Ciudad de Leander y el Condado de Williamson. El Administrador Electoral del Condado de Travis, junto con sus empleados y personas designadas, así como los jueces electorales, jueces suplentes y secretarios debidamente designados para la elección, llevarán a cabo la elección para la parte de la Ciudad ubicada en el Condado de Travis, de conformidad con el Contrato de Servicios Electorales entre la Ciudad de Leander y el Condado de Travis. La

elección se llevará a cabo de conformidad con la Carta Municipal, la ley estatal y los respectivos Contratos de Servicios Electorales.

Sección 6. Elección Conjunta. La Ciudad acuerda realizar una segunda vuelta electoral conjunta con otras subdivisiones políticas dentro del Condado de Williamson y del Condado de Travis, siempre que dichas subdivisiones políticas voten el 13 de diciembre de 2025, de 7:00 a. m. a 7:00 p. m., en la totalidad o parte del mismo territorio que la Ciudad (las "Subdivisiones Políticas"). La elección conjunta de las Subdivisiones Políticas se llevará a cabo de conformidad con la ley estatal, esta ordenanza y los respectivos Contratos de Servicios Electorales.

Sección 7. Recintos Electorales. y Centros de Votación. Los recintos electorales serán los establecidos por el Condado de Williamson para los límites territoriales de la Ciudad ubicados en dicho condado, y los establecidos por el Condado de Travis para los límites territoriales de la Ciudad ubicados en dicho condado, siempre que cada uno contenga e incluya área geográfica dentro de la Ciudad.

El centro de votación para cada distrito electoral ubicado en el condado de Williamson será el que establezca dicho condado. El centro de votación para cada distrito electoral ubicado en el condado de Travis será el que establezca dicho condado. Los resultados se proporcionarán por distrito electoral y el administrador electoral del condado de Williamson los tabulará y proporcionará. Los resultados se proporcionarán por distrito electoral y el administrador electoral del condado de Travis los tabulará y proporcionará.

Sección 8. Votación Anticipada. La votación anticipada comenzará el lunes 1 de diciembre y continuará hasta el martes 9 de diciembre de 2025. Los centros de votación anticipada permanecerán abiertos durante el tiempo especificado por el Código Electoral de Texas y el Administrador Electoral correspondiente.

(a) Votación Anticipada a cargo del Administrador Electoral del Condado de Williamson:

1) La votación anticipada, tanto presencial como por correo, será llevada a cabo por el Administrador Electoral del Condado de Williamson, de conformidad con el Código Electoral de Texas, para los votantes calificados de la Ciudad que residen en el Condado de Williamson. Por la presente, se designa y nombra a Bridget Escobedo como Secretaria de Votación Anticipada para la elección especial de los votantes calificados de la Ciudad que residen en el Condado de Williamson.

2) Las solicitudes de voto por correo para los votantes calificados de la Ciudad que residen en el Condado de Williamson deberán enviarse a:
Bridget Escobedo
Administradora Electoral del Condado de Williamson Departamento Electoral del Condado de Williamson
Dirección postal:
Apartado de correos 209

Georgetown, TX 78627 Dirección física:
Anexo Inner Loop del Condado de Williamson, Departamento Electoral
301 SE Inner Loop, Suite 104, Georgetown, TX 78626
Teléfono: (512) 943-1630 Correo electrónico: bbm@wilco.org
Sitio web: https://www.wilco.org/Departments/Elections

3) El principal centro de votación anticipada para los votantes calificados de la Ciudad que residen en el Condado de Williamson es: Salón Municipal Pat Bryson, Camaras del Consejo, 201 N. Brushy Street, Leander, Texas 78641.

4) La votación anticipada para los votantes calificados de la Ciudad que residen en el Condado de Williamson se llevará a cabo el lunes 1 de diciembre. Del 2025 al sábado 6 de diciembre de 2025, de 8:00 a. m. a 6:00 p. m. cada día; el domingo 7 de diciembre de 2025, de 12:00 p. m. a 6:00 p. m.; y del lunes 8 al martes 9 de diciembre de 2025, de 7:00 a. m. a 7:00 p. m. ambos días, según lo autorice el Administrador Electoral del Condado de Williamson. El Administrador podrá agregar o modificar un centro de votación anticipada adicional, siempre que cumpla con la legislación aplicable.

(b) Votación anticipada a cargo del Administrador Electoral del Condado de Travis: I) La votación anticipada, tanto presencial como por correo, será a cargo del Administrador Electoral del Condado de Travis, de conformidad con el Código Electoral de Texas, para los votantes calificados de la ciudad que residen en el Condado de Travis. Por la presente, se designa y nombra a Dyana Limon-Mercado, Secretaria del Condado, como Secretaria de Votación Anticipada para la elección especial de los votantes calificados de la Ciudad que residen en el Condado de Travis.

Las solicitudes de boleta para votar por correo para los votantes calificados de la Ciudad que residen en el Condado de Travis deberán enviarse a:
Por correo:
Dyana Limon-Mercado, Secretaria del Condado, Secretaria de Votación Anticipada del Condado de Travis
Apartado Postal 149325
Austin, Texas 78714-9325
Por mensajería contratada/FedEx:
División de Elecciones, Oficina de la Secretaria del Condado de Travis, 550 I Airport Blvd.
Austin, Texas 78751
Teléfono: (512) 238-8683
Correo electrónico: ebbm@traviscountytx.gov
Sitio web: https://elections.traviscountytx.gov/
3) El principal centro de votación anticipada para los votantes calificados de la ciudad que residen en el condado de Travis es: Christ Episcopal Church, Outreach Center, 3520 W. Whitestone Boulevard, Cedar Park, TX 78613.

4) La votación anticipada para los votantes calificados de la ciudad que residen en el condado de Travis se llevará a cabo del lunes 1 de diciembre de 2025 al sábado 6 de diciembre de 2025, de 7:00 a. m. a 7:00 p. m. cada día; el domingo 7 de diciembre de 2025, de 12:00 p. m. a 6:00 p. m. y el lunes 8 y el martes 9 de diciembre de 2025, de 7:00 a. m. a 7:00 p. m. ambos días, según lo autorizado por el Administrador Electoral del Condado de Travis. El Administrador podrá

agregar o modificar cualquier centro de votación anticipada, siempre y cuando cumpla con la legislación aplicable.

Sección 9. Jueces y Secretarios Electorales. Los jueces presidentes, los jueces presidentes suplentes y los secretarios para la elección serán seleccionados y designados por los condados de Williamson y Travis, respectivamente, de conformidad con los requisitos de la ley estatal, y por la presente quedan designados y nombrados funcionarios electorales para la celebración de dicha elección, quedando aprobados dichos nombramientos. Los jueces presidentes, los jueces presidentes suplentes y los secretarios desempeñarán las funciones y obligaciones de sus respectivos cargos, según lo estipulado por la ley estatal.

Sección 10. Sistema de Votación Accesible. La Ciudad de Leander autoriza a los Administradores Electorales de los condados de Williamson y Travis a proporcionar al menos un Sistema de Votación Universal ExpressVote® y un escáner de precinto digital DS200 y DS300, los cuales podrán adquirirse por cualquier medio legal disponible, incluyendo, entre otros, el arrendamiento o alquiler al Condado de Williamson o a cualquier otra fuente legal, según lo autorizado o requerido por las Secciones 123.032 y 123.035 del Código Electoral de Texas.

Sección 11. Asistencia de la Secretaría Municipal. Por la presente, se autoriza e instruye al Secretario Municipal a auxiliar a los Administradores Electorales de los Condados de Williamson y Travis en la adquisición y suministro de todos los materiales y suministros electorales necesarios para la realización de las elecciones. Asimismo, se autoriza al Secretario Municipal a colaborar en la notificación requerida para las elecciones y a tomar las demás medidas necesarias para llevar a cabo las elecciones de conformidad con el Código Electoral de Texas; siempre que, de conformidad con los Contratos de Servicios Electorales entre la Ciudad y los Administradores Electorales de los Condados de Travis y Williamson, estos últimos tendrán la obligación y la responsabilidad de organizar y llevar a cabo las elecciones de conformidad con el Código Electoral de Texas, y de prestar todos los servicios especificados en dichos Contratos.

Sección 12. Acciones Necesarias. El Alcalde Pro Tem y el Secretario Municipal, en consulta con el Abogado Municipal, quedan autorizados y obligados a tomar todas las medidas necesarias para cumplir con las disposiciones del Código Electoral y la Ley Federal de Derecho al Voto al llevar a cabo las elecciones, independientemente de que estén expresamente autorizadas en este documento. Esto incluye, entre otras cosas, realizar cambios o adiciones a los centros de votación, al texto de las boletas o a los procedimientos, en la medida en que sea necesario o conveniente, o según lo requieran circunstancias posteriores a la fecha de esta Ordenanza. El Administrador Municipal también queda autorizado a notificar las elecciones conforme a lo dispuesto en la Sección 451.607 del Código Electoral de Texas.

Sección 13. General. La segunda vuelta electoral será llevada a cabo por los Administradores Electorales de los Condados de Williamson y Travis, de conformidad con el Código Electoral de Texas y, en la medida en que no sea incompatible con este, con la Carta Municipal. Solo los residentes de la ciudad que califiquen para votar podrán hacerlo. Los Funcionarios Electorales quedan autorizados y obligados a proporcionar todos los suministros, materiales y equipos

necesarios para la realización de dichas elecciones. Los resultados de la elección se darán a conocer lo antes posible después del cierre de las urnas; y el Concejo Municipal realizará el escrutinio de dichos resultados entre el 18 y el 24 de diciembre de 2025.

Sección 14. Autorización para la Ejecución. El Alcalde Pro Tem está autorizado a ejecutar y el Secretario Municipal a certificar esta Ordenanza en nombre del Concejo; y el Alcalde Pro Tem está autorizado a realizar todos los demás actos legales y necesarios relacionados con la celebración y consumación de la Elección.

Sección 15. Fecha de Entrada en Vigor; Código Electoral; Preámbulo. Esta ordenanza entrará en vigor a partir de su aprobación en la fecha que se indica a continuación; siempre que, si algún término o disposición de esta Ordenanza entra en conflicto o es incompatible con el Código Electoral de Texas, este último regirá y prevalecerá, y el Administrador Electoral del Condado de Williamson y el Administrador Electoral del Condado de Travis deberán cumplir con el Código Electoral de Texas. Las declaraciones contenidas en el preámbulo de la presente Ordenanza se consideran ciertas y se incorporan a la misma a todos los efectos, como parte de las conclusiones del Consejo.

Sección 16. Divisibilidad. Si alguna disposición. artículo o aplicación de esta ordenanza a cualquier persona o circunstancia se considera inválida, dicha invalidez no afectará a las demás disposiciones o aplicaciones de la ordenanza que puedan tener efecto sin la disposición o aplicación inválida. A tal efecto, se declara que las disposiciones de esta ordenanza son divisibles.

Sección 17. Reuniones Abiertas. Se constata oficialmente que la reunión en la que se aprobó esta Ordenanza fue pública, conforme a lo requerido, y que se dio aviso público de la hora, lugar y propósito de dicha reunión, según lo estipulado en el Capítulo 551 del Código de Gobierno de Texas.

ADOPTADA Y APROBADA el 20 de noviembre de 2025.

Certifica: **CIUDAD DE LEANDER, TEXAS**

_____ _____

Dara Crabtree, Secretaria Municipal Na'Cole Thompson, Alcaldesa Pro Tem

Travis County Early Voting Locations

Sitios de Votación Adelantada del Condado de Travis

Early Voting begins Monday, December 1, 2025 and ends on Tuesday, December 9, 2025

La Votación Adelantada comienza el lunes, 1 de diciembre de 2025 y termina el martes, 9 de diciembre de 2025

Monday, December 1st — Saturday, December 6th (7am - 7pm)

Lunes, 1 de diciembre— Sábado, 6 de diciembre (7am - 7pm)

Sunday, December 7th (Noon - 6pm)

Domingo, 7 de diciembre (mediodía - 6pm)

Monday, December 8th — Tuesday, December 9th (7am - 7pm)

Lunes, 8 de diciembre — Martes, 9 de diciembre (7am - 7pm)

Christ Episcopal Church	Outreach Center	3520 W Whitestone Blvd	Cedar Park	78613
PACE Campus Gym	Gymnasium	702 W Pecan St	Pflugerville	78660
Travis County Clerk	Training Room	5501 Airport Blvd	Austin	78751

Travis County Election Day Locations

Sitios de Votación Adelantada del Condado de Travis

Notice is hereby given to the registered voters of Travis County that the nearest countywide polling place locations from this polling place by driving distance that are open on Election Day are:

Por la presente se notifica a los votantes registrados del Condado de Travis que los cuatro lugares de votación más cercanos de este lugar de votación por distancia de conducción que están abiertas el día de las elecciones son:

December 13, 2025
Polls are open 7am - 7pm
13 de diciembre de 2025
Las urnas están abiertas 7am - 7pm

All Nations Church	Family Room	16804 Radholme Ct	Round Rock	78664
Hendrickson High School	PAC Lobby	19201 Colorado Sand Dr	Pflugerville	78660
PACE Campus Gym	Gymnasium	702 W Pecan St	Pflugerville	78660
Reserve at Westcreek	Great Room	17701 Bridgefarmer Blvd	Pflugerville	78660
Pflugerville Recreation Center	Gymnasium	400 Immanuel Rd	Pflugerville	78660
Christ Episcopal Church	Outreach Center	3520 Whitestone Blvd	Cedar Park	78613
Whitestone Elementary School	Cafeteria	2000 Crystal Falls Pkwy	Leander	78641
Travis County Clerk	Training Room	5501 Airport Blvd	Austin	78751

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of the Services Agreement between the City of Leander and Iron Brick Associates, LLC for the Adaptive Planning software and subscription services by Workday, Inc., and the implementation services by Strada U.S. Professional Services, Inc., for a term of three (3) years in the amount of $254,744.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The Services Agreement between the City of Leander and Iron Brick Associates, LLC (Iron Brick) is to implement the Adaptive Planning software by Workday, Inc., (Workday) along with implementation services by Strada U.S. Professional Services, Inc., (Strada). Iron Brick acts as an authorized reseller and facilitator of access to the products and services, including those provided by Workday and Strada, through its participation in the cooperative purchasing group OMNIA Partners. Leander is also a participant of OMNIA Partners which allows the City to participate in the cooperative purchasing program to purchase goods and services that satisfy any state law requiring local governments to seek competitive bids.

The Services Agreement is for a term of three (3) years which includes annual software subscription services ending on November 20, 2028, unless such date is extended or otherwise modified by the parties. The initial implementation cost includes deployment for $92,115.00 and subscription services for $53,140.00, totaling $145,255.00 for the first year. The second year subscription cost would be $54,202.00, followed by the third year subscription cost of $55,287.00. The total overall cost for three (3) years is $254,744.00.

City management has been exploring new technologies to develop fiscal forecasting tools and financial modeling, so the City can leverage financial data analysis to make well-informed decisions relating to funding future programs, projects, and budget planning. In January 2025, City management engaged with Workday and Strada to participate in demonstrations of the Adaptive Planning tools and understand how the financial models can be built to project long-term fiscal analysis for the City. The Finance and Information Technology (IT) Departments were also engaged to help identify needs for budget development and implementation needs. City management has also reached out to other cities that utilize and have deployed Adaptive Planning, which includes positive feedback from the cities of Georgetown and New Braunfels. City management, Finance, and IT have also met with the City of Georgetown to obtain their feedback and further understand how they are utilizing the software for their budgeting needs.

City management desires to deploy Adaptive Planning in order to leverage the robust financial modeling tools and build the necessary fiscal forecasts needed to present data-driven analysis for City Council to make well-informed financial decisions. Strada would serve as the implementation partner to build the budgeting modules and financial models on Adaptive Planning for the City. Adaptive Planning would enable the City to establish a new budget module that can integrate with various financial models to forecast future revenues, data trends, city programs, cost of services, and more to support long-term fiscal and budgetary planning.

The scope of work for Adaptive Planning includes:

- Budget Planning and Forecasting;
- Revenue Modeling for Property Tax, Sales Tax, Utilities, Fees, and Other Revenue Sources;
- Operating Budget;
- Position Planning;
- Capital Budgeting;
- Debt Planning;
- Long Range Planning;
- Scenario Planning and Forecasting;
- Deployment;
- Data Integration;
- Security Control;
- Budget Reporting; and
- Training and Enablement.

The implementation for Adaptive Planning is based on a 22-week project timeline which includes planning, architect/configure, testing, deployment, and post-deployment. Implementation would be split into two (2) phases that will begin in December 2025. The first phase would focus on implementing the budget module by February 6, 2026, so City departments can begin developing their budgets for Fiscal Year 2027. The second phase would focus on implementing the financial models, so City management can develop fiscal forecasting scenarios to tie into future budget developments. This second phase of implementation of the financial models is anticipated to be completed by May 22, 2026.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
City staff recommends approval of the Services Agreement between the City of Leander and Iron Brick Associates, LLC for the Adaptive Planning software and subscription services by Workday, Inc., and the implementation services by Strada U.S. Professional Services, Inc., for a term of three (3) years in the total amount of $254,744.00.

PRESENTER:
Kent Souriyasak, Assistant to the City Manager/Innovation Coordinator

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	Fiscal Impact
Amount requested:	$ 145,255.00 for Fiscal Year 2026 $ 54,202.00 for Fiscal Year 2027 $ 55,287.00 for Fiscal Year 2028 $ 254,744.00 for Fiscal Years 2026-28
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	Recurring
Fund source (Operating / Utility / etc.):	General Fund / Operating / Finance

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Attachments:

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of the purchase two (2) heavy-duty trucks for Public Works from Mac Haik Ford; providing for one (1) 2026 Ford F-450 utility crew truck to replace a vehicle at a cost of $95,005.75 and one (1) 2026 Ford F-550 to be added to the Public Works departmental fleet at a cost of $85,921.75 for a total amount of $180,927.50 through The Houston Galveston Area Council Cooperative Purchasing (HGAC) Contract VE05-24; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The purchase of one (1) 2026 Ford F-450 utility crew truck will replace Unit PW 33. This replacement is necessary to ensure the reliability and safety of field operations for the utilities department and to avoid excessive, unpredictable maintenance costs associated with the current vehicle. Unit PW 33, a 2016 Ford F-450, was purchased on or about January 2016 and has exceeded its useful life. It has accumulated 125,037 total miles and 15,068 hours and is now requiring frequent, costly repairs and leading to operational downtime. The vehicle is a critical asset for utility field crews and is used daily for maintenance, installations, and emergency repairs of the City's water and wastewater systems.

The purchase of one (1) 2026 Ford F-550 Super Cab Platform Body for the Public Works Utilities Department will be used primarily in conjunction with the City's Water Valve Exercising Program. This program helps ensure the proper function of valves that are critical to maintaining service and to emergency management. The valve exercise helps to minimize problems such as sticking, inoperability, and corrosion. For the most part, exercising valves involves fully opening and closing them to dislodge corrosion and sediment. More than 10,000 valves are maintained by City crews system-wide. At a minimum, critically located valves should be exercised annually. The addition of this truck to the fleet will help achieve the Department's valve maintenance programming objectives.

Both units will be purchased through the Mac Haik Ford of Georgetown through The Houston Galveston Area Council Cooperative Purchasing (HGAC) Contract VE05-24.

Chapter 791, § 271.102 of the Texas Government Code states that a local government may participate in a Cooperative Purchasing Program with another local government or a local cooperative organization. A local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of goods or services.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Victor Castillo, Purchasing Manager

Fiscal Impact

Amount requested:	$180,927.50
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Capital Expenditures

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Attachments:

1. 2026 F550 SC 4x4 Platform Body Proposal
2. 2026 F450 Crew Cab 4x4 84ca Service Body Proposal
3. HGAC Austin Mac Haik Ford Lincoln, Ltd Contract pricing

Prepared for: Victor Castillo, City of Leander

2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630

Client Proposal

Prepared by:
Paul Neagle
Office: 512-563-3290
Quote ID: COL26X5H
Date: 09/25/2025

2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

Victor Castillo, City of Leander

Re: Quote ID COL26X5H 09/25/2025

Dear Victor,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Paul Neagle

512-563-3290

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

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2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

Warranty

Standard Warranty

Basic Warranty

Basic warranty ..... 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty ..... 60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty ..... 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty ..... 60 months/60,000 miles

Additional Warranty

Diesel Engine Warranty

Diesel engine warranty ..... 60 months/100,000 miles

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
X5H	Base Vehicle Price (X5H)	$61,905.00
Packages		
660A	Order Code 660A *Includes:* *- Transmission: TorqShift 10-Speed Automatic* *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.* *- Wheels: 19.5" x 6" Argent Painted Steel* *Hub covers/center ornaments not included.* *- HD Vinyl 40/20/40 Split Bench Seat* *Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.* *- Radio: AM/FM Stereo w/MP3 Player* *Includes 6 speakers.* *- SYNC 4 Communication & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 8" center display, AppLink and 1 smart-charging USB port.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	N/C
Powertrain		
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 *Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank and manual push-button engine-exhaust braking.* *Includes:* *- Dual 68 AH/65 AGM Battery*	$10,995.00
44G	Transmission: TorqShift 10-Speed Automatic *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.*	Included
X4L	Limited Slip w/4.30 Axle Ratio	$395.00
68M	GVWR: 19,500 lb Payload Plus Upgrade Package 1	$1,155.00
	Ford is restricting sales of F-550 6.7L Diesel (99T) with Payload Plus Upgrade Package 1 (68M) to customers for registration in California.	

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Includes upgraded frame, upgraded rear-axle and low deflection/high capacity rear springs. Increases max RGAWR to 14,706 lbs. Note: See Order Guide Supplemental Reference for further details on GVWR.	

Wheels & Tires

TGM	Tires: 225/70Rx19.5G BSW Traction *Includes 4 traction tires on the rear and 2 A/P tires on the front.*	$190.00
64Z	Wheels: 19.5" x 6" Argent Painted Steel *Hub covers/center ornaments not included.*	Included
512	Spare Tire & Wheel Required in Rhode Island. *Excludes carrier.* *Includes:* *- 6-Ton Hydraulic Jack*	$350.00

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat *Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.*	Included

Other Options

PAINT	Monotone Paint Application	STD
192WB	192" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player *Includes 6 speakers.* *Includes:* *- SYNC 4 Communication & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 8" center display, AppLink and 1 smart-charging USB port.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	Included
96V	XL Chrome Package *Includes:* *- Chrome Front Bumper* *- Bright Grille* *- Privacy Glass w/Power Sliding Rear Glass* *- Rear Window Defroster*	$425.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

As Configured Vehicle (cont'd)

Code	Description	MSRP
	- Remote Start *- Halogen Fog Lamps*	
535	High Capacity Trailer Tow Package *Includes trailer brake wiring kit. Increases GCW from 32,500 lbs. to 40,000 lbs. Note: Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.*	$580.00
41H	Engine Block Heater	$250.00
41P	Transfer Case Skid Plates	$150.00
61J	6-Ton Hydraulic Jack	Included
86M	Dual 68 AH/65 AGM Battery	Included
67A	350 Amp Dual Alternators *Includes 190 Amp + 160 Amp.*	N/C
153	Front License Plate Bracket Standard in states requiring 2 license plates and optional to all others.	N/C
872	Rear View Camera & Prep Kit *Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.*	$515.00
52B	Trailer Brake Controller	$300.00
43C	Pro Power Onboard - 400W Outlet *Includes 1 in-dash mounted outlet.*	$225.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty Requires valid FIN code. *Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.*	N/C

Emissions

425	50-State Emissions System	STD

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2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

As Configured Vehicle (cont'd)

Code	Description	MSRP
Exterior Color		
Z1_01	Oxford White	N/C
Interior Color		
AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
Upfit Options		
CM-PL	CM-PL 125' Platform Body	$9,250.00
SUBTOTAL		$86,685.00
Destination Charge		$2,595.00
TOTAL		$89,280.00

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Prepared for: Victor Castillo
City of Leander
Prepared by: Paul Neagle
09/25/2025

Mac Haik Ford | 7201 South Interstate 35 Georgetown Texas | 78626

2026 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H)

Price Level: 630 | Quote ID: COL26X5H

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	$89,280.00
Subtotal	$89,280.00

Pre-Tax Adjustments

Code	Description	MSRP
Dealer Discount	Dealer Discount	-$2,500.00
GPC	Government Pricing Concession	-$1,500.00
Subtotal		$85,280.00

Post-Tax Adjustments

Code	Description	MSRP
INSP FEE	GOV VEH INSP REPL FEE	$16.75
Doc	Doc Fee	$225.00
BUY BOARD FEE 2	Buy Board Contract # 724-23	$400.00
Subtotal		$85,921.75
Total		$85,921.75

Customer Signature

Acceptance Date

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Prepared for: Victor Castillo, City of Leander

2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630

Client Proposal

Prepared by:
Paul Neagle
Office: 512-563-3290
Quote ID: COL26W4H
Date: 10/03/2025

2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

Victor Castillo, City of Leander

Re: Quote ID COL26W4H 10/03/2025

Dear Victor,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Paul Neagle

512-563-3290

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2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

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2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

Warranty

Standard Warranty

Basic Warranty

Basic warranty ..... 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty ..... 60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty ..... 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty ..... 60 months/60,000 miles

Additional Warranty

Diesel Engine Warranty

Diesel engine warranty ..... 60 months/100,000 miles

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2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
W4H	Base Vehicle Price (W4H)	$62,815.00
Packages		
650A	Order Code 650A *Includes:* *- Transmission: TorqShift 10-Speed Automatic* *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.* *- GVWR: 16,500 lb Payload Package* *- Tires: 225/70Rx19.5G BSW A/P* *- Wheels: 19.5" x 6" Argent Painted Steel* *Hub covers/center ornaments not included.* *- HD Vinyl 40/20/40 Split Bench Seat* *Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.* *- Radio: AM/FM Stereo w/MP3 Player* *Includes 6 speakers.* *- SYNC 4 Communication & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 8" center display, AppLink and 1 smart-charging USB port.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	N/C
Powertrain		
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 *Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank and manual push-button engine-exhaust braking.* *Includes:* *- Dual 68 AH/65 AGM Battery* *- 250 Amp Alternator*	$10,995.00
44G	Transmission: TorqShift 10-Speed Automatic *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.*	Included
X4L	Limited Slip w/4.30 Axle Ratio	$395.00
STDGV	GVWR: 16,500 lb Payload Package	Included
Wheels & Tires		

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2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

As Configured Vehicle (cont'd)

Code	Description	MSRP
TGJ	Tires: 225/70Rx19.5G BSW A/P	Included
64Z	Wheels: 19.5" x 6" Argent Painted Steel *Hub covers/center ornaments not included.*	Included
945	Stainless Steel Wheel Covers (Pre-Installed) *Front and rear.*	$500.00

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat *Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.*	Included

Other Options

PAINT	Monotone Paint Application	STD
203WB	203" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player *Includes 6 speakers.* *Includes:* *- SYNC 4 Communication & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 8" center display, AppLink and 1 smart-charging USB port.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	Included
96V	XL Chrome Package *Includes:* *- Chrome Front Bumper* *- Bright Grille* *- Privacy Glass w/Power Sliding Rear Glass* *- Rear Window Defroster* *- Remote Start* *- Halogen Fog Lamps*	$425.00
535	High Capacity Trailer Tow Package *Includes trailer brake wiring kit. Increases GCW from 32,500 lbs. to 35,000 lbs. Note: Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.*	$580.00
41H	Engine Block Heater	$250.00

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2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

As Configured Vehicle (cont'd)

Code	Description	MSRP
86M	Dual 68 AH/65 AGM Battery	Included
67E	250 Amp Alternator	Included
18B	Platform Running Boards	$445.00
153	Front License Plate Bracket Standard in states requiring 2 license plates and optional to all others.	N/C
872	Rear View Camera & Prep Kit *Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.*	$515.00
52B	Trailer Brake Controller	$300.00
Fleet Options		
WARANT	Fleet Customer Powertrain Limited Warranty Requires valid FIN code. *Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.*	N/C
Emissions		
425	50-State Emissions System	STD
Exterior Color		
Z1_01	Oxford White	N/C
Interior Color		
AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
Upfit Options		
ROYAL 40-VDO-13	ROYAL 40" BODY 84CA W/ FLIP TOPS AND LADDER RACK	$18,249.00

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2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

As Configured Vehicle (cont'd)

Code	Description	MSRP
SUBTOTAL		$95,469.00
Destination Charge		$2,595.00
TOTAL		$98,064.00

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Prepared for: Victor Castillo
City of Leander
Prepared by: Paul Neagle
10/03/2025

Mac Haik Ford | 7201 South Interstate 35 Georgetown Texas | 78626

2026 F-450 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W4H)

Price Level: 630 | Quote ID: COL26W4H

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	$98,064.00
Subtotal	$98,064.00

Pre-Tax Adjustments

Code	Description	MSRP
Dealer Discount	Dealer Discount	-$2,500.00
GPC	Government Pricing Concession	-$1,200.00
Subtotal		$94,364.00

Post-Tax Adjustments

Code	Description	MSRP
INSP FEE	GOV VEH INSP REPL FEE	$16.75
Doc	Doc Fee	$225.00
HGAC	HGAC CONTRACT # VE05-24	$400.00
Subtotal		$95,005.75
Total		$95,005.75

Customer Signature

Acceptance Date

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Attachment A
Austin Mac Haik Ford Lincoln, LTD
Current Model Cars, SUVs, and Light Duty Trucks
Contract No.: VE05-24

Manufacturer	Model	Item Description	Offered List Price	HGACBuy Discount
		Category A - Cars		
Ford	Mustang	(P8T) Two door, 2.3L EcoBoost Engine, Complete with all manufacturer's standard equipment.	$ 32,515	3%
		Category B - SUVs and Crossovers		
Ford	Escape	(U0F) Base Trim Package, 1.5L EcoBoost engine, complete with all manufacturer's standard equipment.	$ 29,495	3%
Ford	Edge	(K4G) SE Trim Package, four doors, 2.0L EcoBoost engine, complete with all manufacturer's standard equipment.	$ 39,860	3%
Ford	Bronco Sport	(R9B) Big Bend Trim Package, 1.5L EcoBoost engine, complete with all manufacturer's standard equipment.	$ 32,825	3%
Ford	Bronco Sport	(E7A) Big Bend Trim Package, Two Door, 2.3L EcoBoost I-4 engine, 10 speed automatic transmission,	$ 41,025	3%
Ford	Explorer	(K7B) Base package; 2.3L EcoBoost l4 engine, complete with all manufacturer's standard equipment.	$ 38,355	3%
Ford	Expedition	(U1F) XL Trim Package, 3.5L EcoBoost V6 engine, complete with all manufacturer's standard equipment.	$ 56,450	3%
		Category C - Light Duty Trucks		
Ford	Ranger	(R4B) XL Package, 2.3L EcoBoost l4 Engine, complete with all manufacturer's standard equipment.	$ 34,160	3%
Ford	Maverick	(W8A) XL Package, 2.5L Full Hybrid Engine (FHEV), complete with all manufacturer's standard equipment.	$ 24,995	3%
Ford	F-150	(F1K) Regular Cab, 1/2-ton, regular cab, 4x2, 6.5' Bed, 3.3L Ti-VCT V6, complete with all manufacturer's standard equipment.	$ 38,565	3%
Ford	F-250	(F2A) Regular Cab, 3/4-ton, regular cab, 4x2, 8' Bed, 6.2L V8 engine, automatic transmission, complete with all manufacturer's standard equipment.	$ 46,965	3%
Ford	F-350	(F3A) Regular Cab, 1 ton, 6.2L V8 engine, automatic transmission, 4x2 SRW,TorqShift 10-Speed SelectShift Automatic, 8' Bed, complete with all manufacturer standard equipment.	$ 48,010	3%
Ford	F-450	(F4C) 7.3L PFI V8, Regular Cab, 4x2 DRW, 145.3" wheelbase, TorqShift 10-Speed SelectShift Automatic, complete with all manufacturer's standard equipment.	$ 61,450	3%
Ford	F-350 CC	(F3E) Regular Cab Chassis Cab, 1 ton, 6.8L V8 engine, 4x2, TorqShift 10-Speed SelectShift Automatic, transmission, complete with all manufacturer's standard equipment.	$ 49,660	3%
Ford	F-450 CC	(F4G) Regular Cab Chassis Cab, 7.3L V8 engine, 4x2, TorqShift 10-Speed SelectShift Automatic, transmission, complete with all manufacturer's standard equipment.	$ 54,740	3%
Ford	F-550 CC	(F5G) , Regular Cab Chassis Cab 7.3L V8 engine, 4x2 DRW, 145.3" wheelbase, TorqShift 10-Speed SelectShift Automatic, complete with all manufacturer's standard equipment.	$ 55,840	3%
Ford	F-600 CC	(F6K) Regular Cab Chassis Cab 7.3L V8 engine, 4x2 DRW, 145.3" wheelbase, TorqShift 10-Speed SelectShift Automatic, complete with all manufacturer's standard equipment.	$ 59,500	3%
		Category D - Vans		
Ford	T-150 Low	(E1Y) Transit Cargo Van (Low Roof) - 3.5L PFDi V6 engine, 8670lbs GVWR, 130" wheelbase, complete with all manufacturer's standard equipment.	$ 48,510	3%
Ford	T-150 Mid	(E1C) Transit Cargo Van (Medium Roof) - 3.5L PFDi V6 engine, 8670lbs GVWR, 130" wheelbase, complete with all manufacturer's standard equipment.	$ 50,430	3%
Ford	T-250 Low	(R1Y) Transit Cargo Van (Low Roof) - 3.5L PFDi V6 engine, 9070lbs GVWR, 130" wheelbase, complete with all manufacturer's standard equipment.	$ 49,455	3%
Ford	T-250 Mid	(R1C) Transit Cargo Van (Medium Roof) - 3.5L PFDi V6 engine, 9070lbs GVWR, 130" wheelbase, complete with all manufacturer's standard equipment.	$ 51,380	3%
Ford	T-250 High	(R2X) Transit Cargo Van (High Roof) - 3.5L PFDi V6 engine, 9070lbs GVWR, 148" wheelbase, complete with all manufacturer's standard equipment.	$ 53,280	3%
Ford	T-350 Low	(W1Y) Transit Cargo Van (Low Roof) - 3.5L PFDi V6 engine, 9500lbs GVWR, 130" wheelbase, complete with all manufacturer's standard equipment	$ 50,710	3%
Ford	T-350 Mid	(W9C) Transit Cargo Van (Medium Roof) - 3.5L PFDi V6 engine, 9500lbs GVWR, 130" wheelbase, complete with all manufacturer's standard equipment.	$ 52,630	3%
Ford	T-350 High	(W1X) Transit Cargo Van (High Roof) - 3.5L PFDi V6 engine, 9500lbs GVWR, 148" wheelbase, complete with all manufacturer's standard equipment.	$ 54,530	3%
Ford	T-350 Low	(X2Y) Transit Passenger Van (Low Roof) - Seating for 12, 3.5L PDFI V6 engine, 9250lbs GVWR, 148" wheelbase, complete with all manufacturer's standard equipment.	$ 55,240	3%
Ford	T-350 Mid	(X2C) Transit Passenger Van (Medium Roof) - Seating for 12, 3.5L PDFI V6 engine, 9250lbs GVWR, 148" wheelbase, complete with all manufacturer's standard equipment.	$ 56,620	3%
Ford	T-350 High	(X2X) Transit Passenger Van (High Roof) - Seating for 12, 3.5L PDFI V6 engine, 9250lbs GVWR, 148" wheelbase, complete with all manufacturer's standard equipment.	$ 57,815	3%

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Ford	T-250 Cutaway	(R5P) Transit Cutaway Chassis - 3.5L V6 engine, 9070lbs GVWR, complete with all manufacturer's standard equipment.	$ 45,080	3%
Ford	T-350HD Cutaway	(W5P) Transit Cutaway Chassis - 3.5L V6 engine, DRW,9070lbs GVWR, complete with all manufacturer's standard equipment.	$ 45,845	3%
Ford	T-250 CC	(R5Z) Transit Chassis Cab - 3.5L V6 engine, 9070lbs GVWR, complete with all manufacturer's standard equipment.	$ 45,625	3%
Ford	T-350HD CC	(W5Z) Transit Chassis Cab - 3.5L V6 engine, DRW, 9070lbs GVWR, complete with all manufacturer's standard equipment.	$ 46,410	3%
Ford	E-350 Cutaway	(E3F) Van Chassis - 7.3L V8 engine, DRW, 138" wheelbase, 10050lbs GVWR, complete with all manufacturer's standard equipment.	$ 38,690	3%
Ford	E-450 Cutaway	(E4F) Van Chassis - 7.3L V8 engine, DRW, 138" wheelbase, 10050lbs GVWR, complete with all manufacturer's standard equipment.	$ 41,165	3%
		Category E - Police Response Vehicles		
Ford	Police Responder F-150 W1P	Crew Cab, Four door, 3.5L EcoBoost V6 engine, complete with all manufacturer's standard equipment.	$ 53,605	3%
Ford	Police Interceptor K8A	Sport Utility AWD, 3.3L HEV engine complete with all manufacturer's standard equipment.	$ 48,760	3%
Ford	Expedition SSV U1F	3.5L EcoBoost V6 engine, complete with all manufacturer's standard equipment.	$ 56,450	3%
		Category F - Electric/Alternative Fuel		
Ford	Mach E	(K1R) Two door, Electric engine, complete with all manufacturer's standard equipment.	$ 45,390	3%
Ford	F-150 Lightnig Pro	(W1B) Crew Cab, Four door, Electric engine, complete with all manufacturer's standard equipment.	$ 52,090	3%
Ford	E-Transit 350	(W1Y) Two door, Electric engine, complete with all manufacturer's standard equipment.	$ 52,090	3%
Ford	E-Transit 350 Cutaway	(W5P) Two door, Electric engine, complete with all manufacturer's standard equipment.	$ 48,090	3%
Ford	E-Transit 350 CC	(W5Z) Two door, Electric engine, complete with all manufacturer's standard equipment.	$ 48,590	3%
		Category G - Service/Maintenance Plans		
Ford	ESP's	Extended Service Maintenance Agreements	N/A	10%
		Category H - Parts/Supplies		
Ford	Parts	Original Equipment Manufacturer (OEM) Parts +	N/A	25%

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of an agreement with Viking Construction, Inc., for microsurfacing pavement preservation services in the amount of $140,000.00 through an interlocal agreement between the City of Leander and the City of Grand Prairie that allows the City of Leander to utilize the City of Grand Prairie's Solicitation 17041 for Micro Surfacing and Slurry Seal work; providing for all labor, materials, equipment, traffic control, and supervision necessary to complete the project in accordance with City specifications to include preparation, mix design, application, curing, and cleanup; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The proposed agreement with Viking Construction, Inc., includes microsurfacing application services. Microsurfacing is a proven pavement maintenance technique commonly used by municipalities to extend pavement life by sealing cracks in aging asphalt to reduce water penetration and, thereby, extend pavement life and maintain ride quality. It is often applied to roads exhibiting signs of aging with minor surface distress with minimal failure spots. This will be an additional pavement preservation method to use on suitable residential and minor collector streets. The current proposed project includes approximately 2.0 centerline miles of the Timberline West subdivision located to the west of the intersection of South Bagdad Road and Oakwood Drive.

On October 16, 2025, the City entered into an Interlocal Agreement with the City of Grand Prairie for the purpose of utilizing their competitively procured contract for micro surfacing pavement preservation services. This cooperative arrangement allowed us to leverage an existing contract that has already been competitively solicited and awarded in compliance with state procurement laws, thereby saving time and administrative costs while ensuring access to qualified contractors. Vicking Construction, Inc., will provide turn-key services under this agreement which will include all labor, materials, equipment, traffic control, and supervision necessary to complete the project in accordance with City specifications, including preparation, mix design, application, curing, and cleanup.

Chapter 791, § 271.102 of the Texas Government Code Cooperative Purchasing Program Participation, provides that a local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

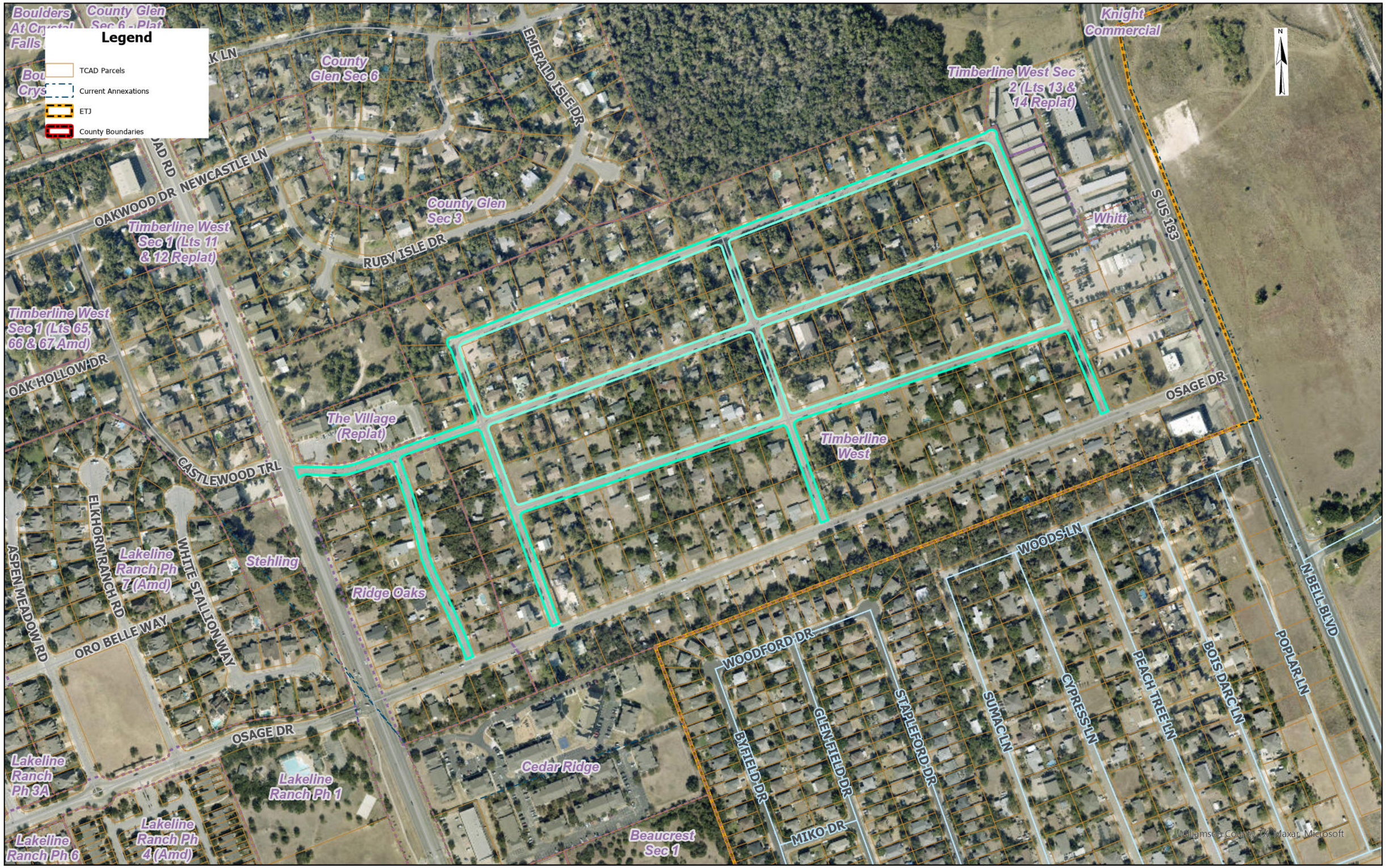
PRESENTER:
Gina M. Ellison, P.E., Executive Director of Public Works

Fiscal Impact

Amount requested:	$140,000.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Operating

Attachments:

1. Micro-Surfacing Location Exhibit
2. Contract



Micro-Surfacing Location Limits Map

CITY OF LEANDER AGREEMENT FOR PURCHASE OF MICRO SURFACING TREATMENT SERVICES WITH VIKING CONSTRUCTION, INC.

THE STATE OF TEXAS	§	
	§	
CITY OF LEANDER	§	KNOW ALL BY THESE PRESENTS:
	§	
COUNTY OF WILLIAMSON	§	
	§	
	§	

THAT THIS AGREEMENT for the installation of microsurfacing pavement preservation, and for related goods (referred to herein as the "Agreement"), is made and entered into on this the _____ day of the month of _____, 2025 by and between the **CITY OF LEANDER,** a Texas home-rule municipality, whose offices are located at 105 N. Brushy Street, Leander, Texas 78641 (referred to herein as the "City"), and **VIKING CONSTRUCTION, INC.**, whose offices are located at 2592 Shell Rd. Georgetown, TX 78628 (referred to herein as "Vendor").

RECITALS:

WHEREAS, City desires to purchase certain goods, specifically microsurfacing pavement preservation services; and

WHEREAS, City has entered into an INTERLOCAL COOPERATIVE PURCHASING AGREEMENT with the City of Grand Prairie; and

WHEREAS, City desires to purchase micro surfacing treatment services from Viking Construction, Inc. through the INTERLOCAL COOPERATIVE PURCHASING AGREEMENT as set forth herein; and

WHEREAS, the parties desire to enter into this Agreement to set forth in writing their respective rights, duties. and obligations;

NOW, THEREFORE, WITNESSETH:

That for and in consideration of the mutual promises contained herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, it is mutually agreed between the parties as follow:

1.01 DEFINITIONS

A. **Agreement** means the binding legal contract between City and Vendor whereby City agrees to buy specified goods and Vendor is obligated to provide said goods.

B. **City** means the City of Leander, Williamson County, Texas.

C. **Effective Date** means the date upon which the binding signatures of both parties to this Agreement are affixed.

D. **Force Majeure** means acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind from the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, restraint of the government and the people, civil disturbances, explosions, or other causes not reasonably within the control of the party claiming such inability.

E. **Services** means the specified supplies, materials, commodities, or equipment and labor required to complete.

F. **Vendor** means Municipal Emergency Services Inc., its successors or assigns.

2.01 EFFECTIVE DATE AND TERM

A. This Agreement shall be effective on the date this Agreement has been signed by each party hereto, and shall remain in full force and effect unless and until it expires by operation of the term indicated herein, or is terminated or extended as provided herein.

B. This Agreement shall terminate September 30, 2026.

C. City reserves the right to review the relationship with Vendor at any time, and may elect to terminate this Agreement with or without cause or may elect to continue.

3.01 CONTRACT DOCUMENTS AND EXHIBITS

The goods which are the subject matter of this Agreement are described in Exhibit "A" and, together with this Agreement, comprise the Contract Documents. Any inconsistencies or conflicts in the contract documents shall be resolved by giving preference to the terms and conditions set forth in pages one (1) through nine (9) of this Agreement.

4.01 ITEMS

A. The goods which are the subject matter of this Agreement are described generally in the attached Exhibit "A."

B. This Agreement shall evidence the entire understanding and agreement between the parties and shall supersede any prior proposals, correspondence, or discussions.

C. Vendor shall satisfactorily provide all deliverables described in Exhibit "A" within the contract term specified. A change in the Scope of Services or any term of this

Agreement, must be negotiated and agreed to in all relevant details, and must be embodied in a valid Supplemental Agreement as described in Section 9.01 herein.

5.01 ACCEPTANCE OF GOODS AND COSTS

A. The City shall examine the equipment described in Exhibit "A" upon receipt and shall accept or reject any goods which are damaged or otherwise insufficient. The City shall not pay for damaged or insufficient goods.

B. City agrees to pay for supplies during the term of this Agreement at the pricing set forth at in Exhibit "A." Vendor specifically acknowledged and agrees that City is not obligated to use or purchase any estimated annual quantity of goods. Only if, and when needed by City, the costs listed on Exhibit "A" shall be the basis of any charges collected by Vendor.

C. The City shall be authorized to pay the Vendor an amount not-to-exceed **One Hundred Forty Thousand and No/100 Dollars ($140,000.00)** for the term of this Agreement.

6.01 INVOICES

All invoices shall include, at a minimum, the following information:

A. Name and address of Vendor;

B. Purchase Order Number;

C. Description and quantity of items received; and

D. Delivery or performance dates.

7.01 NON-APPROPRIATION AND FISCAL FUNDING

This Agreement is a commitment of City's current revenues only. It is understood and agreed that City shall have the right to terminate this Agreement at the end of any City fiscal year if the governing body of City does not appropriate funds sufficient to purchase the services as determined by City's budget for the fiscal year in question. City may affect such termination by giving Vendor a written notice of termination at the end of its then current fiscal year.

8.01 PROMPT PAYMENT POLICY

In accordance with Chapter 2251, V.T.C.A., Texas Government Code, payment to Vendor will be made within thirty (30) days of the day on which City receives the performance, supplies, materials, equipment, and/or deliverables, or within thirty (30) days of the day on which the performance of services was complete, or within thirty (30) days of the day on which City receives a correct invoice for the performance and/or deliverables or services, whichever is later. Vendor may charge interest on an overdue payment at the "rate in effect" on September I of the fiscal year in which the payment becomes overdue, in accordance with

V.T.C.A., Texas Government Code, Section 2251.025(6); however, this Policy does not apply to payments made by City in the event:

A. There is a bona fide dispute between City and Vendor, a contractor, subcontractor, or supplier about the goods delivered or the service performed that cause the payment to be late; or

B. The terms of a federal contract, grant, regulation, or statute prevent City from making a timely payment with federal funds; or

C. There is a bona fide dispute between Vendor and a subcontractor or between a subcontractor and its supplier about the goods delivered or the service performed that causes the payment to be late; or

D. Invoices are not mailed to City in strict accordance with instructions, if any, on the purchase order or the Agreement or other such contractual agreement.

9.01 SUPPLEMENTAL AGREEMENT

The terms of this Agreement may be modified by written Supplemental Agreement hereto, duly authorized by City Council or by the City Manager, if the City determines that there has been a significant change in (1) the scope, complexity, or character of the services to be performed or goods to be delivered; (2) the costs associated with the payment of goods and services; or (3) the duration of the work to be performed. Any such Supplemental Agreement must be executed by both parties within the period specified as the term of this Agreement. Vendor shall not perform any work or incur any additional costs prior to the execution, by both parties, of such Supplemental Agreement. Vendor shall make no claim for extra work done or goods delivered unless and until there is full execution of any Supplemental Agreement, and the City shall not be responsible for actions by Vendor nor for any costs incurred by Vendor relating to additional work not directly authorized by Supplemental Agreement.

10.01 GRATUITIES AND BRIBES

City may, by written notice to Vendor, cancel this Agreement without liability to Vendor if it is determined by City that gratuities or bribes in the form of entertainment, gifts, or otherwise were offered or given by Vendor or its agents or representatives to any City officer, employee, or elected representative with respect to the performance of this Agreement. In addition, Vendor may be subject to penalties stated in Title 8 of the Texas Penal Code.

11.01 TAXES

City is exempt from Federal Excise and State Sales Tax; therefore, tax shall not be included in Vendor's charges.

12.01 ORDERS PLACED WITH ALTERNATE VENDORS

If Vendor cannot provide the services as specified, City reserves the right and option to obtain the products from another supplier or suppliers.

13.01 CITY'S REPRESENTATIVE

City hereby designates the following representative authorized to act in its behalf with regard to this Agreement:

Roman Poudyal,
Deputy Director of Public Works
601 Municipal Dr,
Leander, Texas 78641
Phone Number: 512.259.2783
rpoudyal@leandertx.gov

14.01 INSURANCE

Vendor shall meet all City of Leander Insurance Requirements as set forth at: https://www.leandertx.gov/264/Purchasing.

15.01 RIGHT TO ASSURANCE

Whenever either party to this Agreement, in good faith, has reason to question the other party's intent to perform hereunder, then demand may be made to the other party for written assurance of the intent to perform. In the event that no written assurance is given within the reasonable time specified when demand is made, then and in that event the demanding party may treat such failure as an anticipatory repudiation of this Agreement.

16.01 DEFAULT

If Vendor abandons or defaults under this Agreement and is a cause of City purchasing the specified services elsewhere, Vendor agrees that it may be charged the difference in cost, if any, and that it will not be considered in the re-advertisement of the service and that it may not be considered in future bids for the same type of work unless the scope of work is significantly changed.

Vendor shall be declared in default of this Agreement if it does any of the following:

A. Fails to fully, timely and faithfully perform any of its material obligations under this Agreement;

B. Fails to provide adequate assurance of performance under the "Right to Assurance" section herein; or

C. Becomes insolvent or seeks relief under the bankruptcy laws of the United States.

17.01 TERMINATION AND SUSPENSION

A. City has the right to terminate this Agreement, in whole or in part, for convenience and without cause, at any time upon thirty (30) days' written notice to Vendor.

B. In the event of any default by Vendor, City has the right to terminate this Agreement for cause, upon ten (10) days' written notice to Vendor.

C. Vendor has the right to terminate this Agreement only for cause, that being in the event of a material and substantial breach by City, or by mutual agreement to terminate evidenced in writing by and between the parties.

D. In the event City terminates under subsections (A) or (B) of this section, the following shall apply: Upon City's delivery of the referenced notice to Vendor, Vendor shall discontinue all services in connection with the performance of this Agreement and shall proceed to cancel promptly all existing orders and contracts insofar as such orders and contracts are chargeable to this Agreement. Within thirty (30) days after such notice of termination, Vendor shall submit a statement showing in detail the goods and/or services satisfactorily performed under this Agreement to the date of termination. City shall then pay Vendor that portion of the charges, if undisputed. The parties agree that Vendor is not entitled to compensation for services it would have performed under the remaining term of the Agreement except as provided herein.

18.01 INDEMNIFICATION

Vendor shall defend (at the option of City), indemnify, and hold City, its successors, assigns, officers, employees and elected officials harmless from and against all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, attorney's fees, and any and all other costs or fees arising out of, or incident to, concerning or resulting from the fault of Vendor, or Vendor's agents, employees or subcontractors, in the performance of Vendor's obligations under this Agreement, no matter how, or to whom, such loss may occur. Nothing herein shall be deemed to limit the rights of City or Vendor (including, but not limited to the right to seek contribution) against any third party who may be liable for an indemnified claim.

19.01 COMPLIANCE WITH LAWS, CHARTER, AND ORDINANCES

A. Vendor, its agents, employees, and subcontractors shall use best efforts to comply with all applicable federal and state laws, the Charter and Ordinances of the City of Leander, as amended, and with all applicable rules and regulations promulgated by local, state and national boards, bureaus and agencies.

B. In accordance with Chapter 2271, Texas Government Code, a governmental entity may not enter into a contract with a company for goods or services unless the contract contains written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel and will not boycott Israel during the term of this contract. The signatory executing this Agreement on behalf of Vendor verifies Vendor does not boycott Israel and will not boycott Israel during the term of this Agreement.

C. The Vendor represents that the Vendor and all wholly owned subsidiary, majority-

owned subsidiary, parent Vendor and affiliates of Contractor do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. Further, the Vendor represents that the Vendor and all wholly owned subsidiary, majority-owned subsidiary, parent Vendor and affiliates of Vendor do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. The phrase "Discriminates Against a Firearm Entity or Firearm Trade Association" as used in this paragraph have the meanings assigned to the phrase "Discriminate Against a Firearm Entity or Firearm Trade Association" in Section 2274.001(3) of the Texas Government Code, as amended.

D. The Vendor represents that neither the Vendor nor any wholly owned subsidiary, majority-owned subsidiary, parent Vendor or affiliate of Vendor (i) boycotts energy companies or (ii) will boycott energy companies through the term of this Agreement. The phrase "Boycott Energy Companies" as used in this paragraph have the meanings assigned to the phrase "Boycott Energy Company" in Section 809.001 of the Texas Government Code, as amended.

E. The Vendor represents that Vendor nor any wholly owned subsidiary, majority-owned subsidiary, parent Vendor or affiliate of Vendor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code. Further, Vendor represents that Vendor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Vendor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

20.01 ASSIGNMENT AND DELEGATION

The parties each hereby bind themselves, their successors, assigns and legal representatives to each other with respect to the terms of this Agreement. Neither party shall assign, sublet, or transfer any interest in this Agreement without prior written authorization of the other party.

21.01 NOTICES

All notices and other communications in connection with this Agreement shall be in writing and shall be considered given as follows:

1. When delivered personally to the recipient's address as stated in this Agreement; or

2. Three (3) days after being deposited in the United States mail, with postage prepaid to the recipient's address as stated in this Agreement.

Notice to Vendor:

Viking Construction, Inc.
2592 Shell Rd.
Georgetown, TX 78628

Notice to City:

City Manager
105 N. Brushy St. Leander, TX 78641

Nothing contained herein shall be construed to restrict the transmission of routine communications between representatives of City and Vendor.

22.01 APPLICABLE LAW; ENFORCEMENT AND VENUE

This Agreement shall be enforceable in Leander, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.

23.01 EXCLUSIVE AGREEMENT

This document, and all appended documents, constitutes the entire Agreement between Vendor and City. This Agreement may only be amended or supplemented by mutual agreement of the parties hereto in writing, duly authorized by action of the City Manager or City Council.

24.01 SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of this Agreement shall be construed and enforced as if this Agreement did not contain the particular portion or provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this section shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

25.01 MISCELLANEOUS PROVISIONS

Standard of Care. Vendor represents that it employs trained, experienced and competent persons to perform all of the services, responsibilities and duties specified herein and that such services, responsibilities and duties shall be performed in a manner according to generally accepted industry practices.

Time is of the Essence. Vendor understands and agrees that time is of the essence and that any failure of Vendor to fulfill obligations for each portion of this Agreement within the agreed timeframes will constitute a material breach of this Agreement. Vendor shall be fully responsible for its delays or for failures to use best efforts in accordance with the terms of this Agreement. Where damage is caused to City due to Vendor's failure to perform in these circumstances, City may pursue any remedy available without waiver of any of City's

additional legal rights or remedies.

Force Majeure. Neither City nor Vendor shall be deemed in violation of this Agreement if it is prevented from performing any of its obligations hereunder by reasons for which it is not responsible as defined herein. However, notice of such impediment or delay in performance must be timely given and all reasonable efforts undertaken to mitigate its effects.

Multiple Counterparts. This Agreement may be executed in multiple counterparts, any one of which shall be considered an original of this document; and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, City and Vendor have executed this Agreement on the dates indicated.

City of Leander		**Viking Construction, Inc.**	
Signature		Signature	Brad J Pearce
Print Name:	Todd Parton	Print Name:	Brad J Pearce
Title:	City Manager	Title:	Director of Pavement Preservation-TX Region
Date:	9/18/2025	Date:	8/27/2025

EXHIBIT A
SCOPE OF WORK AND MAP

Scope of Work
Project: Micro-Surfacing Treatment
Quantity: Approximately 32,812 square yards
Location: Identified in enclosed map

1. Project Overview
The Contractor shall furnish all labor, materials, equipment, supervision, traffic control, and incidentals necessary to perform polymer-modified micro-surfacing treatment on approximately 32,812 square yards of roadway at a cost of $4.09 per square yard. The work includes mix design, preparation, application, curing, cleanup, and quality control in accordance with the City's contract specifications.

2. Materials and Mix Design
- Aggregate: 100% crushed material from a single approved source, meeting ASTM D1073 and contract requirements.
- Mineral Filler: Type I/II Portland Cement at 0.5%–2% by dry weight of aggregate (as required).
- Water: Potable and compatible with the mix.
- Asphalt Emulsion: Polymer-modified cationic quick-set (CSS-Ph) emulsion per AASHTO M208 / ASTM D2397.
- Latex Modifier: Minimum 3% based on bitumen weight content.
- Additives: As required for proper set and cure, subject to approval.

The Contractor shall submit a certified mix design, prepared by an approved laboratory, for review and approval prior to beginning work.

3. Surface Preparation
- Sweep and clean all pavement surfaces of loose material, vegetation, soil, and debris.
- Protect and cover manholes, valve boxes, and other appurtenances during placement.
- Repair and prepare defective pavement areas (by the City or Contractor as directed).

4. Application of Micro-Surfacing
- Application Rate: 25 to 28 lbs. of dry aggregate per square yard.
- Spreader Box: Mechanical spreader with adjustable strike-offs to ensure uniform coverage.
- Joints: Longitudinal and transverse joints shall be neat, uniform, and aligned with lane markings.
- Handwork: Limited to areas inaccessible by machine, applied by squeegee to achieve uniform coverage.

5. Traffic Control and Notifications
- Provide and maintain traffic control in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and City requirements.
- Notify affected residents and businesses at least 24 hours before work begins.
- Maintain temporary lane markings until permanent striping is restored.

6. Weather Limitations
Micro-surfacing shall not be applied when:
- Air or pavement temperature is below 50°F and falling.
- Rain, fog, or freezing conditions are present or expected within 24 hours.

Work shall only proceed under conditions approved by the City's Program Manager.

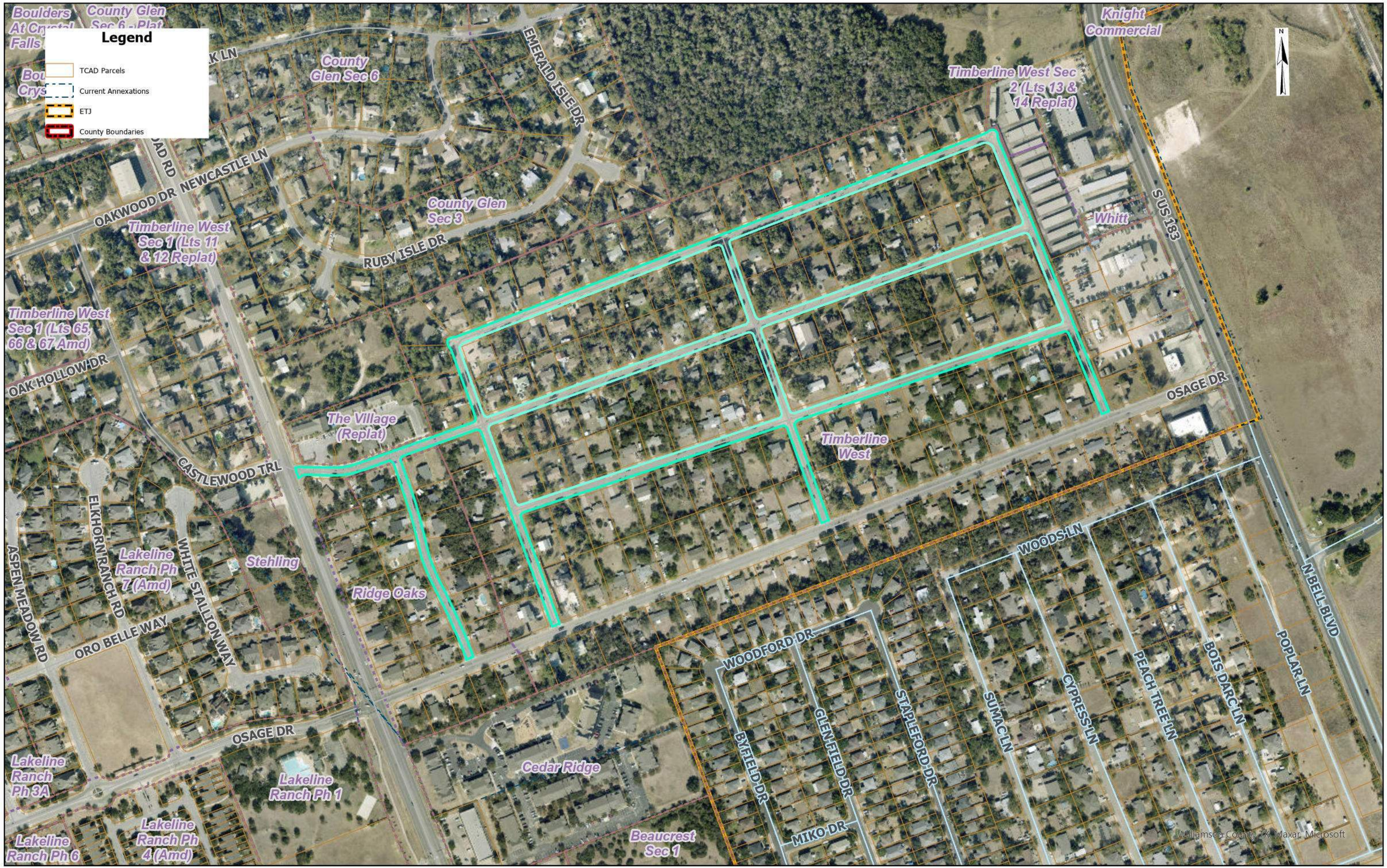
7. Curing and Opening to Traffic
- The mixture shall cure sufficiently to allow traffic within 1 hour of placement under normal

temperature and humidity conditions.
- The Contractor shall protect the uncured surface from damage until opened by the Program Manager.

8. Cleanup
- Remove protective covers from utilities and restore to original condition.
- Sweep and dispose of all debris and excess material at an approved disposal site.

9. Measurement and Payment
- Measurement: Work shall be measured by the square yard of micro-surfacing installed and accepted.
- Payment Basis: Contract unit price per square yard shall include all labor, materials, equipment, supervision, traffic control, surface preparation, and incidentals to complete the work.

10. Warranty
The Contractor shall warrant all workmanship and materials for a minimum of one (1) year from the date of final acceptance.



0 0.05 0.1 0.2 Miles

Micro-Surfacing Location Limits Map

EXHIBIT B
Contract between Viking Construction and the City of Grand Prairie

CITY OF GRAND PRAIRIE
SERVICES PRICE AGREEMENT

THIS CONTRACT is made and entered into this date by and between the **CITY OF GRAND PRAIRIE,** a Texas municipal corporation (hereinafter referred to as the "CITY"), and VIKING CONSTRUCTION, INC. (hereinafter referred to as "VENDOR") and evidences the following:

I. PURPOSE

VENDOR shall provide Micro-Surfacing and Slurry Seal Treatment per bid award resulting from VENDOR's response to RFB #22062, submitted by Brad Pearce, on February 28, 2022.

II. DESCRIPTION OF SERVICES

The services which VENDOR shall provide for the CITY shall include the following:

A. VENDOR hereby covenants and agrees that VENDOR is to work closely with the CITY's Public Works Director or their designee, and/or other appropriate officials of the CITY, and that VENDOR is to perform any and all tasks required of VENDOR to fulfill the purposes of this Contract.

B. VENDOR and the CITY covenant and agree that VENDOR shall perform all of the services and work contained in CITY specifications and VENDORS bid to CITY (attached hereto as "Exhibit A"); said document being part of this Contract and incorporated in its entirety herein. The parties agree that should there be any conflict between the terms of the incorporated document and this Contract, the provisions of this Contract shall control. The parties understand that quantity of services to be furnished to the City is an estimate and that the City may order more, less, or none of the services depending on the projects and the work of the City that requires the services. The price of the services shall remain constant throughout the term of contract.

C. VENDOR expressly covenants and agrees to provide the CITY with such written reports or documentation of guaranties as may be required by the scope of the submittal.

III. PERFORMANCE OF WORK

VENDOR or VENDOR'S associates and employees shall perform all the work called for in this Contract. VENDOR hereby covenants and agrees that all of VENDOR'S associates and employees who work on this project shall be competent and fully qualified to do the work described in this Contract, the services performed shall be performed in a good and workmanlike manner, and the finished product shall be fit for the particular use(s) contemplated by this agreement.

IV. PAYMENT

The CITY shall pay to VENDOR a sum not to exceed those unit prices, or percentage discount from list price where applicable in the submittal for the purchase of services designated herein and in no event shall total payments under the base contract exceed $623,987.52 without additional approval. VENDOR'S invoices must be delivered to the attention of the department placing the order. The city will pay invoices as work is completed and within 30 days after receipt of an invoice or certification by the City that the work is performed in a good and workmanlike manner, whichever is later. Payment will be made by means of a City issued check, an ACH, or with a City issued Procurement Card (Mastercard).

V. TERM OF THE CONTRACT

This Contract is for an initial term of one year with the option to renew for four additional one year periods. This Contract is effective as of April 6, 2022. No new orders shall be accepted, against this Contract term, after midnight on April 30, 2023. Contract shall terminate upon completion of all requirements for orders placed by said date, unless the parties mutually agree in writing to extend the term of the Contract through allowable renewal option, or unless otherwise terminated as provided in Paragraph XVI herein. The parties shall evidence the renewal in writing, with any additional terms set out in the said writing.

VI. CONTRACT ASSIGNMENT

VENDOR and the CITY hereby covenant and agree that this Contract provides for services and that these services are not to be assigned or sublet in whole or part without the prior written consent of the CITY.

VII. CONFLICT OF INTEREST

VENDOR hereby covenants and agrees that during the Contract period that VENDOR and any of VENDOR'S associates and employees will have no interest nor acquire any interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Contract. All activities, investigations and other efforts made by VENDOR pursuant to this Contract will be conducted by employees or associates of VENDOR. VENDOR further covenants and agrees that it understands that the Code of Ordinances of the City of Grand Prairie prohibits any officer or employee of the CITY from having any financial interest, either direct or indirect, in any business transaction with the CITY. Any violation of this paragraph which occurred with the actual or constructive knowledge of VENDOR will render this Contract voidable by the CITY.

VIII. CHANGE IN WORK

The CITY, through its Purchasing Manager or their designee, may request changes in the scope and focus of the activities and duties called for under this Contract. Any such change which, in the opinion of VENDOR or the CITY varies significantly from the scope and focus of the work set out herein or entails a significant increase in cost or expense to VENDOR must be mutually agreed upon by VENDOR and the CITY. The parties herein acknowledge that any change in the scope or focus of the work which results in the increase in compensation to VENDOR of the fee stated in Paragraph IV hereof must first be approved by the CITY's Purchasing Manager, City Manager or City Council, where applicable.

IX. CONFIDENTIAL WORK

Any reports, designs, plan, information, project evaluations, data or any other documentation given to or prepared or assembled by VENDOR under this Contract shall be kept confidential and may not be made available to any individual or organization by VENDOR without the prior written approval of the CITY except as may be required by law.

X. OWNERSHIP OF DOCUMENTS

VENDOR acknowledges that CITY owns all notes, reports, or other documents, intellectual property or documentation produced by the vendor pursuant to this agreement or in connection with its work which are not otherwise public records. VENDOR acknowledges that CITY shall have copyright privileges to those notes, reports, documents, processes, and information.

VENDOR shall provide CITY a copy of all such notes, reports, documents, and information (except to the extent that they contain confidential information about third parties) at CITY expense upon written request.

XI. NONDISCRIMINATION

As a condition of this Contract, VENDOR covenants and agrees that VENDOR shall take all necessary actions to ensure, in connection with any work under this Contract, VENDOR, VENDOR'S associates, sub-vendors, and employees will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, color, religion, national origin, age, sex, or physical or mental handicap, either directly or indirectly or through contractual or other arrangements. In this regard, VENDOR shall keep, retain, and safeguard all records relating to this Contract for work performed hereunder for a minimum period of three (3) years from final contract completion, with full access allowed to authorized representatives of the CITY upon request, for purposes of evaluating compliance with this and other provisions of the Contract.

XII. INDEPENDENT VENDOR

By the execution of this Contract, the CITY and VENDOR do not change the independent vendor status of VENDOR. No term or provision of this Contract or any act of VENDOR in the performance of this Contract may be construed as making VENDOR the agent or representative of the CITY. All employees of VENDOR shall perform their duties under the supervision of VENDOR, which shall have the exclusive right to dictate to the VENDOR'S employees how to perform their tasks. VENDOR agrees and covenants that each of its employees will be properly qualified and will use reasonable care in the performance of the assigned duties. VENDOR shall post all applicable warning signs if such work will disrupt normal traffic or workplace activities.

XIII. WARRANTY, HOLD HARMLESS, AND INDEMNITY

VENDOR warrants that the services it performs for CITY will be performed in a good and workmanlike manner, and that any items delivered to the CITY under this contract will be fit for the particular purpose for which it was furnished. VENDOR shall defend, indemnify, and hold the CITY whole and harmless against any and all claims for damages, costs, and expenses to persons or property that may arise out of, or be occasioned by, the execution or performance of this Contract or any of VENDOR'S activities or any act of commission or omission related to this Contract of any representative, agent, customer, employee, sub-vendor or invitee of VENDOR or any representative, agent, employee, or servant of the CITY. If an item is covered by a manufacturer's warranty, it is the responsibility of the VENDOR to obtain the information for CITY and to get the manufacturer to honor the warranty.

XIV. INSURANCE

Prior to the commencement of work under this Contract, VENDOR shall obtain and shall continue to maintain at no cost to the CITY, in full force and effect during the term of this Contract, a comprehensive liability insurance policy with a company licensed to do business in the State of Texas and rated not less than "A" in the current Best Key Rating Guide, which shall include bodily injury, death, automobile liability, worker's compensation, and property damage coverage, in accordance with any CITY ordinance or directive. The minimum limits for this coverage shall be $1,000,000.00 per occurrence / $2,000,000 aggregate for general liability and for property damage, and $1,000,000 combined single limit for automobile liability unless modified in accordance with any ordinance or directive. Insurance obtained by VENDOR shall be primary and noncontributory, and CITY shall be named as an additional insured under the general liability and automobile policies. A provision shall be incorporated in the policies whereby CITY shall be given at least thirty (30) days prior notice of any material change in coverage or of cancellation of such policies, and VENDOR shall provide the City with a copy of any such notice of material change in coverage or cancellation of any such policies, within three (3) business days of its receipt of such a notice. For purposes of this section, a material change in coverage includes, but is not limited to, a reduction in coverage below the amounts required under this agreement. VENDOR shall provide a waiver of subrogation in favor of the CITY on all coverages and represents that it has taken all actions necessary under the policy or policies for the City to have the status of additional insured and to effectuate any required waiver of subrogation. VENDOR shall furnish the CITY with original copies of the policies or certificates evidencing such coverage prior to commencement of any work under this Contract.

XV. NO VERBAL AGREEMENT

This Contract contains the entire commitments and agreements of the parties to the Contract. Any verbal or written commitment not contained in this Contract or expressly referred to in this Contract and incorporated by reference shall have no force or effect.

XVI. TERMINATION

The CITY may, at its option and without prejudice to any other remedy to which it may be entitled at law or in equity, terminate further work under this Contract, in whole or in part, by giving at least thirty (30) days prior written notice thereof to VENDOR with the understanding that all services being terminated shall cease upon the date specified in such notice. The CITY shall equitably compensate VENDOR, in accordance with the terms of this Contract for the services properly performed prior to the date specified in such notice following inspection and acceptance of same by the CITY. VENDOR shall not, however, be entitled to lost or anticipated profits should the CITY choose to exercise its option to terminate.

XVII. VENUE

The parties to this Contract agree and covenant that this Contract will be performable in Grand Prairie, Texas, and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Dallas County, Texas.

XVIII. APPLICABLE LAWS

This Contract is made subject to the existing provisions of the Charter of the City of Grand Prairie, its rules, regulations, procedures, and ordinances, present and future, and all applicable laws of the State of Texas and the United States.

XIX. ADDITIONAL VERIFICATIONS

VENDOR VERIFIES THAT: (1) It does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, as defined in Texas Government Code § 2274.001, and that it will not during the term of the contract discriminate against a firearm entity or firearm trade association; (2) It does not "boycott Israel" as that term is defined in Texas Government Code § 808.001 and it will not boycott Israel during the term of this contract; and (3) It does not "boycott energy companies," as those terms are defined in Texas Government Code §§ 809.001 and 2274.001, and it will not boycott energy companies during the term of the contract.

XX. CONTRACT INTERPRETATION

The parties to this Contract covenant and agree that in any litigation relating to this Contract, the terms and conditions of the Contract will be interpreted according to the laws of the State of Texas, without regard to any conflict of law rules.

XXI. NOTICES

All notices, requests, or other communications (excluding invoices) hereunder must be in writing and transmitted via overnight courier, email, hand delivery, or certified or registered mail, postage prepaid and return receipt requested to the CITY and VENDOR as follows:

CITY:

City of Grand Prairie
ATTN: Alysia Ducote, Sr. Buyer| Purchasing Division
300 Main Street, Grand Prairie, TX 75050
PO Box 534045, Grand Prairie, TX 75053-4045
Phone 972-237-8045 | Email purchasingfax@gptx.org
Accounts Payable Contact: accountspayable@gptx.org

City of Grand Prairie
ATTN: Dane Stoval, Public Works
1821 S. SH 161, Grand Prairie, TX 75052
PO Box 534045, Grand Prairie, TX 75053-4045
Phone 972-237-8526| Email dstovall@gptx.org

VENDOR:

Viking Construction, Inc.
ATTN: Dan Welsh, Project Manager
2592 Shell Road, Georgetown, TX, 78628
Phone 512-930-5777 | Email dan@vciss.com

Any notice required or desired to be given to either party hereto shall be deemed to be delivered: (i) on the date of delivery, if hand delivered or emailed; (ii) one (1) day after sending, if sent by overnight courier; or (iii) three (3) days after the same is deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by registered or certified mail, return receipt requested, and addressed to such party at the address hereinafter specified. Either party hereto may change such party's address for notice to another address within the United States of America, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

XXII. SEVERABILITY

In the event that any provision contained in this Contract is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Contract shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in the Contract.

XXIII. RIGHT OF REVIEW

VENDOR covenants and agrees that the CITY, upon reasonable notice to VENDOR, may review any of the work performed by VENDOR under this Contract.

XXIV. WAIVER OF ATTORNEYS FEES

VENDOR and CITY expressly covenant and agree that in the event of any litigation arising between the parties to this contract, each party shall be solely responsible for payment of its attorneys and that in no event shall either party be responsible for the other party's attorney's fees regardless of the outcome of the litigation.

XXV. NON-COLLUSION

VENDOR represents and warrants that VENDOR has not given, made, promised, or paid, nor offered to give, make, promise, or pay any gift, bonus, commission, money, or other consideration to any person as an inducement to or in order to obtain the work to be provided to the CITY under this Contract. VENDOR further agrees that VENDOR shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the CITY under this Contract) for any of the services performed by VENDOR under or related to this Contract. If any such gift, bonus, commission, money, or other consideration is received by or offered to VENDOR, VENDOR shall immediately report that fact to the CITY and, at the sole option of the CITY, the CITY may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to VENDOR under this Contract.

EXECUTED this the _____day of 4/29/2022, ____.

CITY OF GRAND PRAIRIE, TEXAS

By: _____
Deputy City Manager

ATTEST:

for _____
Mona Lisa Galicia, City Secretary

APPROVED AS TO FORM:

_____, Assistant City Attorney
Megan Mahan, City Attorney

VIKING CONSTRUCTION, INC.

By: _____
Printed Name: Brad J Pearce

Title: Vice President

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of Amendment 3 to Task Order KFA-56 with K Friese & Associates, Inc., relating to the Sandy Creek Water Treatment Plant (SCWTP) residuals management improvements and addition of redundant treatment module project (CIP W.69), for additional professional service hours necessary to cover increased coordination efforts, such as site visits, progress meetings and other construction management activities in the amount of $72,095.50 for a new total contract amount of $1,485,090.50; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
This project includes construction of residual (sludge) management systems and the addition of a redundant treatment module at the Sandy Creek Water Treatment Plant (SCWTP) as a part of Capital Improvements Program (CIP) Project W.69. The existing undersized lagoons do not allow for efficient solids removal; thus, more solids are returned to the plant resulting in more frequent backwashes that utilize time that would otherwise be used for finish water production. As a result, the SCWTP's maximum production is capped at nine (9) million gallons of water per day (MGD) for consecutive days with peak production of approximately 10.5 MGD even though it is rated to treat 12 MGD.

Additionally, as a part of the project, the planned addition of another treatment module is projected to increase the overall reliability and redundancy of the plant by supplementing the operation of the existing six (6) treatment modules of which one (1) may be offline due to clarifier rinses, backwashes, maintenance, etc.

Task Order KFA-56 with K Friese & Associates, Inc., was awarded on August 5, 2021, by the City Council which included design, permitting, bidding, and construction phase services for the project. The project is currently in the construction phase, and this proposed amendment provides the additional professional service hours needed to cover increased coordination efforts, such as site visits, progress meetings, and other construction management activities. Additional services outside the original scope for services provided during the construction phase were needed due to conflicting information in the as-built drawings and field conditions, other unforeseen circumstances, and design modification needs.

HISTORY/TIMELINE:
08/05/2021 – City Council approved of Task Order KFA-56 for professional services for the design of SCWTP residuals management improvements project (CIP W.69) in the amount of $921,512.00.
03/17/2022 – City Council approved of Amendment 1 to Task Order KFA-56 for professional services for design of an additional, redundant treatment module at the SCWTP (CIP W.69) in the amount of $491,483.00.
10/10/2023 – City Council awarded Solicitation CIPS23-013 to PGC General Contractors, LLC for construction services for the CWTP Residuals Management, (CIP W.69) in the amount of $21,814,065.00.
09/12/2023 – Staff approved Amendment 2 to Task Order KFA-56 for the transferring of unused funds of various design tasks to cover additional effort needed for LCRA permitting and bid phase services in the amount of $0.00.

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Gina M. Ellison, P.E., Executive Director of Public Works

Fiscal Impact

Amount requested:	$72,095.50
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Utility COs and Impact Fees

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Attachments:

1. Sandy Creek WTP Amendment

CONTRACT AMENDMENT FOR PROFESSIONAL SERVICES

AMENDMENT NO. 3 TO TASK ORDER NO. KFA-56

This will constitute authorization between the CITY OF LEANDER, TEXAS (Owner) and K FRIESE & ASSOCIATES, INC. (Firm), to adopt AMENDMENT NO. 3. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this amendment and the Agreement or any earlier amendment, the terms of this amendment will prevail.

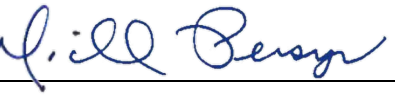
CITY OF LEANDER
W.69 - SANDY CREEK WTP RESIDUALS MANAGEMENT IMPROVEMENTS

A. AMENDMENT DESCRIPTION

- The project is currently in the construction phase. The overall increased coordination efforts such as site visits, progress meetings, and Request for Information (RFI) review/response have resulted in additional effort outside of the original scope of services. Attached amendment provides details of all additional efforts required outside of the original scope of services.
- The payable increase from the Task Order, including other amendments, amount of $1,412,995.00 to $1,485,090.50. Total amendment amount of $72,095.50.

B. EXHIBITS ATTACHED TO THIS AMENDMENT

- KFA Scope of services.

APPROVED:	ACCEPTED:
CITY OF LEANDER, TEXAS	K FRIESE & ASSOCIATES, INC.
Signature:	Signature: 
Name:	Name: Michael Persyn
Title:	Title: Vice President
Date:	Date: November 11, 2025

SCOPE OF SERVICES
SANDY CREEK WATER TREATMENT PLANT
AMENDMENT 3

K Friese & Associates, LLC, a Lochner Company (KFA) designed the expansion of the Sandy Creek Surface Water Treatment Plant (SCWTP) to increase the treatment capacity of the SCWTP by installing a residuals management process and the addition of another treatment module. The project is currently in the construction phase. The overall increased coordination efforts such as site visits, progress meetings, and RFIs for the project resulted in additional effort outside of the original scope of services. The additional effort required by KFA outside of the original scope of services is listed below.

ADDITIONAL CONSTRUCTION PHASE SCOPE OF SERVICES (NOT-TO-EXCEED)

A. KFA will assist the City of Leander with contract administration during the construction phase of the project. KFA's additional services will include:

1. Construction Meetings – KFA has been attending regular construction meetings with the City of Leander, Contractor, and other parties as appropriate, and will continue through the duration of the project. The original scope assumed a total of 15 monthly meetings. However, it was decided by the City that bi-weekly meetings would be required to facilitate increased coordination between the City, design team, and Contractor throughout the duration of the project. Weekly meetings have also been added to the project as needed. For budgeting purposes, we have assumed an additional 30 meetings to take place.

2. Site Visits – The original scope assumed a total of 15 site visits for KFA to visit the site to check the progress of the work and verify general conformance with the project plans and technical specifications. KFA has been requested by the City and the Contractor to make additional site visits, leading to an additional 15 site visits in this scope of services.

3. Requests for Information – KFA has reviewed and provided answers to requests for information (RFIs) from the Contractor as related to possible conflicts and clarifications needed between plans and specifications. These RFIs were largely due to conflicting information in the as-built drawings and field conditions, unforeseen circumstances, requests for modifications to the design, and other questions needing clarification by the Contractor. The original scope assumed a total of 40 RFIs. To date there have been 131 RFIs submitted and responded to by KFA. An additional 100 RFIs have been assumed in addition to the original scope.

4. Permitting and Inspection Fees – Fuse submitted the project to be registered with the Texas Department of Licensing and Regulation (TDLR) and reviewed by a Registered Accessibility Specialist (RAS) to ensure compliance with the Texas Accessibility Standards (TAS). These registrations, reviews, and inspections require fees to be paid. These fees were not originally included in the contract and are reimbursable expenses that are included in this amendment.

FEE SUMMARY
CITY OF LEANDER
SANDY CREEK WATER TREATMENT PLANT
AMENDMENT 3

Task	Technical Advisor / Quality Consultant Hours	Project Manager Hours	Senior Engineer Hours	Project Engineer Hours	Graduate EIT Hours	CADD Technician Hours	General Office Clerk Hours	Total Labor	KFA Total Labor Cost	Subconsultants Architect Cost	Structural Cost	Elect. & Inst. Cost	Building MEP Cost	Survey Cost	Geotech Cost	Total Sub-Consultant Cost	Expenses Cost	Total Cost
	$ 330.00	$ 225.00	$ 260.00	$ 200.00	$ 125.00	$ 110.00	$ 90.00											
Construction Phase (Not-to-Exceed)																		
Construction Meetings (30)	0	20	28	20	60	0	0	128	$23,280.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,500.00	$24,780.00
Site Visits (15)	0	0	30	0	30	0	0	60	$11,550.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$750.00	$12,300.00
Requests for Information (70)	8	16	0	64	104	12	0	204	$33,360.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$33,360.00
Permitting and Inspection Fees	0	0	0	0	0	0	0	0	$0.00	$1,655.50	$0.00	$0.00	$0.00	$0.00	$0.00	$1,655.50	$0.00	$1,655.50
Amendment Total	**8**	**36**	**58**	**84**	**194**	**12**	**0**	**392**	**$68,190.00**	**$1,655.50**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,655.50**	**$2,250.00**	**$72,095.50**

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of procurement and annual licensing of Procore Project Management Pro application and related modules for the Capital Improvements Program (CIP) from Carahsoft Technology Group utilizing cooperative purchasing DIR Contract DIR-CPO-5687 in the amount of $107,060.17; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The Capital Improvements Program (CIP) projects have been growing in number and complexity as a direct response to community growth. There are a substantial number of projects which should be managed with appropriate project management processes, procedures, and document management. City staff's goal is to manage all CIP projects through a standardized and consistent platform. Prior to 2022, the City's project management efforts were not handled in a consistent and organized manner, which often resulted in the loss of documentation and data, and an inability to track progress in real time. The implementation of a common, central project management application, such as Procore, allows the City's project management professionals to be more effective, more efficient, and, generally, more productive. Staff is currently utilizing Procore for 34 combined active and completed projects.

Staff began using Procore in 2022 through a cooperative purchasing DIR Contract. Licensing has been renewed annually based upon the dollar amount of projects contracted under construction per year, which varies, but averages between 16 and 18 cents per $100,000.00 of construction (actual physical construction work) costs per year. Now, with an upper estimation of $31,000,000.00 in construction contracts for this Fiscal Year, the license renewal for this year is $107,060.17.

Texas Local Government Code Sec. 271.102, Cooperative Purchasing Program Participation provides that a local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services. DIR solicitations are posted year-round to continually seek the best pricing.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Tony Bettis, CIP Program Manager

Fiscal Impact

Amount requested:	$107,060.17
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Capital

Attachments:

1. Carahsoft - Procore Technologies Inc.

PRICE QUOTATION

CARAHSOFT TECHNOLOGY CORP

PROCORE

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8585 | FAX (703) 871-8505
WWW.CARAHSOFT.COM | SALES@CARAHSOFT.COM

carahsoft.

TO: Tony Bettis
City Hall - City of Leander
105 N Brushy St
Leander, TX 78641 USA

EMAIL: TBettis@leandertx.gov

PHONE: (512) 528-2732

FROM: Jadyn Healis
Carahsoft Technology Corp.
11493 Sunset Hills Road
Suite 100
Reston, Virginia 20190

EMAIL: Jadyn.Healis@carahsoft.com

PHONE: (571) 591-6062

TERMS: DIR Contract No. DIR-CPO-5687
Expiration Date: 5/19/27
FTIN: 52-2189693
Shipping Point: FOB Destination
Credit Cards: VISA/MasterCard/AMEX
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Texas VID#: 1522189693700
Sales Tax May Apply

QUOTE NO:	51867387
QUOTE DATE:	11/06/2025
QUOTE EXPIRES:	12/06/2025
RFQ NO:	
SHIPPING:	ESD
TOTAL PRICE:	$107,060.17
TOTAL QUOTE:	$107,060.17

LINE NO.	PART NO.	DESCRIPTION	LIST PRICE	QUOTE PRICE		QTY	EXTENDED PRICE
1	Procore Technologies Inc.	Estimating: provides Estimating tools, including Estimating and Takeoff. Pricing is maximum price for Annual Construction Volume from $20,000,001 - $50,000,000 Procore Technologies, Inc. - PRO-1440-03 Start Date: 11/28/2025 End Date: 11/27/2026 : 24187506	$12,000.00	$11,607.60	TX DIR	1	$11,607.60
2	Procore Technologies Inc.	Invoice Management: provides invoice management tools, including Owner and Subcontractor invoices. Pricing is maximum price for Annual Construction Volume from $25,000,001 - $50,000,000 Procore Technologies, Inc. - PRO-1600-06 Start Date: 11/28/2025 End Date: 11/27/2026 : 24187506	$12,895.00	$12,473.33	TX DIR	1	$12,473.33
3	Procore Technologies Inc.	Project Management Pro: provides Project Overview, Documentation, and Communication Management tools, including Directory, Reports, Documents, Drawings, Photos, RFIs, Specifications, Submittals, and Punchlist. Pricing is maximum price for Annual Construc Procore Technologies, Inc. - PRO-1410-06 Start Date: 11/28/2025 End Date: 11/27/2026 : 24187506	$54,244.00	$42,359.57	TX DIR	1	$42,359.57
4	Procore Technologies Inc.	Project Financials: provides Financial Management tools, including Direct Costs, Change Events, Commitments, Change Orders, Prime Contract, and Budget. Pricing is maximum price for Annual Construction Volume from $25,000,001 - $50,000,000 Procore Technologies, Inc. - PRO-1430-06 Start Date: 11/28/2025 End Date: 11/27/2026 : 24187506	$26,228.00	$21,043.04	TX DIR	1	$21,043.04

PRICE QUOTATION

CARAHSOFT TECHNOLOGY CORP

PROCORE

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8585 | FAX (703) 871-8505
WWW.CARAHSOFT.COM | SALES@CARAHSOFT.COM

carahsoft.

LINE NO.	PART NO.	DESCRIPTION	LIST PRICE	QUOTE PRICE		QTY	EXTENDED PRICE
5	Procore Technologies Inc.	Quality & Safety: provides Quality & Safety tools, including Incidents, Inspections, and Observations. Pricing is maximum price for Annual Construction Volume from $25,000,001 - $50,000,000 Procore Technologies, Inc. - PRO-1480-06 Start Date: 11/28/2025 End Date: 11/27/2026 : 24187506	$19,840.00	$16,182.61	TX DIR	1	$16,182.61
6	Procore Technologies Inc.	BIM Suite puts 3D models in the hands of the people in the field installing validating and tracking project workprovides tools to push coordination issues to observations. Pricing is maximum price for Annual Construction Volume from $25000001 - $50000000 Procore Technologies, Inc. - PRO-4010-02 Start Date: 11/28/2025 End Date: 11/27/2026 : 24187506	$9,025.00	$3,394.02	TX DIR	1	$3,394.02
		SUBTOTAL:					$107,060.17

TOTAL PRICE:	**$107,060.17**
TOTAL QUOTE:	**$107,060.17**

Start Date: 11/28/2025
End Date: 11/27/2026
Full Subscription Term: 12 months
ACV: $32 M

List of Services Included:
Unlimited customer support, unlimited user licensing, unlimited storage in the cloud, implementation manager

Construction Volume:
Construction Volume means the aggregate dollar value of the construction work performed or put in place for all distinct projects for which Customer utilizes the Subscription Services identified with Customer's Procore account(s) during the Subscription Term identified on this Order.

The order form is subject to the terms of the Subscription Services Agreement ("SSA") found at https://www.procore.com/legal/subscription-agreements/public-sector

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of a Special Event Permit for the Old Town Christmas Festival and related events to be held on December 6, 2025, from 10:00 a.m. to 9:00 p.m. in Old Town Park, public roads, and the surrounding area.

BACKGROUND:
The City of Leander, in partnership with the Leander Chamber of Commerce and Visitors Center, will co-host the 9th Annual Old Town Christmas Festival on Saturday, December 6th, from 10:00 a.m. to 9:00 p.m. in Old Town Park and the surrounding area. The event will feature the Rudolph Run 5K, food and beverage vendors, art vendors, a Christmas Market, holiday movie, and a daytime parade. An estimated attendance of up to 20,000 can be expected for this festival from historical data. The Parks and Recreation Department provides assistance and planning as needed, primarily setting up the City's Christmas Tree, setting up lights and displays, hosting a parade, a movie in the park, and grounds maintenance, etc. The Chamber of Commerce coordinates the 5K run, vendors, and the market.

Event Timeline:

- Old Town Rudolph Run 5K - 10:00 a.m.
- Christmas Marketplace - 11:00 a.m. - 9:00 p.m.
- Holiday Community Parade - 1:00 p.m.
- Tree Lighting and Movie in the Park - 6:30 p.m.

To accommodate the event, the following streets are proposed to be closed from 7:00 a.m. to 10:00 p.m. on the day of the event:

- West Willis Street between Bagdad Street and Brushy Street,
- West South Street between West and US 183,
- Brushy Street between Broade and Atkins Street, and
- Bagdad Street between W Willis and W South Street.

5K Run Road Closures:

- Closures also include portions of Bagdad Street, W. Willis Street, W. South Street, West Drive, and Municipal Drive for the 5K route from 9:00 a.m. – 12:00 p.m.

Parade Closures:

- Closures also include portions of W. South Street, West Drive, and Municipal Drive for the parade route from 12:30 p.m. – 2:30 p.m.

Pursuant to Sec. 4.05.077 of the Code of Ordinances, City Council approval of special event permits is required if the event anticipates more than 6,000 attendees; and if more than two (2) arterial roads (West, South, and Municipal Drive) will be closed for greater than two (2) hours. Therefore, City Council approval is required for this event. Applicable City departments have reviewed and approved the application, pending Council approval. The special event application is attached for reference.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff requests approval.

PRESENTER:
Ashlea Boyle, Director of Parks and Recreation.

Fiscal Impact

Attachments:

1. SPECIAL EVENT-OLD TOWN CHRISTMAS FESTIVAL-APP (1)
2. 2025 Parade Map

Special Event Application

Event Name: OLD TOWN CHRISTMAS FESTIVAL
Street Address of Event: 105 N BRUSHY ST

Event Type (ex. Block Party, Marathon, Street Closure, etc.): FESTIVAL

Date(s) of Event: 12-06-2025
Time of Event: 10AM - 9PM

Set-Up Date(s): 12-06-2025 **Tear-Down Date(s):** 12-06-2025
Set-Up Time: 6AM **Tear-Down Time:** 9PM

Applicant Name: Mariel Guenther
Organization: Leander Parks and Recreation
Applicant Phone Number: 737-308-2374
Applicant Email Address: mguenther@leandertx.gov

Primary On-Site Contact Name: Mariel Guenther
Primary On-Site Cell Phone Number: 737-308-2374

Estimated Attendance: 30000

Parking Arrangements:

- [ ] Onsite
- [ ] Offsite
- [x] Both

Portable Restroom Facilities:

- [x] Yes
- [ ] No

Location of Event: Check all that apply

- [ ] Inside an existing structure. If so, what is the current use of the structure:_____
- [x] Vacant Lot
- [x] Parking Lot
- [ ] Public Property
- [ ] Private Property
- [x] In the Right-of-Way
- [ ] Cross railroad tracks

Building/Equipment to be Used:

- [x] Tent or Temporary Structure(s) – **Additional permit required for tent over 200 sq. ft.** Tent size to be used: _____
- [ ] Stage
- [x] Mobile Food Establishments/Food Booth/Vendor
- [x] Signs (Banners, "A" Frame, etc.)
- [x] Mass Gathering
- [x] Outdoor Amplified Sound and/or Music (please read the City's Noise Ordinance) - **Additional permit required**
- [ ] Pyrotechnics/Firework Display – **Additional permit required**
- [ ] Flame Effects or Similar – **Additional permit required**
- [ ] Open Fires – Any open-to-air fires proposed, used for other than cooking.
  Please describe: _____
- [ ] Other: _____
- [ ] None

Any additional permits required will need to be applied for simultaneously with the Special Event application.

Animals Present?: (Temporary or Commercial Animal Permit required)

- [ ] **Yes**
- [x] **No**

Food Booth/Vendor: Make sure vendors have their permits with the county they are working in.

- [x] Cooking Equipment: What type: fryers and grillls
- [x] Generator
- [ ] Open Flame
- [ ] No Food Booth/Vendor

Number of moblie food vendors_____

Number of solicitor/peddler vendors _____

Street Event: A Traffic Control Plan will need to be provided.
Street Closure Start Time: 4:30AM
Street Closure End Time: 11PM

☐ No Street Closure

Moving Event (Marathons, parades, etc.): A map will need to be provided showing start and finish lines.
On-Site Registration Time: 9AM
Assembly Time for Participants: 9:30AM
Start Time (First Wave): 10 AM
End Time (Last Wave): 10:15 AM

Will other jurisdictions be involved (Check one) Yes ○ No ◉

If yes, please check all that apply.

☐ City of Cedar Park

☐ City of Georgetown

☐ Williamson County

☐ Travis County

☐ Other _____

Alcohol:
Will alcohol be sold or distributed?

☑ Yes

☐ No

If yes, please indicate which applies. Please provide a copy of the Texas Alcoholic Beverage Commission (TABC) application.

☑ Sold

☐ Distributed

Private Companies Contracted to Work Event: Please check all that apply and provide contact information.

- ☐ **Set-Up** - Name: _____ Phone Number: _____ Email: _____
- ☐ **Planner** - Name: _____ Phone Number: _____ Email: _____
- ☐ **Catering -** Name: _____ Phone Number: _____ Email: _____
- ☐ **Security -** Name: _____ Phone Number: _____ Email: _____
- ☐ **EMS -** Name: _____ Phone Number: _____ Email: _____

Request for City Services: City services are charged at a minimum rate dependent on the event.

If yes, please check all that apply.

- ☑ Fire Department
  - ☑ Medical Standby
  - ☑ Fire Watch
  - ☑ Event Standby
- ☑ **Police Department**
- ☑ Public Works

If yes, please check all that apply.

- ☑ Street Blockage
- ☑ Cones
- ☑ Barricades
- ☑ **Parks and Recreation**
  - ☑ Location: _____
  - ☑ Staff

Mariel Guenther
Applicant Signature

11/13/2025
Date

2025 Parade Route



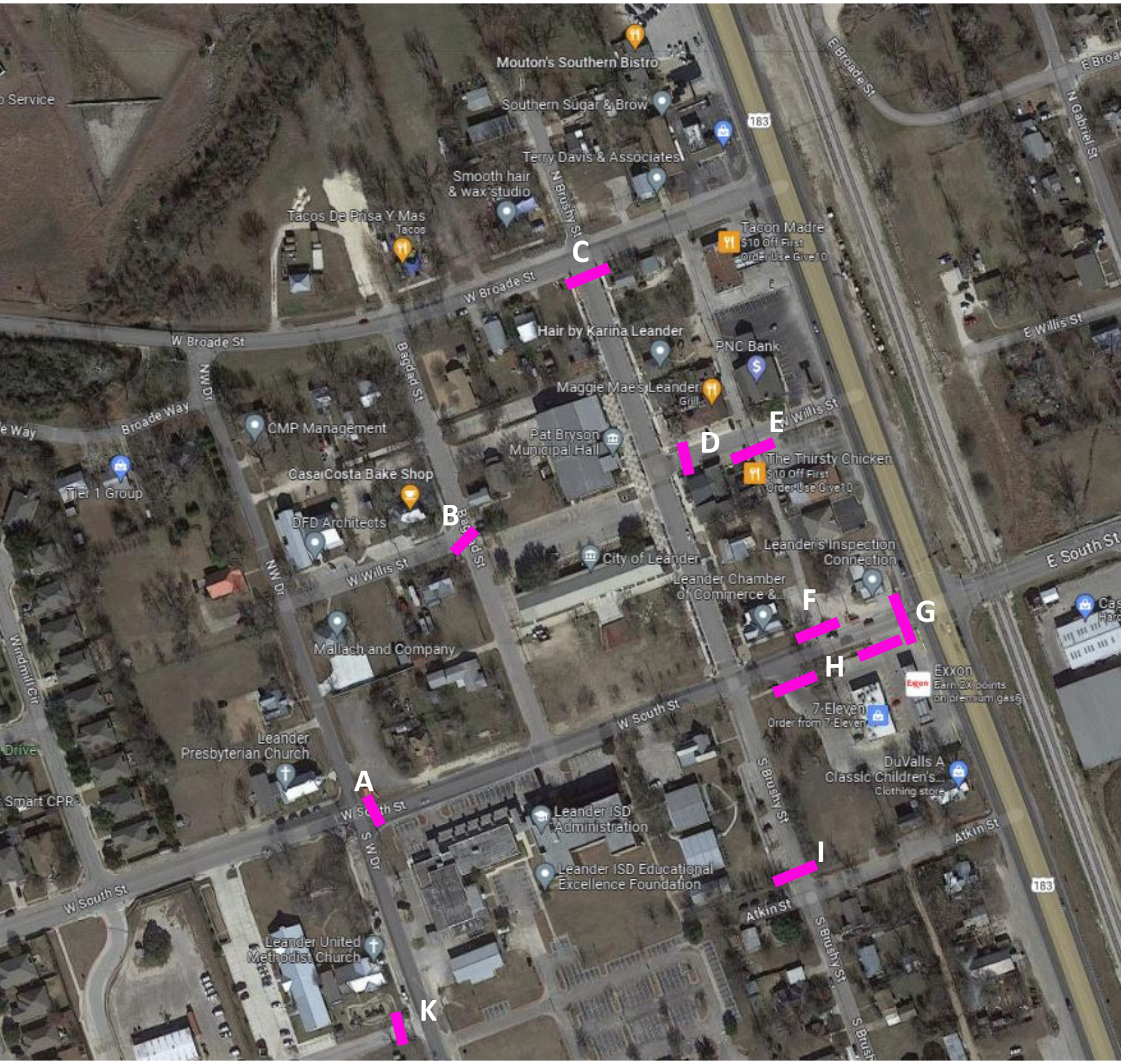
Road Closure—Festival

7:00am—10:00pm

Road Closure—Parade

12:30pm—2:30pm

2025 Old Town Christmas Festival Road Closures



Road Closure—Festival

7:00am—10:00pm

AGENDA ITEM # 20

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of an agreement with FireBlast Global for the replacement of TL Fire System 3-2 main panel in the fire training tower's gas-fired training props that sustained damage due to water intrusion in the amount of $75,256.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
The Leander Fire Department operates a live-fire training tower used to support firefighter training and certification. The LPG main panel, which manages the tower's gas-fired training props that were in the process of being installed, sustained damage due to water intrusion and requires replacement.

This repair is essential to complete the original FireBlast training tower project and place the system into full service. Without the replacement, the LPG training features remain inoperable, limiting the tower's intended use for live-fire training evolutions.

The replacement panel is a proprietary component supplied by FireBlast Global, the original manufacturer.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval of agreement.

PRESENTER:
Billy Wusterhausen, Fire Chief

Fiscal Impact

Amount requested:	$75,256.00
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Operating

Attachments:

1. FireBlast Contract

CITY OF LEANDER AGREEMENT FOR THE REPLACEMENT OF TL FIRE SYSTEM 3-2 MAIN PANEL

THE STATE OF TEXAS	§	
	§	
CITY OF LEANDER	§	KNOW ALL BY THESE PRESENTS:
	§	
COUNTY OF WILLIAMSON	§	
	§	

THAT THIS AGREEMENT for the Replacement of TL Fire System 3-2 Main Panel, (referred to herein as the "Agreement"), is made and entered into on this the _____ day of the month of _____, 2025 by and between the **CITY OF LEANDER,** a Texas home-rule municipality, whose offices are located at 105 N. Brushy Street, Leander, Texas 78641 (referred to herein as the "City"), and **Fireblast Global**, a fire training equipment company whose offices are located at 41633 Eastman Drive, Murrieta, California 92562 (referred to herein as "Vendor").

RECITALS:

WHEREAS, City desires to purchase certain goods and services, specifically the replacement and installation of a TL Fire System 3-2 Main Panel; and

WHEREAS, City has sought a bid from the proprietary manufacturer and installer of the equipment; and

WHEREAS, the parties desire to enter into this Agreement to set forth in writing their respective rights, duties. and obligations;

NOW, THEREFORE, WITNESSETH:

That for and in consideration of the mutual promises contained herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, it is mutually agreed between the parties as follow:

1.01 DEFINITIONS

A. **Agreement** means the binding legal contract between City and Vendor whereby City agrees to buy specified Goods and Services and Vendor is obligated to provide said Goods and Services.

B. **City** means the City of Leander, Williamson County, Texas.

C. **Effective Date** means the date of the last signature of a Parties to this Agreement.

D. **Force Majeure** means acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind from the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, restraint of the government and the people, civil disturbances, explosions, or other causes not reasonably within the control of the party claiming such inability.

E. **Goods** mean the supplies, materials, commodities, or equipment set forth in this Agreement.

F. **Services** means the specified supplies, materials, commodities, or equipment and labor required to be completed under this Agreement.

G. **Vendor** means Fireblast Global.

2.01 EFFECTIVE DATE AND TERM

A. This Agreement shall be effective on the date of the last signature of a Party to this Agreement, and shall remain in full force and effect unless and until it expires by operation of the term indicated herein, or is terminated or extended as provided herein.

B. This Agreement shall upon the later of the date of acceptance of the Work by the City or January 31, 2026; provided that the following sections shall survive: Section 4.01.E and F; Section 7.01; and Section 18.01.

C. City reserves the right to review the relationship with Vendor at any time, and may elect to terminate this Agreement with or without cause by providing the Vendor thirty (30) days' written notice of termination, or may elect to continue.

3.01 CONTRACT DOCUMENTS AND EXHIBITS

The Goods and Services which are the subject matter of this Agreement are described in **Exhibit "A"** attached here and incorporated herein for all purposes, and, together with this Agreement, comprise the Contract Documents. Any inconsistencies or conflicts in the Contract Documents shall be resolved by giving preference to the terms and

conditions set forth in this Agreement.

4.01 GOODS AND SERVICES.

A. The Goods and Services which are the subject matter of this Agreement are described generally in the attached Exhibit "A." (the "Work").

B. Vendor hereby agrees to commence Work within _Thirty__ (_30_) calendar days following the Effective Date, and Vendor hereby agrees to complete same within ___One Hundred Twenty__ (_120_) calendar days after the commencing the Work (the "Contract Term").

C. This Agreement shall evidence the entire understanding and agreement between the parties and shall supersede any prior proposals, correspondence, or discussions.

D. Vendor shall satisfactorily provide all deliverables described in **Exhibit "A"** within the Contract Term specified. A change in the scope of the Work or any term of this Agreement, must be negotiated and agreed to in all relevant details, and must be embodied in a valid Supplemental Agreement as described in Section 9.01 herein.

E. The Vendor warrants that the equipment described in **Exhibit A** are in good working order and are suitable for the purpose for which they are intended.

F. **WARRANTY AND DEGREE OF CARE. VENDOR WARRANTS THE MATERIALS USED SHALL BE FREE OF DEFECT OR FAILURE FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF COMPLETION OF THE SERVICES AND THAT ALL SERVICES PROVIDED BY VENDOR SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE SPECIFICATIONS OF THIS AGREEMENT AND IN ACCORDANCE WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY COMPETENT VENDORS IN TEXAS APPLICABLE TO THE TYPE OF SERVICES CONTEMPLATED HEREUNDER. IN THE EVENT ANY DEFECT IS DISCOVERED OR DEVELOPS IN MATERIALS PROVIDED BY VENDOR OR WORK PERFORMED BY CONTRACTOR WITHIN ONE YEAR AFTER COMPLETION OF THE SERVICES, VENDOR WILL REPAIR OR REPLACE ANY SUCH MATERIALS OR WORK SO THAT IT IS NOT DEFECTIVE AND MEETS THE REQUIREMENTS OF THIS AGREEMENT. THIS THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**

5.01 ACCEPTANCE OF GOODS AND COSTS

A. The City shall examine the equipment described in Exhibit "A" upon receipt and shall accept or reject any goods which are damaged or otherwise insufficient. The City

shall not pay for damaged or insufficient goods.

B. City agrees to pay for supplies during the term of this Agreement at the pricing set forth at in **Exhibit "A."** Vendor specifically acknowledged and agrees that City is not obligated to use or purchase any estimated annual quantity of goods. Only if, and when needed by City, the costs listed on **Exhibit "A"** shall be the basis of any charges collected by Vendor.

C. The City shall be authorized to pay the Vendor an amount not-to-exceed **Seventy-Five Thousand Two-Hundred and Fifty-Six and No/100 Dollars ($75,256.00)** for the term of this Agreement.

6.01 INVOICES

All invoices shall include, at a minimum, the following information:

A. Name and address of Vendor;

B. Purchase Order Number;

C. Description and quantity of items received; and

D. Delivery or performance dates.

7.01 NON-APPROPRIATION AND FISCAL FUNDING

This Agreement is a commitment of City's current revenues only. It is understood and agreed that City shall have the right to terminate this Agreement at the end of any City fiscal year if the governing body of City does not appropriate funds sufficient to purchase the services as determined by City's budget for the fiscal year in question. City may affect such termination by giving Vendor a written notice of termination at the end of its then current fiscal year.

8.01 PROMPT PAYMENT POLICY

In accordance with Chapter 2251, V.T.C.A., Texas Government Code (the "Prompt Payment Act"), payment to Vendor will be made within forty-five (45) days of the day \ after the Work has been completed and accepted by the City and City receives a correct invoice for the performance and/or deliverables or services that have been completed and accepted by the City and a completed All Bills Paid affidavit from the vendor. Vendor may charge interest on an overdue payment in accordance and within the limits set forth in the Prompt Payment Act.

9.01 SUPPLEMENTAL AGREEMENT

The terms of this Agreement may be modified by written Supplemental Agreement hereto, duly authorized by City Council or by the City Manager, as authorized by City policy, if the City determines that there has been a significant change in (1) the scope, complexity, or character of the services to be performed or goods to be delivered; (2) the costs associated with the payment of goods and services; or (3) the duration of the work to be performed. Any such Supplemental Agreement must be executed by both parties within the period specified as the term of this Agreement. Vendor shall not perform any work or incur any additional costs prior to the execution, by both parties, of such Supplemental Agreement. Vendor shall make no claim for extra work done or goods delivered unless and until there is full execution of any Supplemental Agreement, and the City shall not be responsible for actions by Vendor nor for any costs incurred by Vendor relating to additional work not directly authorized by Supplemental Agreement.

10.01 GRATUITIES AND BRIBES

City may, by written notice to Vendor, cancel this Agreement without liability to Vendor if it is determined by City that gratuities or bribes in the form of entertainment, gifts, or otherwise were offered or given by Vendor or its agents or representatives to any City officer, employee, or elected representative with respect to the performance of this Agreement. In addition, Vendor may be subject to penalties stated in Title 8 of the Texas Penal Code.

11.01 TAXES

City is exempt from Federal Excise and State Sales Tax; therefore, tax shall not be included in Vendor's charges.

12.01 ORDERS PLACED WITH ALTERNATE VENDORS

If Vendor cannot provide the services as specified, City reserves the right and option to obtain the products from another supplier or suppliers.

13.01 CITY'S REPRESENTATIVE

City hereby designates the following representative authorized to act in its behalf with regard to this Agreement:

Stuart Heater,
Assistant Fire Cheif
101 E. Sonny Dr

Leander, Texas 78641
Phone Number: (512) 528-2882
sheater@leandertx.gov

14.01 INSURANCE

Vendor shall meet all City of Leander Insurance Requirements as set forth at and incorporated herein for all purposes and shall show the City proof of such insurance prior to commencing the Work: https://www.leandertx.gov/264/Purchasing.

15.01 RIGHT TO ASSURANCE

Whenever either party to this Agreement, in good faith, has reason to question the other party's intent to perform hereunder, then demand may be made to the other party for written assurance of the intent to perform. In the event that no written assurance is given within the reasonable time specified when demand is made, then and in that event the demanding party may treat such failure as an anticipatory repudiation of this Agreement.

16.01 DEFAULT

If Vendor abandons or defaults under this Agreement and is a cause of City purchasing the specified services elsewhere, Vendor agrees that it may be charged the difference in cost, if any, and that it will not be considered in the re-advertisement of the service and that it may not be considered in future bids for the same type of work unless the scope of work is significantly changed.

Vendor shall be declared in default of this Agreement if it does any of the following:

A. Fails to fully, timely and faithfully perform any of its material obligations under this Agreement;

B. Fails to provide adequate assurance of performance under the "Right to Assurance" section herein; or

C. Becomes insolvent or seeks relief under the bankruptcy laws of the United States.

17.01 TERMINATION AND SUSPENSION

A. City has the right to terminate this Agreement, in whole or in part, for convenience and without cause, at any time upon thirty (30) days' written notice to Vendor.

B. In the event of any default by Vendor, City has the right to terminate this Agreement for cause, upon ten (10) days' written notice to Vendor.

C. Vendor has the right to terminate this Agreement only for cause, that being in the event of a material and substantial breach by City, or by mutual agreement to terminate evidenced in writing by and between the parties.

D. In the event City terminates under subsections (A) or (B) of this section, the following shall apply: Upon City's delivery of the referenced notice to Vendor, Vendor shall discontinue all services in connection with the performance of this Agreement and shall proceed to cancel promptly all existing orders and contracts insofar as such orders and contracts are chargeable to this Agreement. Within thirty (30) days after such notice of termination, Vendor shall submit a statement showing in detail the goods and/or services satisfactorily performed under this Agreement to the date of termination. City shall then pay Vendor that portion of the charges, if undisputed. The parties agree that Vendor is not entitled to compensation for services it would have performed under the remaining term of the Agreement except as provided herein.

18.01 INDEMNIFICATION

Vendor shall defend (at the option of City), indemnify, and hold City, its successors, assigns, officers, employees and elected officials harmless from and against all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, attorney's fees, and any and all other costs or fees arising out of, or incident to, concerning or resulting from the fault of Vendor, or Vendor's agents, employees or subcontractors, in the performance of Vendor's obligations under this Agreement, no matter how, or to whom, such loss may occur. Nothing herein shall be deemed to limit the rights of City or Vendor (including, but not limited to the right to seek contribution) against any third party who may be liable for an indemnified claim.

19.01 COMPLIANCE WITH LAWS, CHARTER, AND ORDINANCES

A. Vendor, its agents, employees, and subcontractors shall use best efforts to comply with all applicable federal and state laws, the Charter and Ordinances of the City of Leander, as amended, and with all applicable rules and regulations promulgated by local, state and national boards, bureaus and agencies.

B. In accordance with Chapter 2271, Texas Government Code, a governmental entity may not enter into a contract with a company for goods or services unless the contract contains written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel and will not boycott Israel during the term of this contract. The signatory executing this Agreement on behalf of Vendor

verifies Vendor does not boycott Israel and will not boycott Israel during the term of this Agreement.

C. The Vendor represents that the Vendor and all wholly owned subsidiary, majority-owned subsidiary, parent Vendor and affiliates of Contractor do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. Further, the Vendor represents that the Vendor and all wholly owned subsidiary, majority-owned subsidiary, parent Vendor and affiliates of Vendor do not, and will not for the duration of this agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. The phrase "Discriminates Against a Firearm Entity or Firearm Trade Association" as used in this paragraph have the meanings assigned to the phrase "Discriminate Against a Firearm Entity or Firearm Trade Association" in Section 2274.001(3) of the Texas Government Code, as amended.

D. The Vendor represents that neither the Vendor nor any wholly owned subsidiary, majority-owned subsidiary, parent Vendor or affiliate of Vendor (i) boycotts energy companies or (ii) will boycott energy companies through the term of this Agreement. The phrase "Boycott Energy Companies" as used in this paragraph have the meanings assigned to the phrase "Boycott Energy Company" in Section 809.001 of the Texas Government Code, as amended.

E. The Vendor represents that Vendor nor any wholly owned subsidiary, majority-owned subsidiary, parent Vendor or affiliate of Vendor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code. Further, Vendor represents that Vendor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Vendor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

20.01 ASSIGNMENT AND DELEGATION

The parties each hereby bind themselves, their successors, assigns and legal representatives to each other with respect to the terms of this Agreement. Neither party shall assign, sublet, or transfer any interest in this Agreement without prior written authorization of the other party.

21.01 NOTICES

All notices and other communications in connection with this Agreement shall be in writing and shall be considered given as follows:

1. When delivered personally to the recipient's address as stated in this Agreement; or

2. Three (3) days after being deposited in the United States mail, with postage prepaid to the recipient's address as stated in this Agreement.

Notice to Vendor:
Fireblast Global
41633 Eastman Drive
Murrieta, California 92562

Notice to City:

City Manager
105 N. Brushy St.
Leander, TX 78641

Nothing contained herein shall be construed to restrict the transmission of routine communications between representatives of City and Vendor.

22.01 APPLICABLE LAW; ENFORCEMENT AND VENUE

This Agreement shall be enforceable in Leander, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.

23.01 EXCLUSIVE AGREEMENT

This document, and all appended documents, constitutes the entire Agreement between Vendor and City. This Agreement may only be amended or supplemented by mutual agreement of the parties hereto in writing, duly authorized by action of the City Manager or City Council.

24.01 SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of this Agreement shall be construed and enforced as if this Agreement did not contain the particular portion or provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this section shall not prevent this entire Agreement from being void

should a provision which is of the essence of this Agreement be determined void.

25.01 MISCELLANEOUS PROVISIONS

Standard of Care. Vendor represents that it employs trained, experienced and competent persons to perform all of the services, responsibilities and duties specified herein and that such services, responsibilities and duties shall be performed in a manner according to generally accepted industry practices.

Waiver. Waiver of any breach of this Agreement shall not constitute waiver of any subsequent breach.

Time is of the Essence. Vendor understands and agrees that time is of the essence and that any failure of Vendor to fulfill obligations for each portion of this Agreement within the agreed timeframes will constitute a material breach of this Agreement. Vendor shall be fully responsible for its delays or for failures to use best efforts in accordance with the terms of this Agreement. Where damage is caused to City due to Vendor's failure to perform in these circumstances, City may pursue any remedy available without waiver of any of City's additional legal rights or remedies.

Force Majeure. Neither City nor Vendor shall be deemed in violation of this Agreement if it is prevented from performing any of its obligations hereunder by reasons for which it is not responsible as defined herein. However, notice of such impediment or delay in performance must be timely given and all reasonable efforts undertaken to mitigate its effects.

Multiple Counterparts. This Agreement may be executed in multiple counterparts, any one of which shall be considered an original of this document; and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, City and Vendor have executed this Agreement on the dates indicated.

CONTRACTOR:
Fireblast Global, Inc.

By: Jessica Kuehl
Name: Jessica Kuehl
Title: Contract Specialist

THE CITY OF LEANDER, TEXAS
By: _____
Name: Todd Parton
Title: City Manager

ATTEST:
By: _____
Name: Dara Crabtree
City Secretary

EXHIBIT LIST:
EXHIBIT "A" – SCOPE OF WORK

EXHIBIT A
SCOPE OF WORK

Scope of Work

Project Title: TL Fire System 3-2 Main Panel Replacement

1. Project Overview

The purpose of this project is to replace the existing TL Fire System 3-2 Main Panel with a new, code-compliant fire alarm control Main Panel (Main Panel) and associated components. The replacement is required to ensure continued fire and life-safety protection, NFPA compliance, and reliable integration with existing notification and monitoring systems.

2. Contractor Responsibilities

The Contractor shall furnish all labor, materials, equipment, and supervision necessary to complete the Work in accordance with this Scope of Work, manufacturer recommendations, and applicable codes.

Responsibilities include:

a. Site Assessment: Conduct a pre-installation survey to confirm system layout, power availability, wiring conditions, and compatibility with connected devices.

b. Panel Removal: Safely de-energize and remove the existing TL Fire System 3-2 Main Panel and all obsolete components.

c. Installation of New Main Panel: Supply and install a new UL-listed fire alarm control Main Panel compatible with existing detection devices, notification appliances, and monitoring systems.

d. Provide new enclosures, power supplies, batteries, and terminal blocks as required.

e. Ensure integration with building monitoring systems (e.g., central station connection).

f. Wiring and Terminations: Inspect existing wiring for damage, replace defective conductors, and terminate all circuits per manufacturer specifications and NFPA 72 standards.

g. Testing and Commissioning:

h. Perform full functional testing of initiating devices, notification appliances, supervisory circuits, and communication to the central monitoring station.

i. Document all test results and provide to Owner for recordkeeping.

j. Training and Documentation: Provide on-site training for Owner’s personnel on

operation, silencing, reset, and troubleshooting of the new system. Deliver two (2) hard-copy O&M manuals and one (1) digital copy.

3. Codes, Standards, and References

All work shall comply with:

a. All applicable laws, statutes, and codes

b. Manufacturer's installation manuals and guidelines

4. Deliverables

a. New fire alarm control panel installed, programmed, and tested

b. Test and inspection report signed by Contractor and Owner

c. Training session and attendance sheet

d. O&M manuals and as-built wiring diagram

5. Acceptance Criteria

The work will be considered complete when:

a. The new panel passes all functional and acceptance tests

b. Monitoring service confirms receipt of alarm, trouble, and supervisory signals

c. Owner receives all documentation, training, and warranties

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of the Second Reading of an Ordinance regarding Zoning Case Z-25-0192 to amend the Journey Bible Church Planned Unit Development (PUD) with base zoning of LO-2-A (Local Office) to include a base zoning district of LC-2-A (Local Commercial) on two (2) parcels of land 3.0 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R668974 and R668975; and generally located approximately 300 feet east of the intersection of Bull Nettle Drive and Journey Parkway, Leander, Williamson County, Texas.

BACKGROUND:
This request is the final step in the zoning process. The applicant is seeking to rezone a portion of their property to allow for the development of a swim school. Staff has reviewed the request and determined that a swim school is a permitted use within the Local Commercial (LC) use component. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor identified by the Comprehensive Plan.

It is important to note that this zoning change would expand the range of allowable uses on the site beyond just a swim school. If approved, the property could also accommodate other uses permitted in the LC use component, such as retail, office, and restaurant establishments.

GENERAL INFORMATION:
Current Zoning: LO-2-A (Local Office)
Proposed Zoning: LC-2-A (Local Commercial)

Size and Location: The property is located north of Journey Parkway and east of Bull Nettle Drive, including approximately 3 acres.

Surrounding Area: This property is located north of just south of the Journey Bible Church and east of the daycare.

Previous Zoning Cases:
The following zone cases were previously submitted for this property:

- 17-Z-011 approved the Journey Bible PUD with the base zoning district of LO-2-A and restrictions it only allow a daycare use and was approved on June 15, 2017.
- 20-Z-030 approved an amendment to the Journey Bible PUD to remove the use restrictions and was approved on January 21, 2021.

PROPOSED ZONING DISTRICT:
USE COMPONENT
LO – LOCAL OFFICE:

Features: Office, assisted living, day care. Hours of operation: 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.
Intent: Development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

LC – LOCAL COMMERCIAL:
Features: Any use in LO (Local Office) plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast, convenience stores, funeral homes, smoke shops, and vape shops. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.
Intent: Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

SITE COMPONENT

TYPE 2:
Features: Accessory buildings greater of 20% of primary building or 120 square feet; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 square feet; multi-family provides at least 100% of units with an enclosed garage parking space.
Intent:
(1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
(2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
(3) This component is intended to be utilized with the majority of LO (Local Office) and LC (Local Commercial) use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
(4) This component is intended to be utilized with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) use components when adjacent to residential districts and additional compatibility standards are warranted.
(5) This component is generally not intended to be utilized with HC (Heavy Commercial), and HI (Heavy Industrial) use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
(6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:
Features: Five (5) or more architectural features.
Intent:
(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
(2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure

compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
(5) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.
(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR (Single-Family Rural), SFE (Single-Family Estate), SFS (Single-Family Suburban), SFU (Single-Family Urban) and SFC (Single-Family Compact) components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Strategy 1.1: Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.

Applicable Future Land Use categories

MULTI-USE CORRIDOR

The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' are also required to be contacted.

The applicant reached out to the residents within 500' from the property on July 29, 2025 by mail. No responses were received as of the time of the public notification. Please see the full report from the applicant attached as Exhibit 8.

HISTORY/TIMELINE:

06/15/2017 – PUD Approved
01/21/2021 – PUD Amendment #1 Approved
10/09/2025 – Planning & Zoning, 1st Public Hearing
11/06/2025 – City Council, 2nd Public Hearing & 1st Reading of the Ordinance

APPLICANT/AGENT:

Polnaszek Holdings, LLC. (Cynthia Polnaszek)

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the proposed PUD Amendment #2;
2. Deny the proposed PUD Amendment #2; or
3. Approve an alternative request that may include modifications to the PUD Amendment #2 such as adding prohibited uses.

Staff recommends Option 1 listed above – Approve the proposed PUD Amendment #2. Staff made this recommendation based on the proposed use being compatible with the surrounding land uses and the future land use designation.

During the meeting of October 9, 2025, the Planning & Zoning Commission recommended approval.

The City Council unanimously approved the Zoning Case during the November 6, 2025 meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

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Attachments:

1. Z-25-0192 Att 1 Letter of Intent - Journey Bible PUD
2. Z-25-0192 Att 2 Current Zoning - Journey Bible PUD
3. Z-25-0192 Att 3 FLU Map - Journey Bible PUD
4. Z-25-0192 Att 4 Public Notification - Journey Bible PUD
5. Z-25-0192 Att 5 Proposed Zoning - Journey Bible PUD
6. Z-25-0192 Att 6 Aerial Map - Journey Bible PUD
7. Z-25-0192 Att 7 Utilities Map - Journey Bible PUD
8. Z-25-0192 Att 8 PUD Notes - Journey Bible PUD
9. Z-25-0192 Att 9 Neighborhood Outreach - Journey Bible PUD
10. Z-25-0192 Att 10 Ordinance Journey Bible PUD

August 1, 2025

City of Leander Planning Department
201 N. Brushy Street Leander, Texas 78646

RE: R668975 Parcel
1.2 Acre at 3421 Journey Parkway
Leander, Texas 78641

Dear Planning Department,

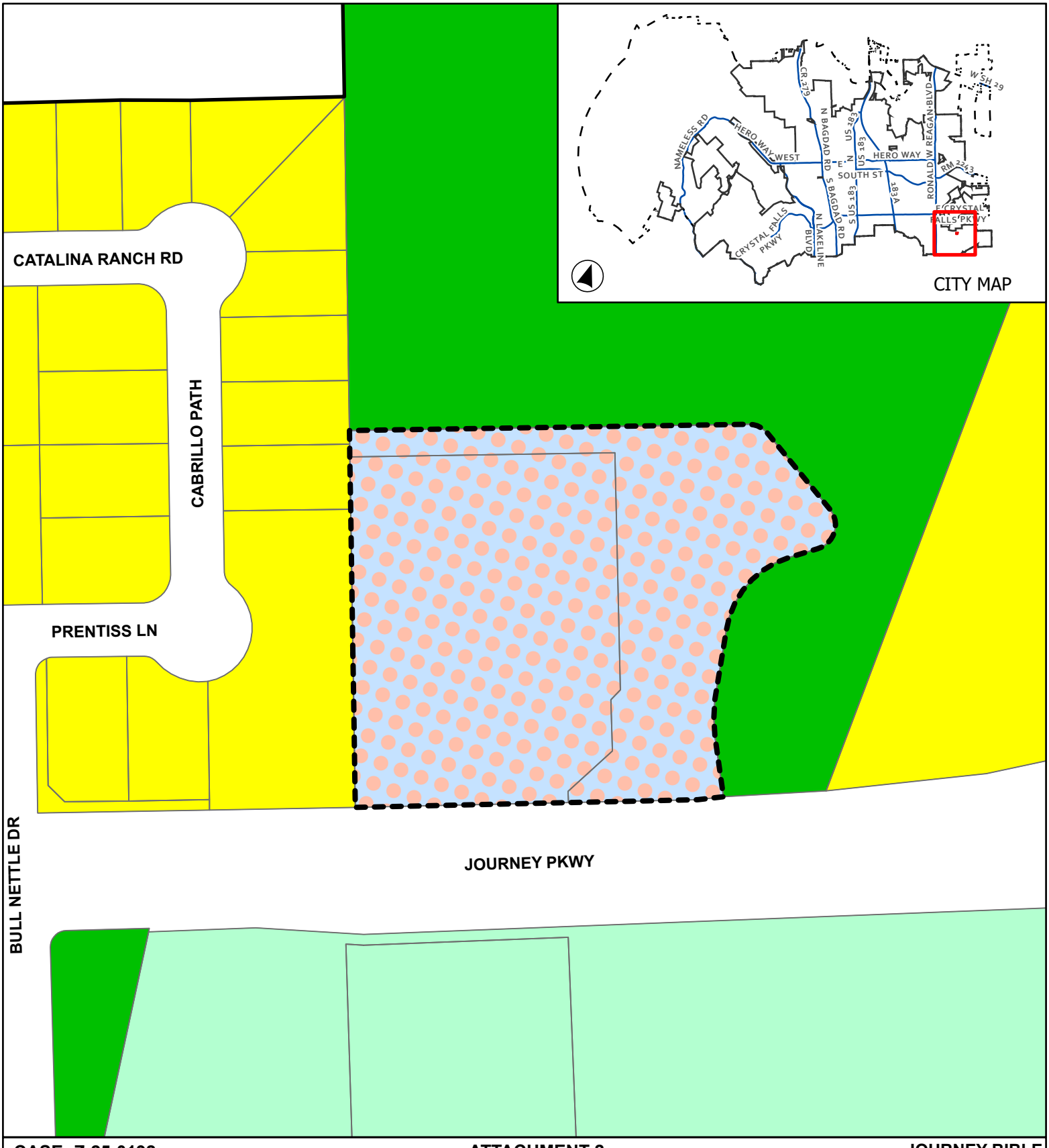
As the owners of the property located at 3421 Journey Parkway, 1 Block A, Journey Bible PUD, we are submitting this letter of intent for the above-referenced parcel.

The property is currently zoned under the Journey Bible PUD (Ordinance 21-005-00) with a base zoning of LO-2-A (Local Office). Our intent is to seek approval for a Marjo PUD Amendment to include the potential construction of a swim school facility under LC-2-A (Local Commercial).

Included in the uploaded application documents is the Determination of Appropriate Use Letter, which outlines the specifics of the building and potential business as a reference.

Thank you for your attention and consideration.

Sincerely,
Cynthia Polnaszek, Owner
3421 Journey Parkway
Leander, TX 78641
(210) 563-9757
cynthia@prepjp.com



CASE: Z-25-0192

ATTACHMENT 2

JOURNEY BIBLE MAJOR AMENDMENT TO AN EXISTING PUD

Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

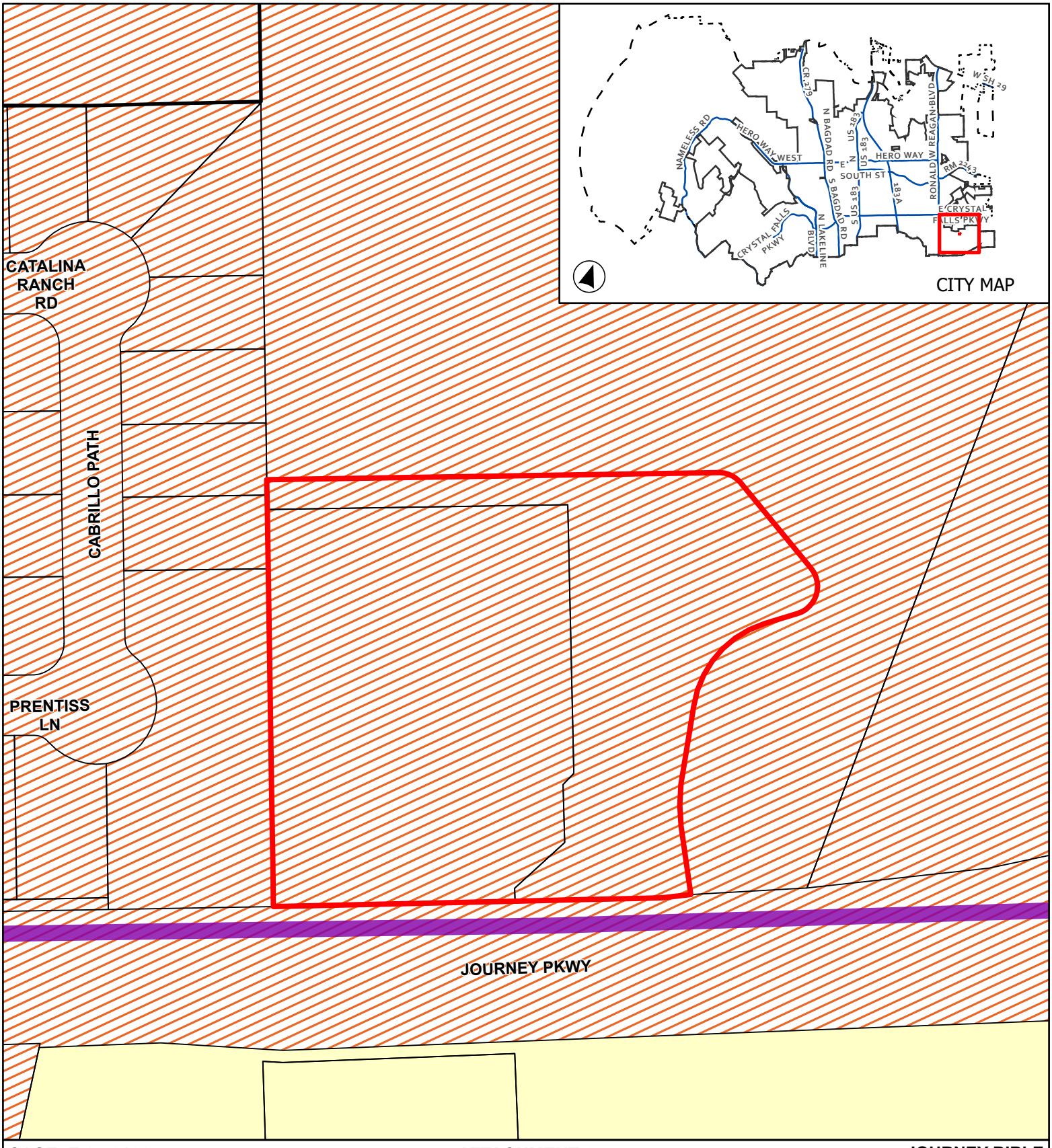
0 95 190

Feet

City Limits
ETJ
Subject Boundary

Current Zoning
SFR - Single-Family Rural

SFS - Single-Family Suburban
SFC - Single-Family Compact
PUD - Local Office



CASE: Z-25-0192

ATTACHMENT 3

JOURNEY BIBLE MAJOR AMENDMENT TO AN EXISTING PUD

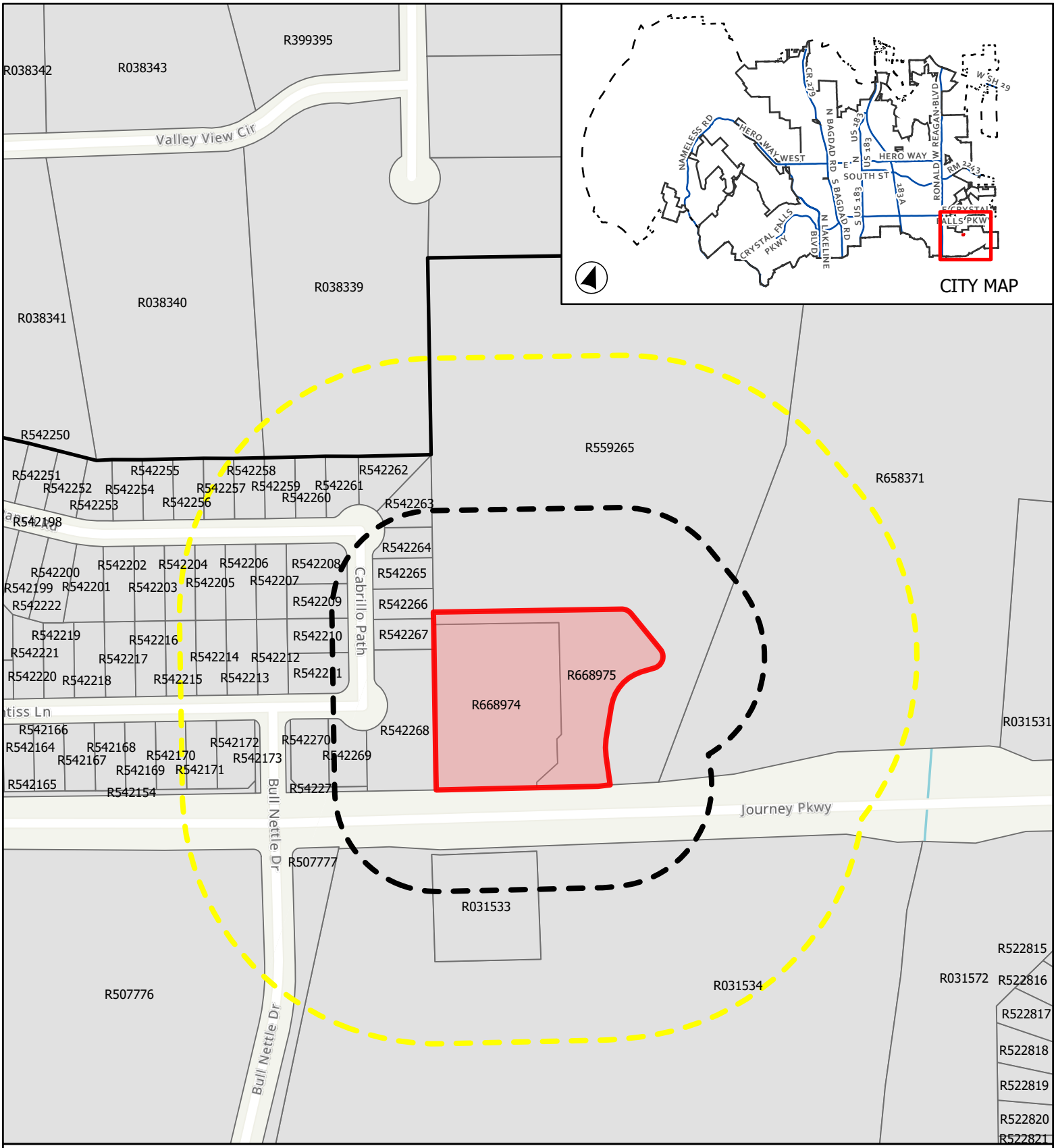
Future Land Use Map

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0 45 90

Feet

- ETJ Boundary
- Leander City Limits
- Subject Boundary
- Arterial 4 Lane, Existing



CASE: Z-25-0192

ATTACHMENT 4

JOURNEY BIBLE MAJOR AMENDMENT TO AN EXISTING PUD

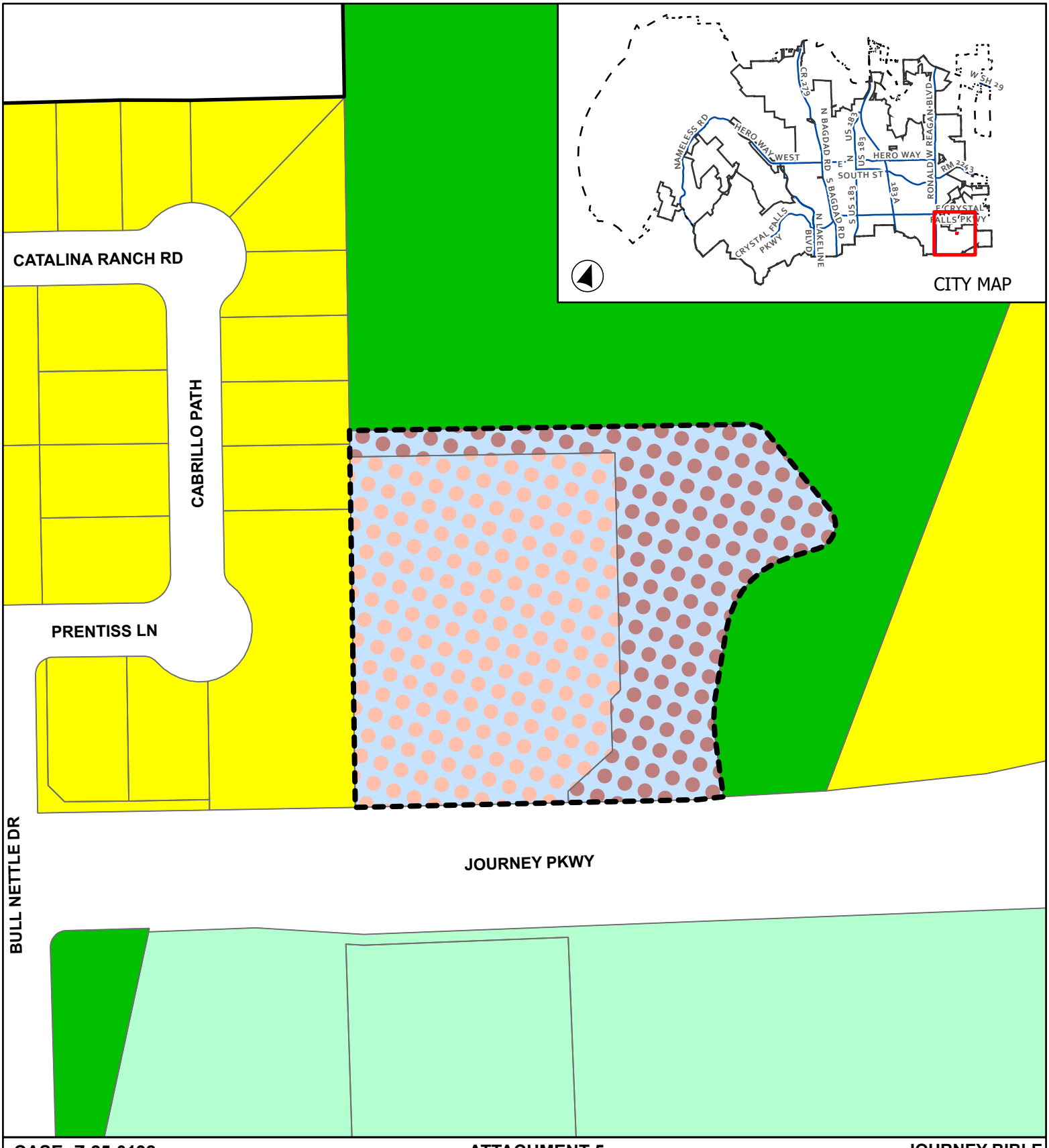
Public Notification

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0 100 200
Feet

City Limits
ETJ
Subject Boundary

Notification Buffer
200'
500'



CASE: Z-25-0192

ATTACHMENT 5

JOURNEY BIBLE MAJOR AMENDMENT TO AN EXISTING PUD

Proposed Zoning

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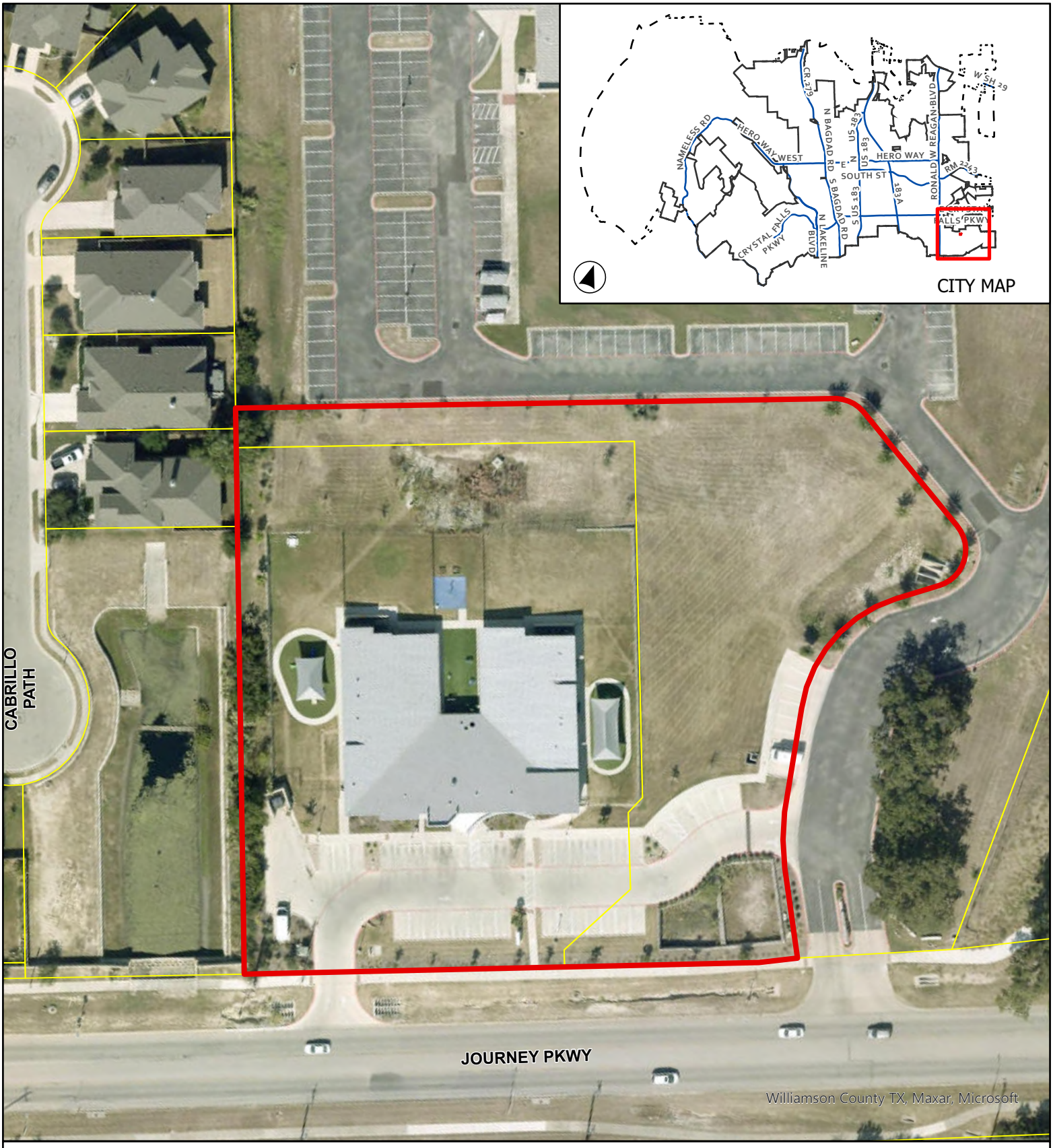
0 95 190

Feet

City Limits
ETJ
Subject Boundary

Proposed Zoning

SFR - Single-Family Rural
SFS - Single-Family Suburban
SFC - Single-Family Compact
PUD - Local Office
PUD - Local Commercial



CASE: Z-25-0192

ATTACHMENT 6

JOURNEY BIBLE MAJOR AMENDMENT TO AN EXISTING PUD

Aerial Map

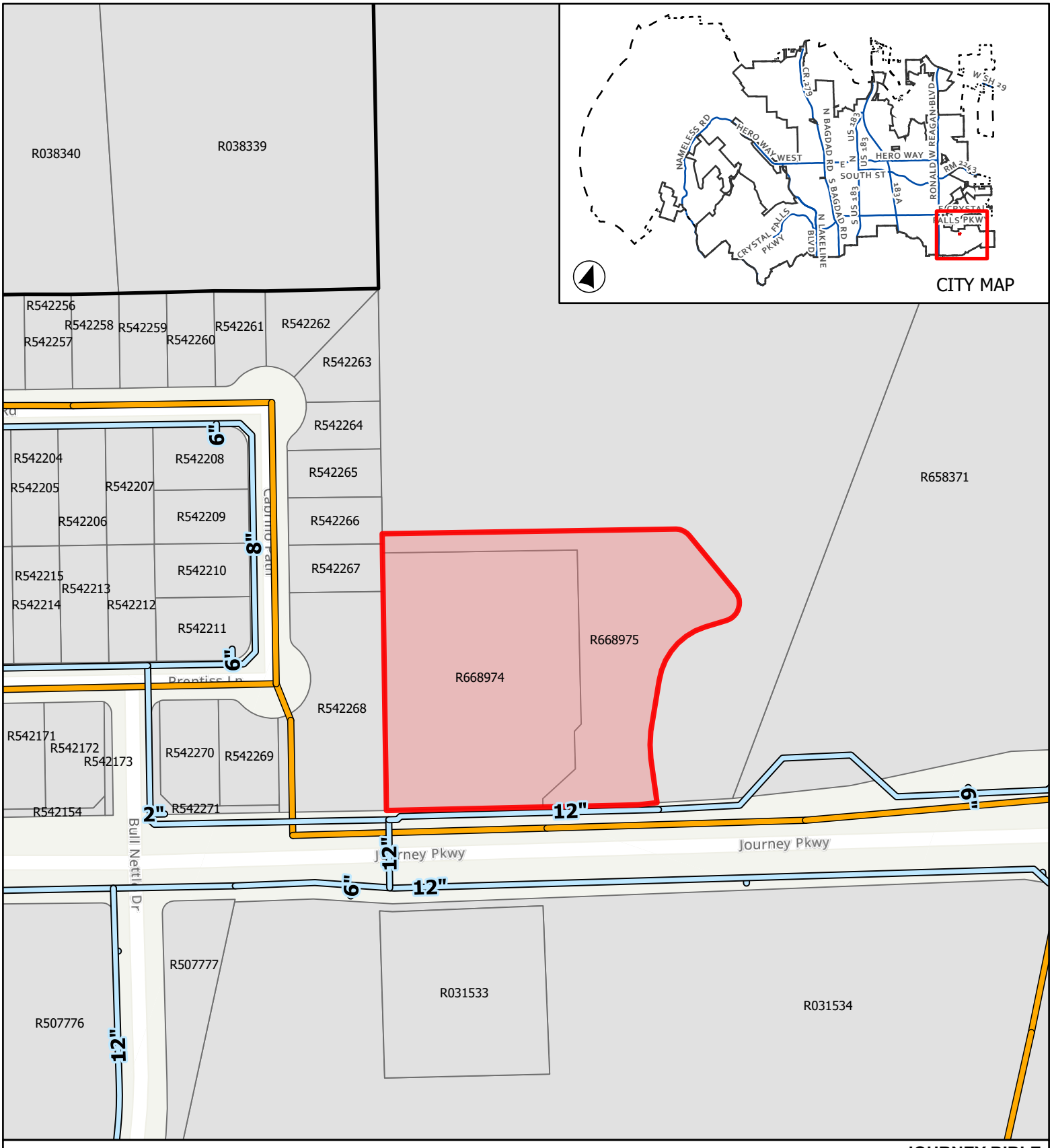
This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

0 30 60

Feet

Leander City Limits

Subject Boundary



CASE: Z-25-0192

ATTACHMENT 7

JOURNEY BIBLE MAJOR AMENDMENT TO AN EXISTING PUD

Utilities Map

City Limits
ETJ
Subject Boundary
Waste Water Line
Water Main Line

0 65 130
Feet

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EXHIBIT A

Journey Bible Church Planned Unit Development Amendment #2

A. Purpose and Intent

1. The Journey Bible Church PUD is comprised of approximately 3.00 acres. The property referenced in this PUD Amendment #2 applies to Lot 2A as shown in **Exhibit B.** The development of this property includes ~~a daycare and office~~ local commercial uses with the addition of a swim school facility.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

~~LO-2-A (Local Office)~~
LC-2-A (Local Commercial)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

REPLAT LOT 1 BLOCK A JOURNEY BIBLE FELLOWSHIP SUBDIVISION
RECORDED IN DOCUMENT NUMBER 2017034117 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.
SHORT FORM FINAL PLAT



LEGEND

●	IRON ROD FOUND
◉	IRON ROD FOUND WITH CAP
○	IRON ROD SET WITH CAP STAMPED "CARDINAL SURVEYING"
△	NAIL W/SHINNER SET
▲	CALCULATED CALL CORNER
FNC	FENCE LINE
SW	SIDEWALK
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
( )	RECORD INFORMATION DOC. NO. 2017034117
.....	PROPOSED 6' WIDE SIDEWALK
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S52°59'27"W	28.09'
L1	(S52°57'07"W)	(28.07')
L2	S28°17'30"E	58.49'
L2	(S28°13'00"E)	(58.40')
L3	S63°28'49"W	24.12'
L3	(S63°28'40"W)	(24.13')
L4	S21°24'16"E	10.00'
L5	S23°12'58"W	12.88'
L6	N20°58'50"W	24.83'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.91'	18.99'	52°02'19"	S85°14'50"E	18.35'
C1	(20.91')	(18.84')	(51°36'40")	(S85°10'36"E)	(18.21')
C2	22.91'	44.89'	112°18'33"	S20°20'09"E	38.08'
C2	(22.91')	(44.92')	(112°19'23")	(S20°13'35"E)	(38.08')
C3	84.09'	94.16'	64°09'32"	S20°53'12"W	89.32'
C3	(84.09')	(94.12')	(64°08'08")	(S20°53'04"W)	(89.29')
C4	116.09'	34.53'	17°02'30"	S19°31'12"E	34.39'
C4	(116.09')	(34.51')	(17°02'01")	(S19°42'00"E)	(34.39')

DATE	BY	REVISIONS

Cardinal Surveying Mapping
David P. Carr, RPLS
TBPLS FIRM NO. 10194078

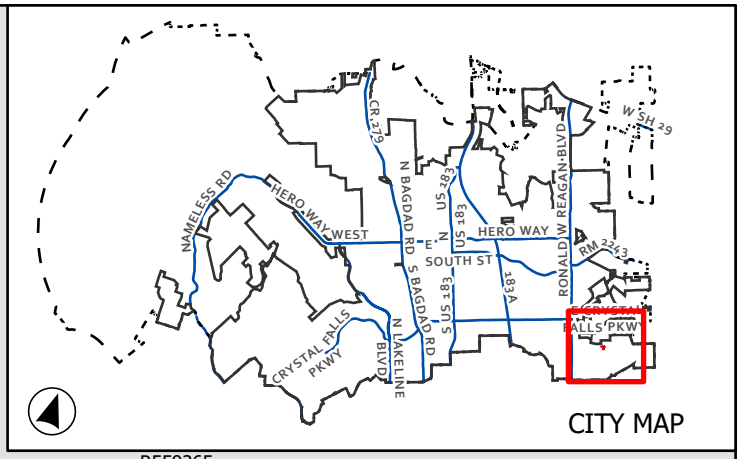
EXHIBIT B

SHEET 2 OF 4

Doc # 2024094657

Unofficial Document

NOTE: This plan is conceptual and has not been reviewed for compliance with the Subdivision Ordinance, Composite Zoning Ordinance, or TOD Ordinance Requirements.



R542262
R542263
R542264
R542265
R542266
R542267
R542268
R542269
R542271
R559265
R668975
R668974
R658371
Journey Pkwy
Journey Pkwy
Journey Pkwy
R031534
R031533

CASE: Z-25-0191

EXHIBIT C

JOURNEY BIBLE MAJOR AMENDMENT TO AN EXISTING PUD

Conceptual Site and Layout Plan

City Limits
ETJ
Subject Boundary
PUD Boundary

0 35 70
Feet

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APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

   With the assistance from the City of Leander, I was provided a list of addresses of residences withing 500' of the property. A letter informing those residents was mailed on July 29, 2025. A copy of the letter and list of addresses is included with the packet.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

   Both property owners and HOA's were sent a letter that was included in the address list.

3. What concerns were raised during these communications?

   Pending - but as of this application submission, no concerns had yet to be raised.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

   N/A

The above information is deemed to be true to the best of my knowledge.

Signature: _____ Date 08/01/2025

Cynthia & Nathaniel Polnaszek
Polnaszek Holdings, LLC
222 VP Ranch Drive
Georgetown, TX 78628

July 28, 2025

[redacted]

Dear Neighbor,

Greetings! We are the owners of the 3-acre tract at 3421 Journey Parkway, and we wanted to inform you of our intent to amend the property's PUD Zoning Classification with the City of Leander. Our property is currently zoned to Local Office 2-A (LO-2-A) and we plan to amend the PUD to Local Commercial 2-A (LC-2-A). The intent is to amend the adjoining 1 acre east of The PREP School of Journey Parkway to be limited to include zoning for a potential swim school.

Because you are located within 500 feet of our property line, we are required to inform you of our intent to re-zone and to allow for any questions or concerns you may have to be acknowledged. Should you have any questions or concerns, please contact us by mail or email to cynthia@prepjp.com.

Thank you,
Cynthia & Nathaniel Polnaszek

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY AMENDING THE JOURNEY BIBLE CHURCH PUD (PLANNED UNIT DEVELOPMENT) BY ADDING THE LC-2-A (LOCAL COMMERCIAL) BASE ZONING DISTRICT ON LOT 2A; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property". That certain parcel of land being including **3.00** acres ±; being more particularly described in Exhibit "B"; legally described as Lot 2A of the Replat Lot 1 Block A Journey Bible Fellowship Subdivision; generally located approximately 300 feet east of the intersection of Bull Nettle Drive and Journey Parkway; identified by Williamson Central Appraisal District tax identification number R668974 and R668975; more particularly described in Instrument Number 201903881; recorded in the Official Public Records of Williamson County, Texas.

SECTION 4. Property Rezoned. The Zoning Ordinance is hereby amended by amending the Journey Bible Church PUD (Planned Unit Development) to change adding the LC-2-A (Local Commercial) base zoning district on Lot 2A. The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A" and "B" which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the

extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

SECTION 5. Recording Zoning Change. The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

SECTION 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 6th day of November, 2025.
FINALLY PASSED AND APPROVED on this the 20th day of November, 2025.

ATTEST: **THE CITY OF LEANDER, TEXAS:**

_____ _____

Dara Crabtree, City Secretary Na'Cole Thompson, Mayor Pro Tem

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of Task Order BGE-6 under Agreement for Professional Services with BGE, Inc., for supplemental engineering support services in the amount of $80,000.00; and authorize the City Manager to execute any and all necessary documents.

BACKGROUND:
Due to the high levels of sustained development activity in the City, Engineering Department staff are proposing a contract with BGE, Inc., (BGE) for third party consulting services to ensure timely review and processing of applications. To efficiently meet workload demands, the City has historically partnered with consulting firms to provide supplemental engineering support.

BGE has been a valuable partner in this effort and has submitted a task order to continue providing these services. This support will enable Engineering Department staff to manage its heavy workload demands efficiently while also allowing staff to focus on other critical priorities such as infrastructure planning, construction oversight, and the development of design standards, policies, criteria, and specifications — elements that are increasingly vital as the City continues to develop.

In the previous year, BGE reviewed approximately 390 permits, accounting for an estimated 560 consultant hours, including initial reviews and all subsequent resubmittals required for project approval. During the same period, the Engineering Division received a total of 1,963 permit applications. Additionally, BGE provided 40 hours of traffic engineering services to support the review and approval of Traffic Impact Analyses (TIAs) for development projects.

The task order is in the amount of $80,000.00. A portion of this funding will be used for BGE to conduct traffic intersection analyses, which will support the City's efforts to pursue state funding for intersection improvements and signal installations, in addition to providing plan and permit review services. Funding for this task order will be drawn from the contract labor category within the Engineering Department's operating budget. Engineering permit fees cover BGE's consulting fees and related charges.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

PRESENTER:
Emily Truman, P.E., CFM, PMP**,** City Engineer

Fiscal Impact

Amount requested:	$80,000
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	Recurring per budget year
Fund source (Operating / Utility / etc.):	01-22-5600 Contract Labor

Attachments:

1. Task Order BGE 6 Final BGE signed 10_23_25

\TASK ORDER FOR PROFESSIONAL SERVICES

TASK ORDER NO. BGE-06

This Task Order is issued pursuant to that Professional Services Agreement (Agreement) between the City of Leander, Texas (Owner) and BGE, Inc. (Engineer) effective 8/11/2021, and constitutes authorization by Owner, for Engineer to proceed with the following described engineering services.

General Engineering Support Services

A. PROJECT DESCRIPTION

The scope of the Agreement is to provide professional engineering services required for Engineer to perform project support for the Owner in an on-call capacity. Professional services may include reviewing submittals for compliance with City codes and criteria; researching, analyzing, and providing technical recommendations; planning; generating plans, specifications and estimates; and providing general consulting services in the areas identified herein.

B. SCOPE OF SERVICES

BGE Inc. will provide design services as described in the attached Scope of Services.

C. DELIVERABLES

BGE Inc. will provide deliverables as described in the attached Scope of Services.

D. BASIS OF COMPENSATION

The total compensation for the General Engineering Support Services shall be based on an hourly rate as defined in the Hourly Rate Table. We propose to perform this work on an hourly basis not to exceed $80,000.00 without prior authorization. City shall make payments to the Engineer for performing the engineering services described on a monthly billing basis in accordance with monthly statements submitted by the Engineer and approved by the City. Final payment shall be due upon completion of the services described.

E. TIME FOR COMPLETION

The Engineer will work expeditiously to complete the services described herein. Services will be provided on an as-needed basis.

BGE Inc. will begin work as soon as authorized and as services are requested.

APPROVED:

CITY OF LEANDER, TEXAS

By _____

Title: City Manager

Attest _____

Date _____

ACCEPTED:

BGE, INC.

By _____

Title Director

Attest _____

Date 10/23/2025

SCOPE OF SERVICES

BGE, Inc. (BGE) will provide staff to support the City of Leander (City) with general engineering services. Specific tasks will include, but are not limited to, the following:

- Review of plat, site development and site plan applications for residential and commercial development to verify compliance with the City's Unified Development Code and other applicable regulatory documents;
- Review of public improvement projects including studies, analyses and construction plans for infrastructure projects (including, but not limited to, water, wastewater, utilities, drainage, traffic and transportation);
- Modeling support for water, wastewater, drainage, and transportation systems to evaluate existing and future developments;
- Preparation of technical memorandums and reports to support requests by the City Engineer;
- Consulting services for the planning, analysis, design or construction administration services of public infrastructure projects.
- Intersection Control Evaluations (ICE) analysis for intersections specified by the City of Leander. Intersection control evaluations will include SPICE and CAP-X spreadsheets, a memo documenting results, and a high-level evaluation of potential conflicts (ROW, utilities, roadway context, etc.) that can readily be found via online resources. Traffic counts will be provided by the City.

These services will be provided to the City on an as-needed basis. This can include providing staff to be co-located within the City's Engineering Department offices.

ASSUMPTIONS:

- The Engineer will provide staff support at the City's offices, when requested.
- The Engineer will provide a laptop, computer screens, keyboard, etc. for the staff to be co-located at the City's offices.
- The City will provide access to the City's Engineering Department computer network, as needed.
- Mileage will be compensated as a reimbursable expense at IRS rates for travel to the City offices, project sites etc. Mileage to the City offices based on the distance from the BGE North Austin office.

COMPENSATION

The hourly fee schedule is provided below. All compensation will be on an hourly, not to exceed, basis in accordance with the terms of the Professional Services Agreement.

Professional Staff	Hourly Bill Rate	Example Staff
ENG I (EIT I)	$125	Alejandro Martinez
ENG II (EIT II)	$135	Jacie Quinney
ENG III (EIT III)	$145	Dane Hucklebridge
Sr. Engineering Technician	$155	Shana Dollery, Jeff Mock
ENG IV (Project Engineer I)	$155	Daniel Lacour, PE, Kristen To, PE
ENG V (Project Engineer II)	$165	Jenna Gardner, PE
ENG VI (Sr. Engineer I)	$190	Brittany Johs-Gori, PE, Brian Duffey, PE
ENG VI (Sr. Engineer II, PM)	$220	Joey Roberts, PE, Greg Calkins, PE
ENG VII (Sr. Engineer III, Sr. PM)	$240	Francisco Arce,
ENG VIII (Principal / Director)	$280	Roman Grijalva, Brian Rice

Note: Billing Rates are subject to adjustments annually in January of each year.

AGENDA ITEM # 23

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of Task Order No. MATLT-AAI-CIPS23-019-13 for Material Testing Services for Wildspring Phase 2 to Arias & Associates, Inc., LLC in the amount of $61,952.50; and authorize the City Manager to execute all necessary documents.

BACKGROUND:
The Master Professional Service Agreement NO. MATLT-AAI-CIPS23-019 was fully executed between the City of Leander and Arias & Associates, Inc., to perform Material Testing Services under the Professional Pool on February 15, 2024, for various projects involving public improvements.

Quality control third party material testing services are required during construction on all public projects and include geotechnical engineering and construction materials testing services associated with soil testing, concrete testing, and consulting services. The Wildspring Phase 2 subdivision includes approximately 5,000 linear feet of streets, associated waterlines and wastewater lines, one concrete detention pond, and sidewalks that will all be tested to ensure that City standards and requirements are met.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Staff recommends approval.

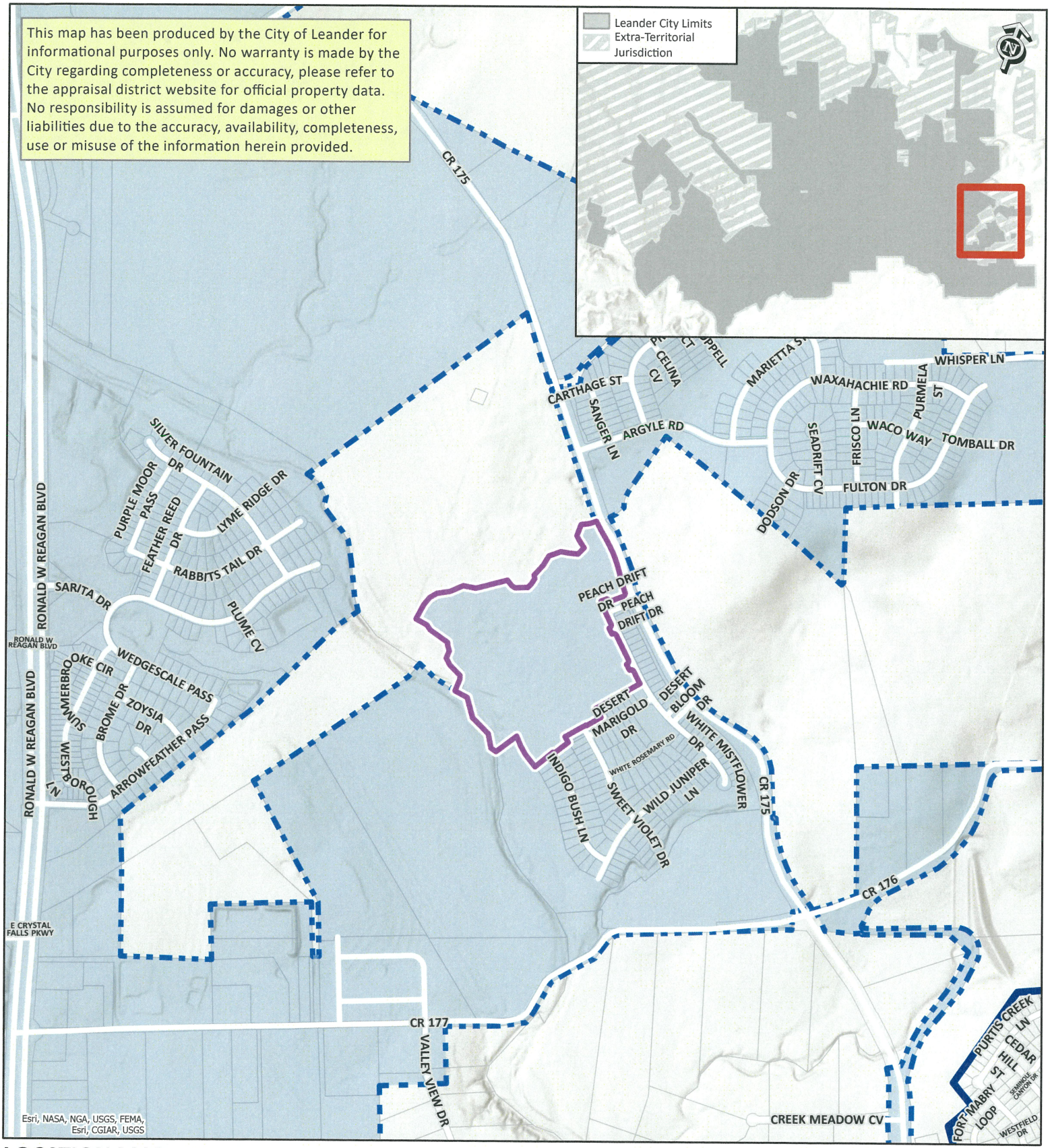
PRESENTER:
Emily Truman, P.E., CFM, PMP**,** City Engineer

Fiscal Impact

Amount requested:	$61,952.50
Approved in current budget (Yes / No):	Yes
Expenditure (New / Amended):	New
Recurring or one-time:	One-Time
Fund source (Operating / Utility / etc.):	Operating GL 01-22-5678

Attachments:

1. Location Map
2. MATL-AAI-CIPS23-019-13 Partially Signed



LOCATION MAP

Wildspring Ph 2 - PICP-25-0199

City of Leander Geographic Information Systems

- Subject Property
- WCAD Parcels
- City Limits
- Extra-Territorial Jurisdiction

N

0 500 1,000 2,000

Feet

TASK ORDER FOR PROFESSIONAL SERVICES

TASK ORDER NO. MATLT-AAI-CIPS23-019-13

This will constitute authorization by the City of Leander, Texas (Owner), for Arias & Associates, Inc. Engineer to proceed with the following described engineering services.

Wildspring Phase 2 (PICP-25-0199)

A. PROJECT DESCRIPTION

Project will consist of the development to the existing Wild Springs subdivision including approximately 5,000 LF of streets, associated WL and WWL, (1) CIP concrete detention pond, and sidewalks. The pavement section is 2" HMA Ty D, 14" Flex Base, and 12" Lime Stabilized Subgrade.

B. SCOPE OF SERVICES

Arias and Associates, Inc. will provide design services as described in the attached Scope of Services.

C. DELIVERABLES

Arias and Associates, Inc. will provide deliverables as described in the attached Scope of Services.

D. BASIS OF COMPENSATION

The total compensation for the Wildsprings Phase 2 (PICP-25-0199) shall be based on unit price work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item). Total of Lump Sum Amounts and Unit Price Work (subject to final Unit Price adjustment) $61,952.50 as established in Attachment B. The City shall make payments to the Engineer for performing the engineering services described on a monthly billing basis in accordance with monthly statements submitted by the Engineer and approved by the City. Final payment shall be due upon completion of the services described.

E. TIME FOR COMPLETION

The Engineer will work at the request of your representatives. Construction phase services are anticipated to take approximately 12 months.

F. ATTACHMENTS

Attachment A – SCOPE OF SERVICES
Attachment B – UNIT RATE FEE ESTIMATE
Attachment C – DISTRIBUTION

Arias and Associates, Inc. will begin work as soon as authorized and as services are requested. Construction phase services are anticipated to be completed within approximately 12 months after notice to proceed.

APPROVED:	ACCEPTED:
CITY OF LEANDER, TEXAS	Arias & Associates, Inc.
By _____	By Kyle Feldman, P.E.
Title _____	Title Project Manager
Attest _____	Attest John S. Landwermeyer, P.E.
Date _____	Date 10/30/2025

Arias Job No: 2025-674 (Revision #1 10/30/2025) Proposal ID: 2

Cost Estimate

Field Services	Quantity	Price		Total
Asphalt Coring Equipment	3	120.00	each	$ 360.00
Asphalt Nuclear Density Gauge	0	70.00	day	$ 0.00
Asphaltic Concrete Technician (3 minimum)	12	85.00	hour	$ 1,020.00
Concrete Air Content	15	30.00	each	$ 450.00
Nuclear Gauge	90	70.00	trip	$ 6,300.00
Senior Engineering Technician (Upon request) (3 minimum)	0	75.00	hour	$ 0.00
Technician (Rebar, Concrete, Soils, Sample Pick Up)	350	70.00	hour	$ 24,500.00
Trip Charge	125	60.00	each	$ 7,500.00
		Sub Total:		$ 40,130.00

Laboratory Testing - Soil	Quantity	Price		Total
Atterberg Limits Determination	15	85.00	each	$ 1,275.00
Field Sieve Analysis (Lime/Cement)	10	50.00	each	$ 500.00
Lime Content of Soil Determination pH Method	2	195.00	each	$ 390.00
Modified Moisture Density Relationship (Tex-113-E, ASTM D1557)	10	300.00	each	$ 3,000.00
Moisture Density Relationship (Tex-114-E, ASTM D698)	5	250.00	each	$ 1,250.00
Sieve Analysis	10	85.00	each	$ 850.00
		Sub Total:		$ 7,265.00

Laboratory Testing - Concrete	Quantity	Price		Total
Concrete Compression Test	75	20.00	each	$ 1,500.00
		Sub Total:		$ 1,500.00

Laboratory Testing - Asphalt	Quantity	Price		Total
Asphalt Extraction/Gradation	9	200.00	each	$ 1,800.00
Asphaltic Concrete Density of Field Core	9	80.00	each	$ 720.00
Maximum Theoretical Density Test	9	100.00	each	$ 900.00
Molding/Density of Asphalt Test Specimens	9	170.00	each	$ 1,530.00
		Sub Total:		$ 4,950.00

Consulting Services	Quantity	Price		Total
Data Processing	37.5	60.00	hour	$ 2,250.00
Engineer	6	195.00	hour	$ 1,170.00
Manager	37.5	125.00	hour	$ 4,687.50
		Sub Total:		$ 8,107.50

Total: $ 61,952.50

Excluded Items:

1) Retest of failed inspections, standby time, and cancellations without notice.
2) Observation and testing of concrete for sidewalks, curbs, gutters, and/or any other non-structural units.
3) Observation of drilled foundations for light poles or street signs.
4) Observation and testing of residential lots or residential structures.

Reference: MATLT-AAI-CIPS23-019-13

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Approval of an Ordinance authorizing uses for the tree mitigation in lieu fees.

BACKGROUND:
In 2014, City ordinances were updated to encourage the preservation of healthy, sustainable tree canopies and their environmental benefits for the community. The regulations require mitigation for Heritage and Significant Trees removed during development or as required for public construction projects. This update clarifies that the mitigation fees may be used to plant and maintain trees on public properties.

DEFINITIONS:

- ***Heritage Tree*** means a living tree that the City desires to preserve to the greatest extent possible. They are those trees identified in the preferred plant list maintained by the Planning Department or the Grow Green Guide that are greater than twenty-six (26) caliper inches. They do not include hackberry, mountain juniper, ash juniper, bois d'arc, cottonwood, chinaberry or sycamore or any other invasive species listed in the Grow Green Guide, except for an unusually large or significant specimen.

- ***Significant Tree*** means a living tree that the City desires to preserve to the greatest extent possible. They are those trees identified in the preferred plant list maintained by the Planning Department or the Grow Green Guide. They do not include hackberry, mountain juniper, ash juniper, bois d'arc, cottonwood, chinaberry or sycamore, except for an unusually large or significant specimen or any other invasive species listed in the Grow Green Guide.

The tree mitigation regulations require mitigation for trees that are removed as part of the site development or public improvement construction plan phase of development. The developer has the option to pay the fee in lieu or to plant replacement trees. In cases where a Heritage Tree is removed, a tree removal fee is also required. The intent in collecting the fees was to establish a fund to support planting and maintaining replacement trees in the City. There are situations where the site associated with the development is not large enough to accommodate the needed replacement trees.

The purpose of this ordinance is to identify how the tree mitigation fees may be used. This update will clarify that the funds may be used to plant trees and to maintain trees on public properties. Public properties include City parkland or on other City property for the purpose of landscape screening, for aesthetic purposes, or to meet the landscaping requirements for a City project. The funds may also be used for tree preservation and maintenance, including irrigation, pruning, and other activities that are needed to ensure the health and preservation of trees. However, maintenance shall not include the removal of trees or pruning of trees in the public right-of-way.

HISTORY/TIMELINE:

APPLICANT/AGENT:
City of Leander

RECOMMENDATION:
Staff recommends approval of the ordinance.

PRESENTER:
Robin M. Griffin, AICP, Executive Director of Development Services

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Fiscal Impact

Attachments:

1. Att 1 Ordinance Tree Mitigation Fund

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AUTHORIZING USES FOR TREE MITIGATION IN LIEU OF FEES; PROVIDING A SEVERABILITY CLAUSE, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City Council of the City of Leander, Texas (the "City"), a home rule-city, has the authority to set fees reasonable and necessary for the operation of the City;

WHEREAS, the City has adopted tree preservation and mitigation regulations to provide for the orderly, safe, attractive and healthful development of land; to promote the health, safety and general welfare of the community; to enhance the community's ecological, environmental and aesthetic qualities; to encourage the preservation of trees for the enjoyment of future generations; and to promote and ensure a healthy sustainable tree canopy and its related environmental benefits within the community;

WHEREAS, the tree mitigation regulations require mitigation for removal of trees in connection with a development through one of the following: credit of existing trees on site, replacement trees planted on site, or payment-in-lieu of replacement;

WHEREAS, the City Council desires to authorize uses for the payment-in-lieu of replacement of trees; and

WHEREAS, the City Council hereby finds and determines that the uses for the tree mitigation fees as set forth herein are consistent with the purposes of the tree mitigation regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. **Findings of Fact.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. **Use of Tree Mitigation Fees.** Tree mitigations fees may used to plant trees and to maintain trees on public properties. New trees shall be planted on City parkland or on other City property for the purpose of landscape screening, for aesthetic purposes, or to meet the landscaping requirements for a City project. Maintenance of trees consists of irrigation, pruning, and other activities that are needed to ensure the health and preservation of the trees. Maintenance shall not include the removal of trees or pruning of trees in the public right-of-way.

Section 3. **Severability**. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. **Effective Date.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 5. **Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on the 20th day of November 20, 2025.

ATTEST: **THE CITY OF LEANDER, TEXAS**

_____ _____

Dara Crabtree, City Secretary Na'Cole Thompson, Mayor Pro Tem

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Discuss and consider action regarding Significant and Heritage Tree Removal requests associated with Subdivision Case PP-25-0070 regarding Lost Woods Estates Preliminary Plat on one (1) parcel of land 28.12 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R338811; and generally located southeast of the intersection of Mineral Drive and CR 175, Leander, Williamson County, Texas.

BACKGROUND:
This request is the second step in the subdivision process and the first step in the tree removal process. The City Council approved updates to the Subdivision Ordinance on June 6, 2024, which grants the Director of Planning authority to administratively approve subdivision applications. In situations where Significant and Heritage Tree Removals are proposed, the Composite Zoning Ordinance requires action by the Planning and Zoning Commission (Commission) and City Council. Article VI, Section 1 (c)(5) of the Composite Zoning Ordinance requires that the Commission reviews and takes action on the removal of any Significant Trees greater than eighteen (18) caliper inches and provides recommendations regarding proposed removal of any Heritage Trees greater than twenty-six (26) caliper inches. The City Council reviews and takes final action on all Heritage Tree removal requests. Following the approval of the tree removals, staff may approve the Preliminary Plat.

Staff has reviewed the Preliminary Plat and confirmed that all requirements of the Subdivision Ordinance have been met. This Preliminary Plat includes 79 residential lots and seven (7) HOA Landscape / Open Space / Parkland / Drainage lots under one (1) phase.

This request includes the removal of three (3) Heritage Trees totaling 88 caliper inches. The project is preserving 77% of existing Heritage Trees on site, totaling 281 caliper inches. An additional 292 Significant Trees are proposed to be removed, totaling 1,299 caliper inches. The project is preserving 50% of existing significant trees on site, totaling 1,323 caliper inches.

Tree removals are due to upcoming subdivision improvements such as mass grading, detention pond areas, internal roadways and home pads. The developer has the option to remove trees from the pad site at the time of building permit, but has opted to remove them with the PICP. Per the Composite Zoning Ordinance, the development may plan for removal of the trees from the pad site during the subdivision construction phase. If trees are proposed for removal at this stage, mitigation requirements shall apply. City staff has not verified that the location of the trees will be impacted by the building pad.

HISTORY/TIMELINE:
12/19/2024 – Annexation Approved
12/19/2024 – Zoning Approved
11/13/2025 – Planning and Zoning

APPLICANT/AGENT:
Kimley-Horn (Kyle Marquez) on behalf of M/I Homes of Austin, LLC. (Royce Rippy)

RECOMMENDATION:

As part of the evaluation of this request, the City Council has the following options:

1. Approve the requested Significant and Heritage Tree removals as proposed.
2. Deny the proposed Significant and Heritage Tree removals as proposed. This action would require the applicant to continue working with staff on potential preservation candidates for specific significant and heritage trees.

Staff recommends Option 1 listed above – Approve the Preliminary Plat and requested Significant and Heritage Tree removals proposed as tree removals are due to upcoming subdivision improvements such as mass grading, detention pond areas, internal roadways and home pads. The project is preserving 50% of existing Significant Trees and 77% of the Heritage Trees on site.

The Planning and Zoning Commission is scheduled to consider this item at its meeting of November 13, 2025, and its recommendation will be reported by City staff during the meeting.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

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Fiscal Impact

Attachments:

1. PP-25-0070 Att 1 Lost Woods Estates - Preliminary Plat
2. PP-25-0070 Att 2 Lost Woods Estates - Location Map

PRELIMINARY PLAT
FOR
LOST WOODS ESTATES

PP-25-0070
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SEPTEMBER 2025

STREET INFORMATION PHASE 1				
STREET NAME	TYPE	LENGTH	PAVEMENT WIDTH FOC-FOC	SIDEWALK WIDTH
SHADBUSH	RESIDENTIAL COLLECTOR 74' ROW	228'	50'-0"	6'-0"
BLENDED TREE RANCH	LOCAL STREET 50' ROW (LS-50)	519'	28'-0"	5'-0"
GOLDEN JUBILEE	LOCAL STREET 50' ROW (LS-50)	1691'	28'-0"	5'-0"
BONSAI	LOCAL STREET 50' ROW (LS-50)	1544'	28'-0"	5'-0"

EXISTING STREET INFORMATION				
STREET NAME	TYPE	LENGTH	PAVEMENT WIDTH FOC-FOC	SIDEWALK WIDTH
CR 175	4 LANE ARTERIAL (VARIABLE ROW)		71'-0"	10'-0"
BLENDED TREE RANCH	LOCAL STREET 50 ROW (LS-50)		29'-0"	4'-0"

LAND USE SUMMARY TABLE LOST WOODS ESTATES		
LAND USE	NUMBER OF LOTS	ACRES
SINGLE FAMILY SUBURBAN/RESIDENTIAL	79	18.97
HOA LANDSCAPE/OPENSPACE/ PARKLAND/DRAINAGE/ACCESS	7	4.48
RIGHT-OF-WAY	-	4.67
TOTAL	86	28.12

PARKLAND DEDICATION

79 /100 (# OF DWELLING UNIT)	=	0.79	x	7.50 (REQUIRED/100 DU)	=	5.925 (REQUIRED PARKLAND)
5.925 (REQUIRED)	-			2.092 PROVIDED PARKLAND ACREAGE	=	3.833 (DEFICIT ACREAGE)
3.833 (DEFICIT)	x			13.33 (DU'S/ACRE)	=	51.094 (NUMBER OF DU DEFICIT)
51.094 (DU DEFICIT)	x			$1,676.60 (FEE PER DU)	=	$85,664.20 (TOTAL FEE-IN-LIEU) (PAID TO THE CITY)

RECREATION IMPROVEMENT FEE (RIF)

79 (# OF DWELLING UNIT)	x			$1,400/DU (FEE PER DU)	=	$110,600 (MINIMUM EXPENDITURE) (VERIFY WITH RECEIPTS)

FLOODPLAIN INFORMATION

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0460F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019. THIS PROJECT IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD ZONE X.

WATERSHED STATUS

THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED.
THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

ZONING

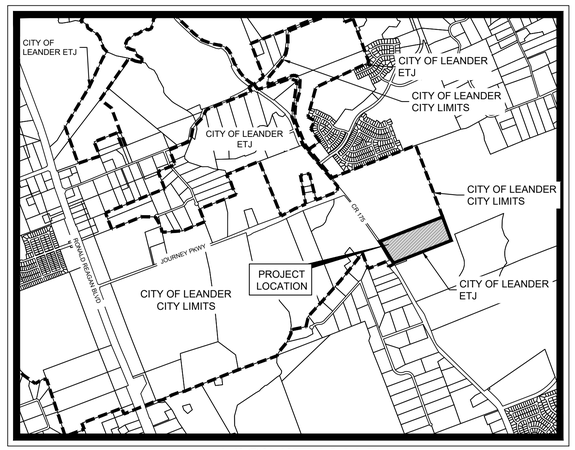
SINGLE FAMILY SUBURBAN (SFS-2-A)

FUTURE LAND USE

NEIGHBORHOOD RESIDENTIAL

LEGAL DESCRIPTION

BEING A 28.12 ACRES TRACT OF LAND SITUATED IN THE ANASTASHA CARR SURVEY, ABSTRACT 122, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 28.280 ACRES TRACT OF LAND TO PEGGY BORHO SIMPSON, AS SHOWN IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2024032193, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); SAID 28.280 ACRES TRACT DESCRIBED IN VOL. 2542, PG. 838, O.P.R.W.C.T.



VICINITY MAP

SCALE: 1" = 2,000'

PLAN SUBMITTAL/REVIEW LOG

SUBMITTAL LOG

FIRST SUBMITTAL	JUNE 2, 2025
SECOND SUBMITTAL	AUGUST 19, 2025
THIRD SUBMITTAL	SEPTEMBER 16, 2025
FOURTH SUBMITTAL	OCTOBER 7, 2025

FILING DATE
July 1, 2025

SURVEYOR

KIMLEY-HORN & ASSOCIATES
MICHAEL MONTGOMERY, R.P.L.S.
TEXAS REGISTRATION NO. 6890
10814 JOLLYVILLE RD,
CAMPUS IV, SUITE 200
AUSTIN, TX 78759
TEL: 210-541-9166

OWNER/DEVELOPER

OWNER/DEVELOPER: MI HOMES OF AUSTIN, LLC
7600 N CAPITAL OF TX HWY, BLDG. C, STE. 250
AUSTIN, TX 78731
TEL: 512-770-8524
CONTACT: KYLE KRIEGEL

ENGINEER

Kimley»Horn

501 AUSTIN AVE, SUITE 1310
GEORGETOWN, TEXAS 78626
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 782-0602
Fax No. (512) 418-1791

CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, ALEJANDRO E. GRANADOS RICO, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY SATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS

Alejandro E. Granados Rico

ALEJANDRO E. GRANADOES RICO, PE
REGISTERED PROFESSIONAL ENGINEER NO. 149114 STATE OF TEXAS

10/07/25
DATE

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

DATE

Michael Montgomery
Registered Professional
Land Surveyor No. 6890
10814 Jollyville Road, Campus IV, Suite 200
Austin, Texas 78759

SURVEYOR'S STATEMENT: THIS SURVEY WAS PERFORMED UTILIZING THE TITLE REPORT PREPARED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 2428624-COM (ISSUE DATE: AUGUST 20, 2024, EFFECTIVE DATE: AUGUST 8, 2024) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENTAL REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING THIS SURVEY.

Sheet List	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONCEPT PLAN
3	PARKS PLAN
4	EXISTING CONDITIONS AND DEMOLITION PLAN
5	PRELIMINARY PLAN
6	LOT LINE AND CURVE TABLES
7	EXISTING DRAINAGE AREA MAP
8	PROPOSED DRAINAGE AREA MAP
9	OVERALL W & WW PLAN
10	OVERALL STORM PLAN
11	ZONING MAP
12	SIGNIFICANT TREE PLAN
13	HERITAGE TREE PLAN
14	TREE MITIGATION TREE LIST (1 OF 2)
15	TREE MITIGATION TREE LIST (2 OF 2)

GENERAL NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES. ALONG NON-RESIDENTIAL LOTS, A PUBLIC UTILITY, LANDSCAPE, AND ACCESS EASEMENT WILL BE PROVIDED.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS AND THE SUBDIVISION SIDE OF CR 175. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
12. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 5 BLOCK A, LOT 1 BLOCK B, LOT 1 BLOCK D, LOT 2 BLOCK D, LOT 3, BLOCK D, LOT 17 BLOCK B, LOT 27 BLOCK B.
13. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
14. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. ALL WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER.
16. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
17. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL TCEQ EDWARDS AQUIFER RULES.
18. IF DEVELOPER ELECTS TO USE ACTIVE PONDS, THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT). THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURRED BY THE CITY IN THE EVENT THE PONDS ARE NOT PROPERLY MAINTAINED. FOR NON ACTIVE PONDS, THE CITY SHALL ACCEPT AND MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
19. FEE WILL BE PAID FOR TREE REMOVAL AND MITIGATION AT TIME OF CONSTRUCTION PLAN PERMIT. ESTIMATED FEE $65,625.
20. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE AREAS LOT 5 BLOCK A, LOT 1 BLOCK B, TWO (2) SHADE TREES (TWO-INCH CALIPER OF LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIAL LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
21. THIS DEVELOPMENT WILL COMPLY WITH THE CITY OF LEANDER'S REQUIREMENTS FOR DEDICATION AND IMPROVEMENTS OF INTERNAL AND ADJACENT THOROUGHFARES AS REQUIRED BY THE CITY OF LEANDER'S ROADWAY AND ADEQUACY STANDARDS, ARTICLE 10.03.
22. A PHASING VARIANCE WAVIER APPROVED BY CITY COUNCIL ON JUNE 5, 2025.
23. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE STAFF ON _____.
24. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
25. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER _____.
26. PER THE LEVEL 1 TRAFFIC STUDY, NO ADDITIONAL OFFSITE IMPROVEMENTS ARE REQUIRED.

No.	REVISIONS	DATE	BY

PP-25-0070

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TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

Alejandro E. Granados Rico

KHA PROJECT 067783188	DATE October 25	SCALE: AS SHOWN	DESIGNED BY: KJM
		DRAWN BY: KJM	CHECKED BY: AEG

COVER SHEET

LOST WOODS ESTATES
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1

Plotted By:Marquez, Kyle Date:October 07, 2025 02:53:31pm File Path:K:\GEO_Civil\067783185 – MI Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C-Cover Sheet.dwg
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APPROXIMATE EXISTING 8" WASTEWATER LINE

ANTICIPATED WASTEWATER CONNECTION

TRAILS AT SHADY OAK RESIDENTIAL COMMUNITY INC
DOC# 2015063590
OPRWCT

APPROXIMATE EXISTING 12" WATER LINE

ANTICIPATED WATER CONNECTION

APPROXIMATE BLENDED TREE RANCH DRIVE CONNECTION

KARST SITE BUFFER

CAVE SITE BUFFER

COLLECTOR

POND

CITY OF LEANDER CITY LIMITS

WILLIAMSON COUNTY
DOC# 2006065107
OPRWCT

AVUA HOLDINGS LLC AND VD INVESTMENTS & MANAGEMENT, LLC
DOC# 2006065107
OPRWCT

WILLIAMS PARK LLC

19.53 ACRES
79 SINGLE FAMILY LOTS
79 WATER LUE'S
ZONING: SFS-2-B
ANTICIPATED DEVELOPMENT YEAR 2025

BORHO, PHASE 7
DOC# 2010705845
OPRWCT

TANGLEWOOD ESTATES DR (60' R.O.W.)

BLENDED TREE RANCH DRIVE (60' R.O.W.)

MINERAL DR (64' R.O.W.)

COUNTY ROAD 175 (WARDELL NORTH)

SYCAMORE FIG BEND (60' R.O.W.)

GREAT PATH (50' R.O.W.)

MICHAEL, ELJAN M SNOWS & SEETHAL, ELJAN DOC# 2021069566 OPRWCT

SARKAR, AVIJIT & DAMITRA RUDRA DOC# 2021035209 OPRWCT

SHARMA, DIKSHA & DEEPAK KUMAR DOC# 2021031416 OPRWCT

GURRAM, VENKATA RAVI KUMAR & PUSHPALATHA DOC# 2019050862 OPRWCT

KUNCHAM, VENKATA NAGA CHALAMAYYA & SWATY MURTY KAMACHETTY DOC# 2019017276 OPRWCT

BOMMINENI, VENUGOPAL & DIVYA CHUKKALA DOC# 2018049339 OPRWCT

GUPTA, ROHIT & ANSHITA DOC# 2023047880 OPRWCT

RADHA KRISHNA BHUVAN RAJ KUMAR TUMMALA & SUNITHA GIDUTURI DOC# 2022089072 OPRWCT

PALANIGOUNDER, MAYILSAMY & MOHANA PRIYA MAYILSAMY DOC# 2023007415 OPRWCT

GUTHA, NARESH & MOUNIKA DOC# 2022036193 OPRWCT

MORISETTY, RAMA M & BHARGAVI BODDU DOC# 2021116338 OPRWCT

BANDLAMUDI, SRIKANTH & SWATHI CHITTINENI DOC# 2021114210 OPRWCT

THAVAMANI, KARTHIK & JAYACHITRA THANGARAJ DOC# 2021113884 OPRWCT

DEV, KAMAL & KAJAL CHAUDHARY DOC# 202109677 OPRWCT

PATEL, NIHAR KIRITKUMAR & ISHITA DOC# 2022044837 OPRWCT

LAMB, SARAH & JONATHAN S DOC# 2020077061 OPRWCT

IGHILE, ADEOLA OLUWATONI & OSATOHANMWEN RICHARD DOC# 2018087453 OPRWCT

SINGH, DALJIT & HARJIT KAUR DOC# 2020025006 OPRWCT

JANDA, LUCAS DOC# 2020040697 OPRWCT

DWIRI, PANKAJ & SWETA AGRAWAL DOC# 2021139877 OPRWCT

DONALD MILLER & DENISE MILLER AS TRUSTEES OF MILLER LIVING TRUST DOC# 2020120956 OPRWCT

ABBASI, MOEED & MUHAMMAD ABBASI DOC# 2019022058 OPRWCT

SABIN, JOHN & ALMA DOC# 2017138441 OPRWCT

SINGH, SARABPREET & KAWALJIT KAUR DOC# 2017070916 OPRWCT

LAKKIREDDY, SRINIVAS REDDY & SRILATHA SURABHI DOC# 2017091808 OPRWCT

NIEDZWIEDZ, JASON D & JACQUELYNNE M DOC# 2018019383 OPRWCT

BHASKARADWAL, LATIKA & SACHIN CHINTAWAR DOC# 2017115938 OPRWCT

PUNTAMBEKAR, VIPUL & PRIYA AHUJA DOC# 2021042778 OPRWCT

GUDIMELLA, KALYAN CHAKRAVARTHY & VARALAKSHMI DOC# 2018016588 OPRWCT

VADDI, DURGA PRASAD & BHARATHI DOC# 2018106648 OPRWCT

FISCH, COREY & JENNIFER DOC# 2017089946 OPRWCT

MULLOOR, ROBIN JOSEPH & ASHA DOC# 2015075272 OPRWCT

BHATIA, UTKARSH & POONAM TIWARI DOC# 2019030191 OPRWCT

BUTALA, DARSHIT & JESSICA DOC# 2020021169 OPRWCT

ALAN & JENNIFER APPLE TRS OF THE APPLE FAMILY TRUST & JENNIFER LYNN LIVING TRUST DOC# 2023078984 OPRWCT

GONDIPALLI, JAGANMOHANA & SUNKIREDDY BANKIREDDY DOC# 2018065189 OPRWCT

NEELA, SHARATH KUMAR DOC# 2018033430 OPRWCT

SINGLA, PANKAJ & SUNITA GOYAL DOC# 2015058514 OPRWCT

KOLLURI, KRISHNA & BHASKARA DOC# 2019060000 OPRWCT

NGUYEN, DAN & ANN DOC# 2021101394 OPRWCT

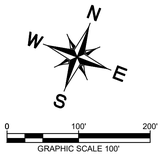
RADHAVENDRA PRASAD ALLA & RADHA KROSURI CO TR RA & RK FAMILY REV TRUST DOC# 2022077994 OPRWCT

POGIRI, DILIP KUMAR & SUSHMA DHAVALA DOC# 2021112207 OPRWCT

SUKENDRABABU PREETHI & MALLAVARAPU MAHARAJ NAGAM DOC# 2017094782 OPRWCT

ETTIRAJ, SRIKANTH & DIVYA RAMAN DOC# 2020097019 OPRWCT

DIRETT, JASON & KRISTEN DOC# 2018078476 OPRWCT



LEGEND

PROPERTY LINE
CITY OF LEANDER CITY LIMITS
PROPOSED RIGHT-OF-WAY

City of Leander APPROVED RMG

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

3/24/2025

KHA PROJECT 067783188
DATE 3/2025
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

CONCEPT PLAN

LOST WOODS ESTATES
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2



No.	REVISIONS	DATE	BY

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KHA PROJECT	067783188
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PARKS PLAN

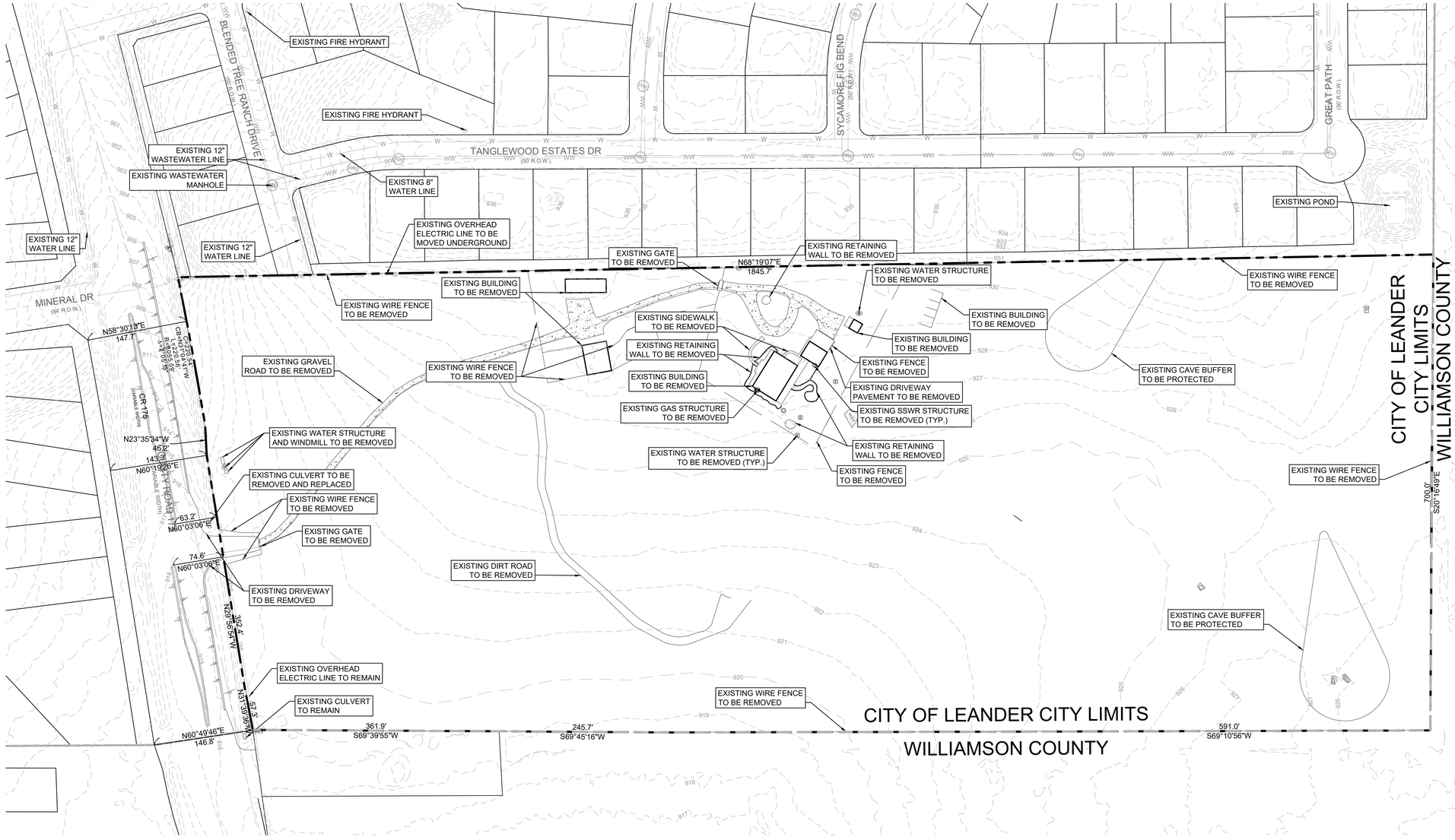
LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

APPROVED
City of Leander
RMG

SHEET NUMBER
3

Plotted By:Marquez, Kyle Date:March 24, 2025, 04:41:32pm File Path:K:\GEO_Civil\067783185 - MI Homes Leander Simpson Tracts\Cad\Preliminary\Plan\Sheets\C-Concept Plan.dwg
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UTILITY LEGEND

- PROPERTY LINE
- CITY OF LEANDER LIMITS
- 632 EXISTING CONTOUR
- OHE EXISTING OVERHEAD POWER LINE
- W EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

No.	REVISIONS	DATE	BY

PP-25-0070

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10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS III
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188	
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

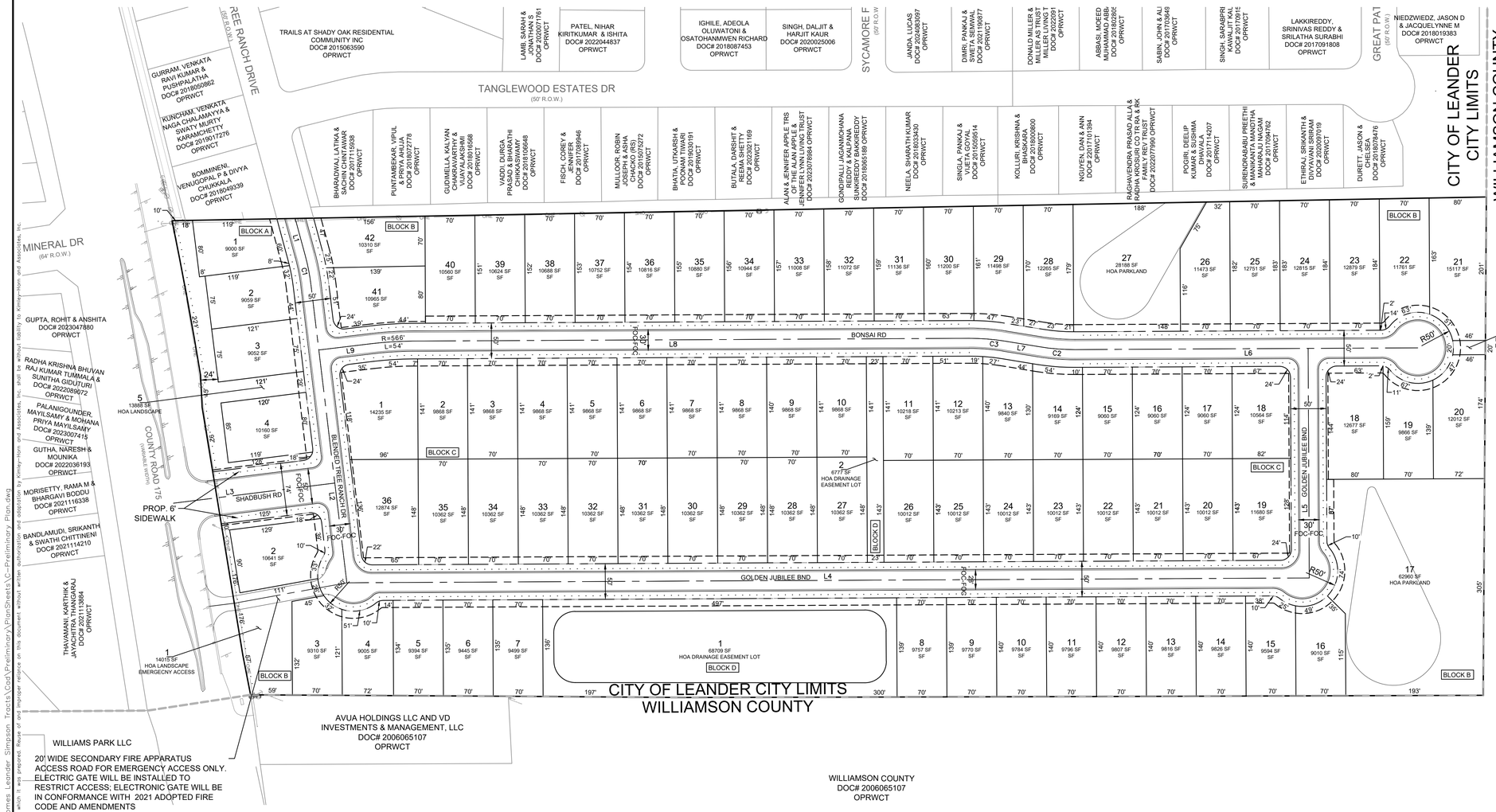
EXISTING CONDITIONS AND DEMOLITION PLAN

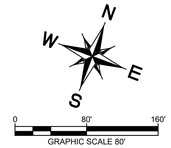
LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4

Plotted By: Marquez, Kyle Date: October 07, 2025 02:47:45pm File Path: K:\GEO_Civil\067783185 — Mi Homes Leander Simpson Tracts\Civil\Preliminary\Plan Sheets\C-Existing Conditions and Demolition Plan.dwg
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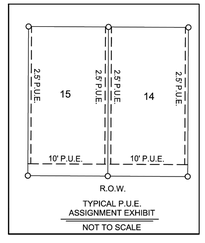




LEGEND

- PROPERTY LINE
- CITY OF LEANDER CITY LIMITS
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE
- PROPOSED 5' SIDEWALK (UNLESS NOTED OTHERWISE)
- PUBLIC UTILITY EASEMENT

NOTES:
1. LINE AND CURVE TABLES PROVIDED ON SHEET 5.
2. ALL HOMES BUILT ON LOTS SIDING OR BACKING UP TO A MAJOR ARTERIAL ROADWAY ARE REQUIRED TO BE BUILT TO TYPE A ARCHITECTURAL STANDARDS. THESE INCLUDE: LOTS 1-4 IN BLOCK A AND LOT 2 IN BLOCK B.
3. NO SINGLE FAMILY LOTS SHALL TAKE FRONTAGE FROM CR 175.



STREET INFORMATION	
STREET NAME	LENGTH
BLENDED TREE RANCH	519'
SHADBUSH	228'
GOLDEN JUBILEE	1691'
BONSAI	1544'

Michael Montgomery
Registered Professional
Land Surveyor No. 6890
10814 Jollyville Road, Campus IV, Suite 200
Austin, Texas 78759

SURVEYOR'S STATEMENT: THIS SURVEY WAS PERFORMED UTILIZING THE TITLE REPORT PREPARED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 2428624-COM (ISSUE DATE: AUGUST 20, 2024, EFFECTIVE DATE: AUGUST 8, 2024) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENTAL REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING THIS SURVEY.

No.	REVISIONS	DATE	BY

PP-25-0070

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TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130584
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188
DATE October 25
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

PRELIMINARY PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5

Plotted By:Marquez, Kyle Date:October 07, 2025 02:48:03pm File Path:K:\GEO_Civil\067783185 — MI Homes Leander Simpson Tracts\Cad\Preliminary\Plan Sheets\C-Preliminary Plan.dwg
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LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	A	9,000	SF	SFS
2	A	9,059	SF	SFS
3	A	9,052	SF	SFS
4	A	10,159	SF	SFS
5	A	13,888	HOA LANDSCAPE	-

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	D	68,709	HOA DRAINAGE EASEMENT LOT	-
2	D	6,776	HOA DRAINAGE EASEMENT LOT	-
3	D	904	HOA DRAINAGE EASEMENT LOT	-

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	B	14,014	HOA LANDSCAPE EMERGECNY ACCESS	-
2	B	10,640	SF	SFS
3	B	9,309	SF	SFS
4	B	9,005	SF	SFS
5	B	9,393	SF	SFS
6	B	9,445	SF	SFS
7	B	9,498	SF	SFS
8	B	9,756	SF	SFS
9	B	9,770	SF	SFS
10	B	9,783	SF	SFS
11	B	9,796	SF	SFS
12	B	9,806	SF	SFS
13	B	9,816	SF	SFS
14	B	9,826	SF	SFS
15	B	9,594	SF	SFS
16	B	9,009	SF	SFS
17	B	62,960	HOA PARKLAND	-
18	B	12,677	SF	SFS
19	B	9,866	SF	SFS
20	B	12,011	SF	SFS
21	B	15,116	SF	SFS

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
22	B	11,760	SF	SFS
23	B	12,879	SF	SFS
24	B	12,815	SF	SFS
25	B	12,751	SF	SFS
26	B	11,473	SF	SFS
27	B	28,188	HOA PARKLAND	-
28	B	12,264	SF	SFS
29	B	11,497	SF	SFS
30	B	11,199	SF	SFS
31	B	11,135	SF	SFS
32	B	11,071	SF	SFS
33	B	11,007	SF	SFS
34	B	10,943	SF	SFS
35	B	10,879	SF	SFS
36	B	10,815	SF	SFS
37	B	10,751	SF	SFS
38	B	10,687	SF	SFS
39	B	10,624	SF	SFS
40	B	10,560	SF	SFS
41	B	10,965	SF	SFS
42	B	10,309	SF	SFS

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
1	C	14,234	SF	SFS
2	C	9,868	SF	SFS
3	C	9,868	SF	SFS
4	C	9,868	SF	SFS
5	C	9,868	SF	SFS
6	C	9,868	SF	SFS
7	C	9,868	SF	SFS
8	C	9,868	SF	SFS
9	C	9,868	SF	SFS
10	C	9,868	SF	SFS
11	C	10,218	SF	SFS
12	C	10,213	SF	SFS
13	C	9,839	SF	SFS
14	C	9,168	SF	SFS
15	C	9,059	SF	SFS
16	C	9,059	SF	SFS
17	C	9,059	SF	SFS
18	C	10,564	SF	SFS
19	C	11,679	SF	SFS
20	C	10,011	SF	SFS

LOT TABLE				
LOT NO.	BLOCK	SQ. FT.	DESCRIPTION	ZONING
21	C	10,011	SF	SFS
22	C	10,011	SF	SFS
23	C	10,011	SF	SFS
24	C	10,011	SF	SFS
25	C	10,011	SF	SFS
26	C	10,011	SF	SFS
27	C	10,361	SF	SFS
28	C	10,361	SF	SFS
29	C	10,361	SF	SFS
30	C	10,361	SF	SFS
31	C	10,361	SF	SFS
32	C	10,361	SF	SFS
33	C	10,361	SF	SFS
34	C	10,361	SF	SFS
35	C	10,361	SF	SFS
36	C	12,874	SF	SFS

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.40	N35°48'06.97"W
L2	420.48	N27°29'56.68"W
L3	228.31	N62°14'11.80"E
L4	1351.44	N69°03'59.35"E
L5	322.44	N20°56'00.65"W
L6	481.42	S69°03'59.35"W
L7	50.00	S78°35'40.19"W
L8	781.40	S69°03'59.35"W
L9	78.74	S62°30'03.32"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	300.00'	43.47'	N31°39'02"W	43.44'	8°18'10"	21.77'
C2	300.00'	49.89'	S73°49'50"W	49.83'	9°31'41"	25.00'
C3	300.00'	49.89'	S73°49'50"W	49.83'	9°31'41"	25.00'

No.	REVISIONS	DATE	BY

PP-25-0070

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TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
136084
LICENSED
PROFESSIONAL ENGINEER

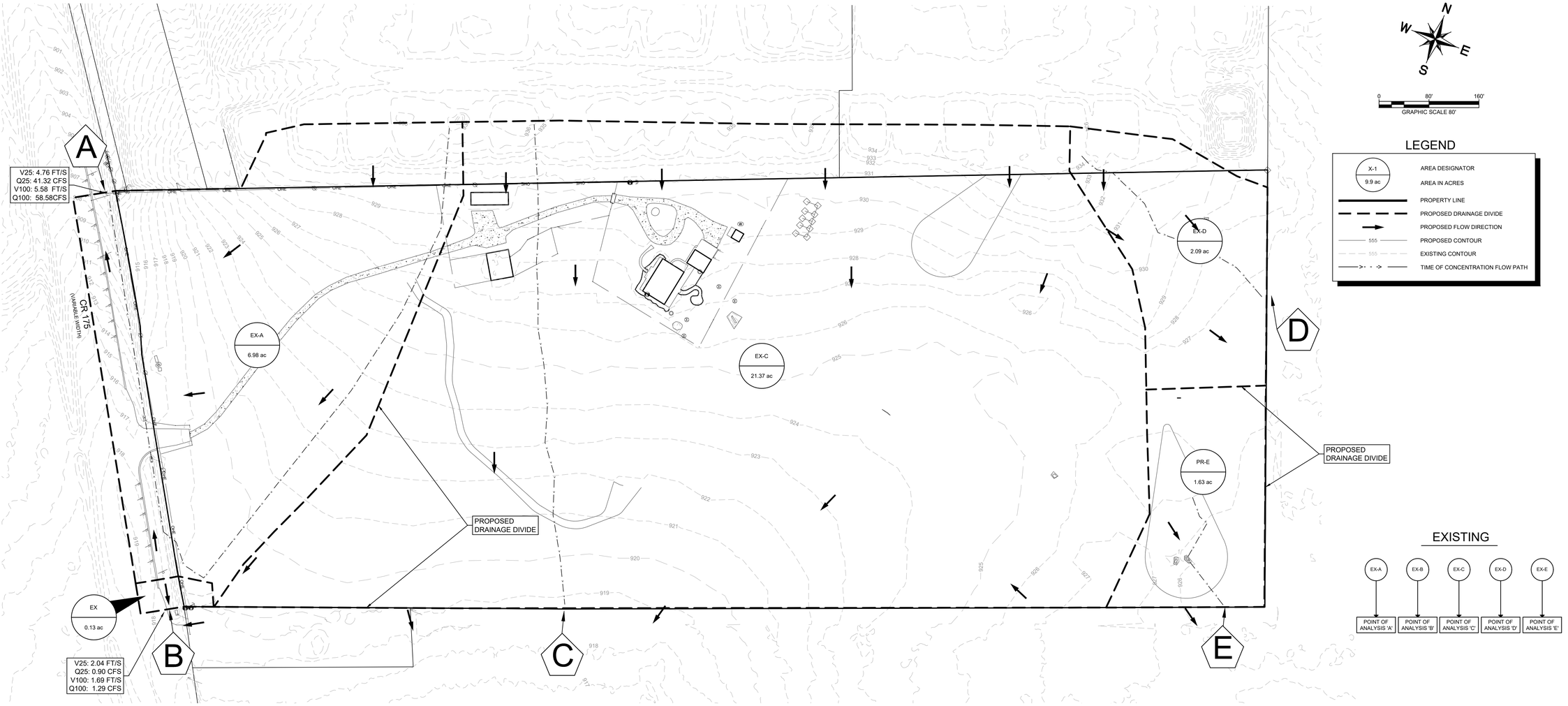
KHA PROJECT 067783188	
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

LOT AND CURVE TABLES

LOST WOODS ESTATES
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6

Plotted By:Marquez, Kyle Date:October 07, 2025 02:48:12pm File Path:K:\GEO_Civil\067783188 – MI Homes Leander Simpson Tracts\Cad\Preliminary\PlanSheets\C-Preliminary Plan.dwg
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LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
	PROPERTY LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	TIME OF CONCENTRATION FLOW PATH

EXISTING

EX-A | EX-B | EX-C | EX-D | EX-E

POINT OF ANALYSIS 'A' | POINT OF ANALYSIS 'B' | POINT OF ANALYSIS 'C' | POINT OF ANALYSIS 'D' | POINT OF ANALYSIS 'E'

Lost Woods Estates ACRE- Existing Time of Conc.

Drainage Calculations - SCS Method

DRAINAGE AREA	AREA	AREA	IMPERVIOUS COVER	IMPERVIOUS COVER	PERVIOUS CURVE NO.	WEIGHTED CURVE NO.	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW												TOTAL Tc**	Q_2	Q_{10}	Q_{25}	Q_{100}
								P-2yr24hr	3.92	IN		Grass Surface				Channel Flow						Channel Flow 2									
	(sf)	(Ac.)	(Ac.)	%	Cn*	Cn*	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)		(min)	(cfs)	(cfs)	(cfs)	(cfs)
EX-A	304,049	6.98	0.88	12.60	79.00	81.39	0.24	100	0.060	8.31	796	2.04	0.016	6.50	575	6.0	0.040	0.016	1.60	-	-	0.035	-	0.00	16.41	16.52	31.17	41.32	58.58
EX-B	5,663	0.13	0.00	0.00	79.00	79.00	0.24	100	0.035	10.31		1.90	0.014	0.00	-	3.0	-	-	0.00					0.00	10.31	0.34	0.67	0.9	1.29
EX-C	930,877	21.37	1.10	5.15	79.00	79.98	0.24	100	0.057	8.48	673	2.10	0.017	5.33		3.0			0.00					0.00	13.81	51.68	99.77	133.4	190.78
EX-D	91,040	2.09	0.13	6.29	79.00	80.19	0.24	100	0.026	11.61	284	2.10	0.017	2.09	0	3.0	0.040	0.008	0.00	-	-	1.035	-	0.00	13.70	5.07	9.75	13.05	18.38
EX-E	71,003	1.63	0.00	0.00	79.00	79.00	0.24	100	0.018	13.39	112	1.14	0.005	1.64	0	3.0	0.040	0.008	0.00	-	-	1.035	-	0.00	15.03	3.66	7.13	9.58	13.81

**The minimum Tc is 6 minutes per the TR-55

Lost Woods Estates

DETENTION RESULTS - SCS METHOD

EXISTING CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	6.98	0.88	12.60%	2	16.52
				10	31.17
				25	41.32
				100	58.58
B	0.13	0.00	0.00%	2	0.34
				10	0.67
				25	0.90
				100	1.29
C	21.37	1.10	5.15%	2	51.68
				10	99.77
				25	133.40
				100	190.78
D	2.09	0.13	6.29%	2	5.07
				10	9.75
				25	13.05
				100	18.38
E	1.63	0.00	0.00%	2	3.66
				10	7.13
				25	9.58
				100	13.81

No.	REVISIONS	DATE	BY

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10/7/25

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ALEJANDRO E. GRANADOS III
130084
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PROFESSIONAL ENGINEER

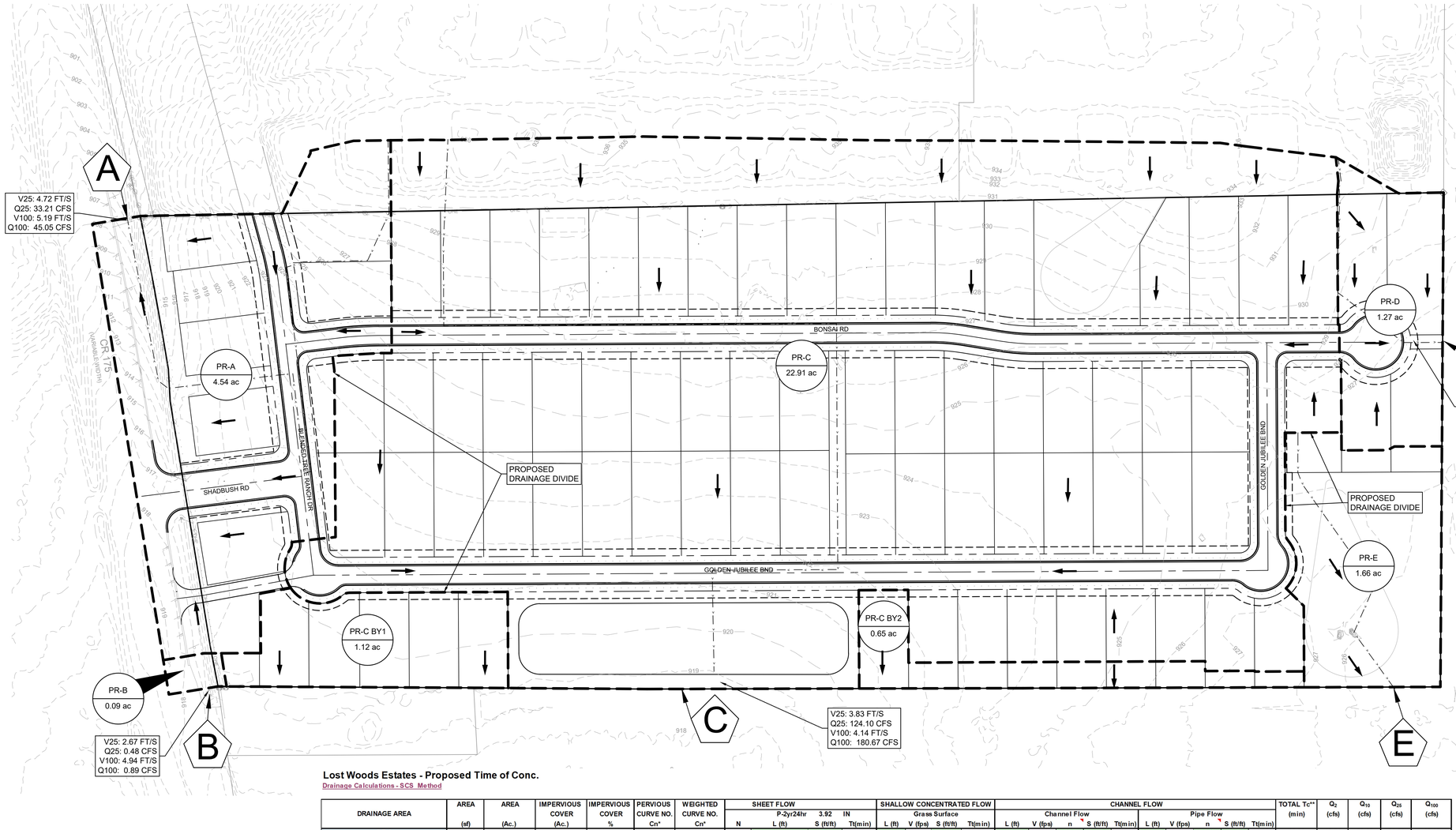
KHA PROJECT	067783188
DATE	October 25
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

EXISTING DRAINAGE AREA MAP

LOST WOODS ESTATES
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7

Plotted By:Marquez, Kyle Date:October 07, 2025 02:48:22pm File Path:K:\GEO_Civil\067783185 – Mt Homes Leander Simpson Tract\Civil\PlanSheets\C-Drainage Area Map.dwg
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LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
	PROPERTY LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	TIME OF CONCENTRATION FLOW PATH

Lost Woods Estates - Proposed Time of Conc.

Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	SHEET FLOW P-2yr24hr 3.92 IN				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW												TOTAL Tc** (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
											Grass Surface				Channel Flow					Pipe Flow										
							N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	n	S (ft/ft)	Tt(min)						
PR-A	197,762	4.54	2.38	52.42%	80.00	89.44	0.24	100	0.040	**9.77**	188	2.60	0.026	**1.20**	290	6.0	0.04	0.005	**0.81**	564.69	8.0	0.013	0.013	**1.18**	**12.96**	**15.84**	**26.22**	**33.21**	**45.05**
PR-B	3,920	0.09	0.01	11.11%	80.00	82.00	0.15	75	0.006	**11.38**		1.91	0.014	**0.00**		3.0	0.04	0.005	**0.00**		8.0	0.013	0.005	**0.00**	**11.38**	**0.26**	**0.48**	**0.63**	**0.89**
PR-C	997,960	22.91	11.60	50.63%	80.00	89.11	0.24	100	0.052	**8.80**	166	1.90	0.014	**1.46**	555	3.0	0.040	0.005	**3.08**	670	8.0	0.013	0.005	**1.40**	**14.74**	**47.4**	**91.54**	**124.1**	**180.67**
PR-C BYPASS	77,101	1.77	0.78	44.07%	80.00	87.93	0.15	50	0.010	**6.71**	0	0.88	0.003	**0.00**		3.0	0.040	0.008	**0.00**		8.0		0.008	**0.00**	**6.00**	**7.69**	**12.95**	**16.52**	**22.58**
PR-D	55,321	1.27	0.66	51.97%	80.00	89.35	0.24	100	0.018	**13.45**	78	2.45	0.023	**0.53**	122	3.0	0.040	0.007	**0.68**	0	-	0.013	-	**0.00**	**14.66**	**4.17**	**6.93**	**8.79**	**11.94**
PR-E	72,310	1.66	0.00	0.00%	79.00	79.00	0.24	100	0.032	**10.68**	320.97	1.02	0.004	**5.24**	0	3.0	0.040	0.008	**0.00**	-	-	2.035	-	**0.00**	**15.93**	**3.61**	**7.11**	**9.56**	**13.76**

**The minimum Tc is 6 minutes per the TR-55.

PROPOSED CONDITIONS

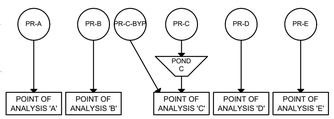
Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Developed Runoff (cfs)
A	4.54	2.38	52.42%	2	15.84
				10	26.22
				25	33.21
				100	45.05
B	0.09	0.01	11.11%	2	0.26
				10	0.48
				25	0.63
				100	0.89
C	22.91	11.60	50.63%	2	49.46
				10	95.66
				25	129.71
				100	188.95
D	1.27	0.66	51.97%	2	4.17
				10	6.93
				25	8.79
				100	11.94
E	1.66	0.00	0.00%	2	3.61
				10	7.11
				25	9.56
				100	13.76

PROPOSED VS. EXISTING COMPARISON

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?
A	2	16.52	15.84	(0.68)	**YES**
	10	31.17	26.22	(4.95)	**YES**
	25	41.32	33.21	(8.11)	**YES**
	100	58.58	45.05	(13.53)	**YES**
B	2	0.34	0.26	(0.08)	**YES**
	10	0.67	0.48	(0.19)	**YES**
	25	0.90	0.63	(0.27)	**YES**
	100	1.29	0.89	(0.40)	**YES**
C*	2	51.68	49.46	(2.22)	**YES**
	10	99.77	95.66	(4.11)	**YES**
	25	133.40	129.71	(3.69)	**YES**
	100	190.78	188.95	(1.83)	**YES**
D	2	5.07	4.17	(0.90)	**YES**
	10	9.75	6.93	(2.82)	**YES**
	25	13.05	8.79	(4.26)	**YES**
	100	18.38	11.94	(6.44)	**YES**
E	2	3.66	3.61	(0.05)	**YES**
	10	7.13	7.11	(0.02)	**YES**
	25	9.58	9.56	(0.02)	**YES**
	100	13.81	13.76	(0.05)	**YES**

*NOTE: Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

PROPOSED



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DATE October 25
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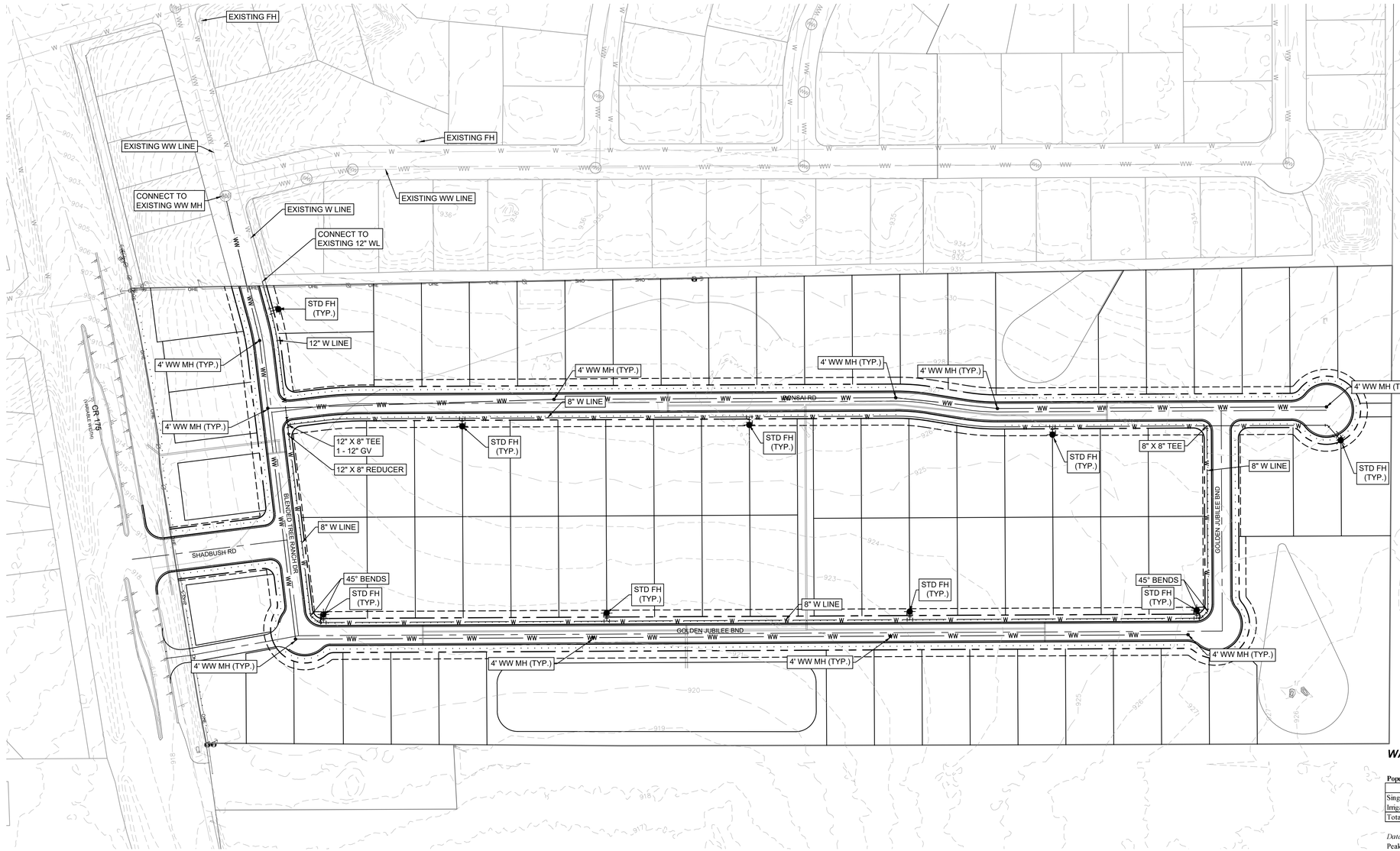
PROPOSED DRAINAGE AREA MAP

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8

Plotted By:Marquez, Kyle Date:October 07, 2025 02:58:11pm File Path:K:\GEO_Civil\067783185 – MI Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C-Drainage Area Map.dwg
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0 80' 160'

GRAPHIC SCALE 80'

UTILITY LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- PROPOSED SIDEWALK

NOTES:
1. AVAILABLE FIREFLOW = 2,551 GPM AT 20 PSI RESIDUAL.
2. STATIC PRESSURE AT HIGHEST LOT (LOT B, BLOCK 8) = 88 PSI.
3. STATIC PRESSURE AT LOWEST LOT (LOT B, BLOCK 21) = 86 PSI.
4. ALL PROPOSED WASTE WATER LINE TO BE 8".

Design Criteria

Project Data

Development Size =	28.12 Acres
Units =	79 Units
LUE/Unit=	1

Population:

	LUE's	People per LUE	Total Pop.
Single Family	79.00	3.5	276.50
Total	79.00		276.50

Flow:

Total Avg. Dry Weather Flow	17.52 gpm
Peak Dry Weather Flow	70.85 gpm
Peak Wet Weather Flow	93.85 gpm

WATER CAPACITY CALCULATIONS

Population:

	LUE's	People per LUE	Total Pop.
Single Family	79.00	3.5	276.50
Irrigation	2.00	1.0	2.00
Total	2.00		278.50

Data from City of Austin Utility Criteria Manual

Peak hour demand 900 Gal/Person/Day = 0.00139 cfs

Calculations

Total Peak Hour Demand 250,650 Gal/Day or 174.06 gpm = 0.388 cfs

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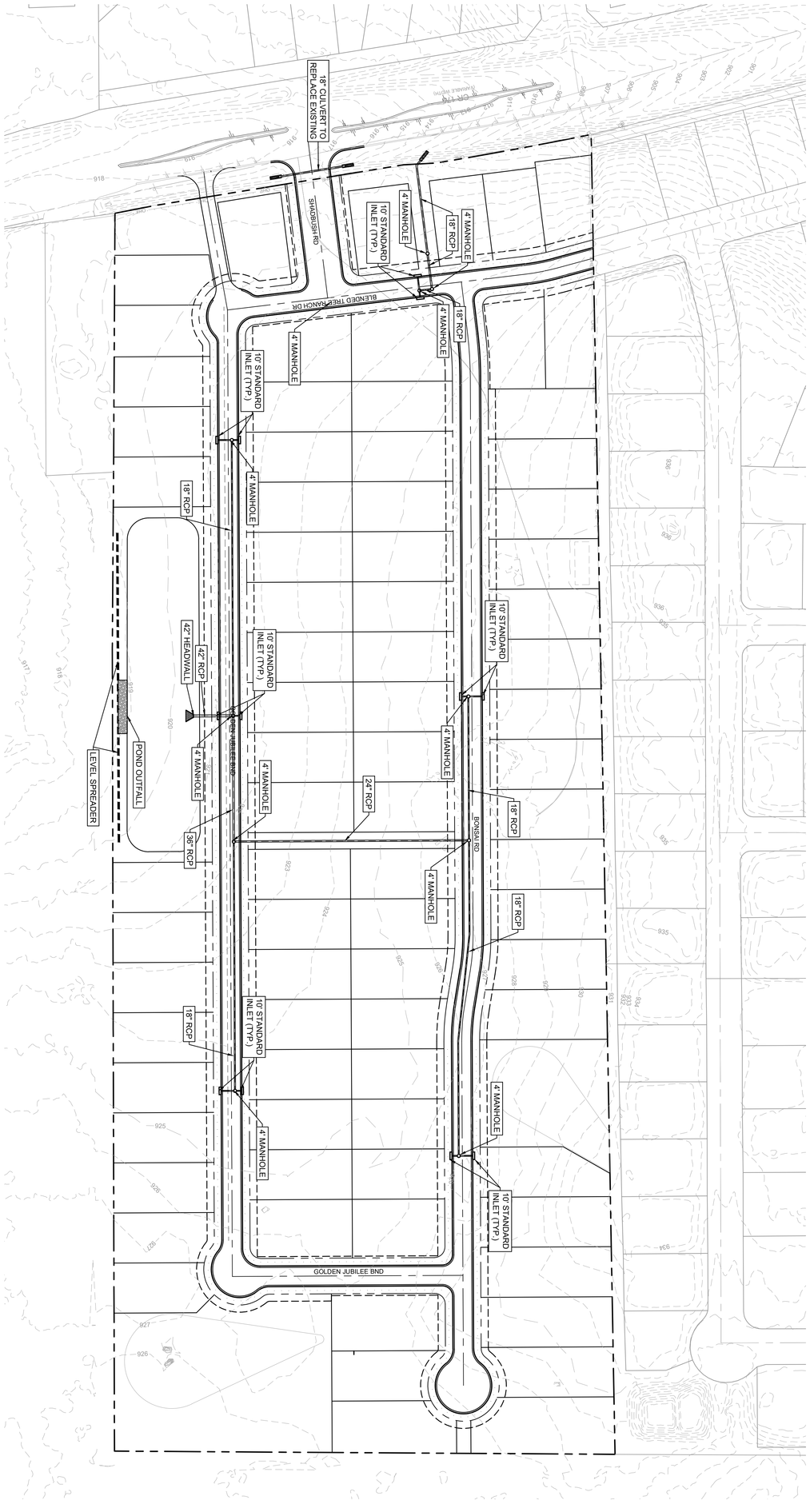
OVERALL W & WW PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9

Plotted By:Marquez, Kyle Date:October 07, 2025 02:49:18pm File Path:K:\GEO_Civil\067783185 - MI Homes Leander Simpson Tracts\Cad\Preliminary\PlanSheets\C-Storm Plan.dwg
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SHEET NUMBER 10	LOST WOODS ESTATES CITY OF LEANDER WILLIAMSON COUNTY, TEXAS	OVERALL STORM PLAN	KHA PROJECT 067783188 DATE October 25 SCALE: AS SHOWN DESIGNED BY: KJM DRAWN BY: KJM CHECKED BY: AEG	10/7/25	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626 PHONE: 512-520-0768 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928

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KHA PROJECT	067783188
DATE	October 25
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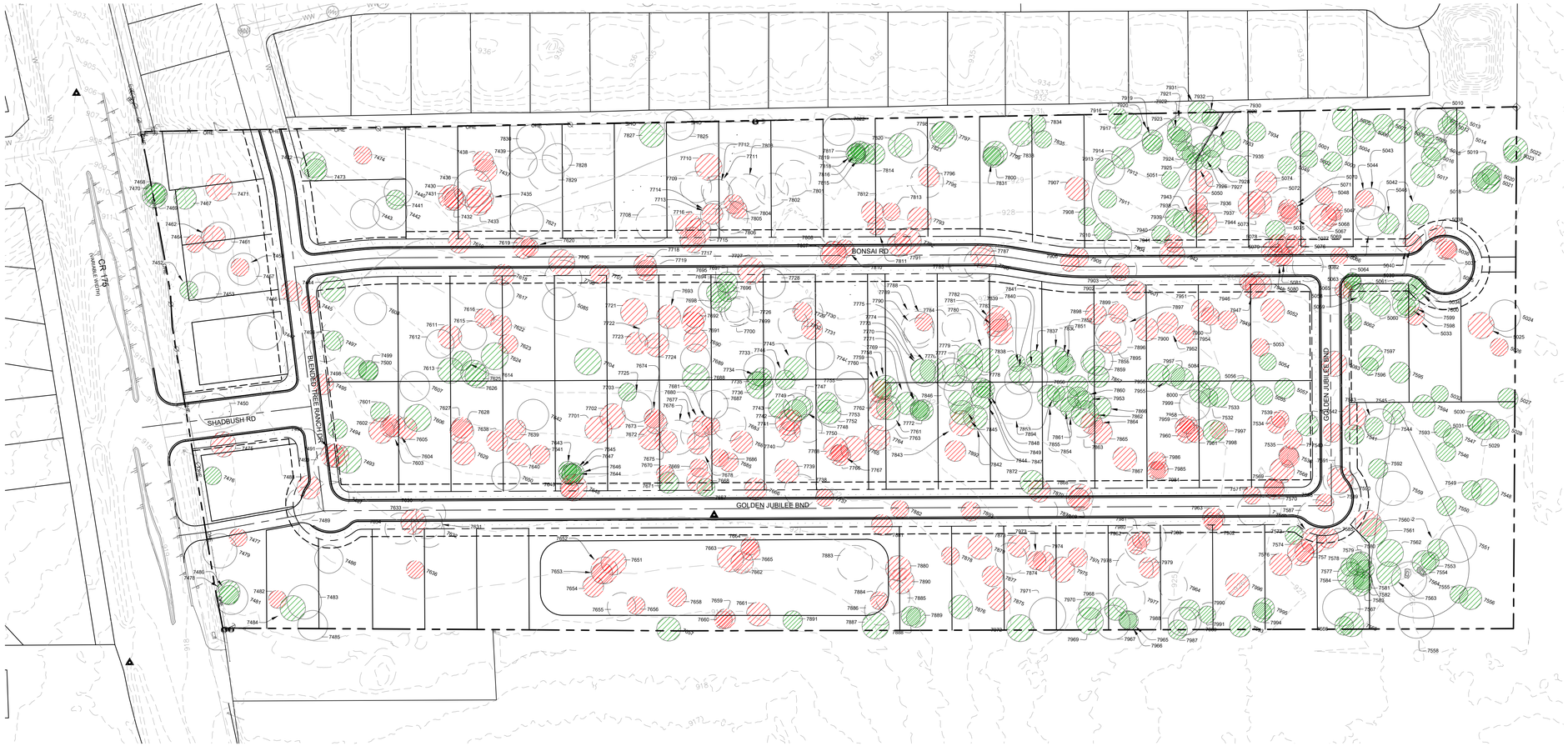
ZONING MAP

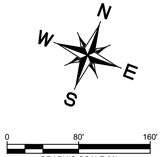
LOST WOODS ESTATES

CITY OF LEANDER
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SHEET NUMBER
11

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LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- SAVED SIGNIFICANT TREE
- SAVED HIGHER SIGNIFICANT TREE
- REMOVED SIGNIFICANT TREE
- REMOVED HIGHER SIGNIFICANT TREE

NOTES:

1. TREE SURVEY DATE: 10/04/2024.
2. SEE SHEETS 14 & 15 FOR TREE LIST.
3. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

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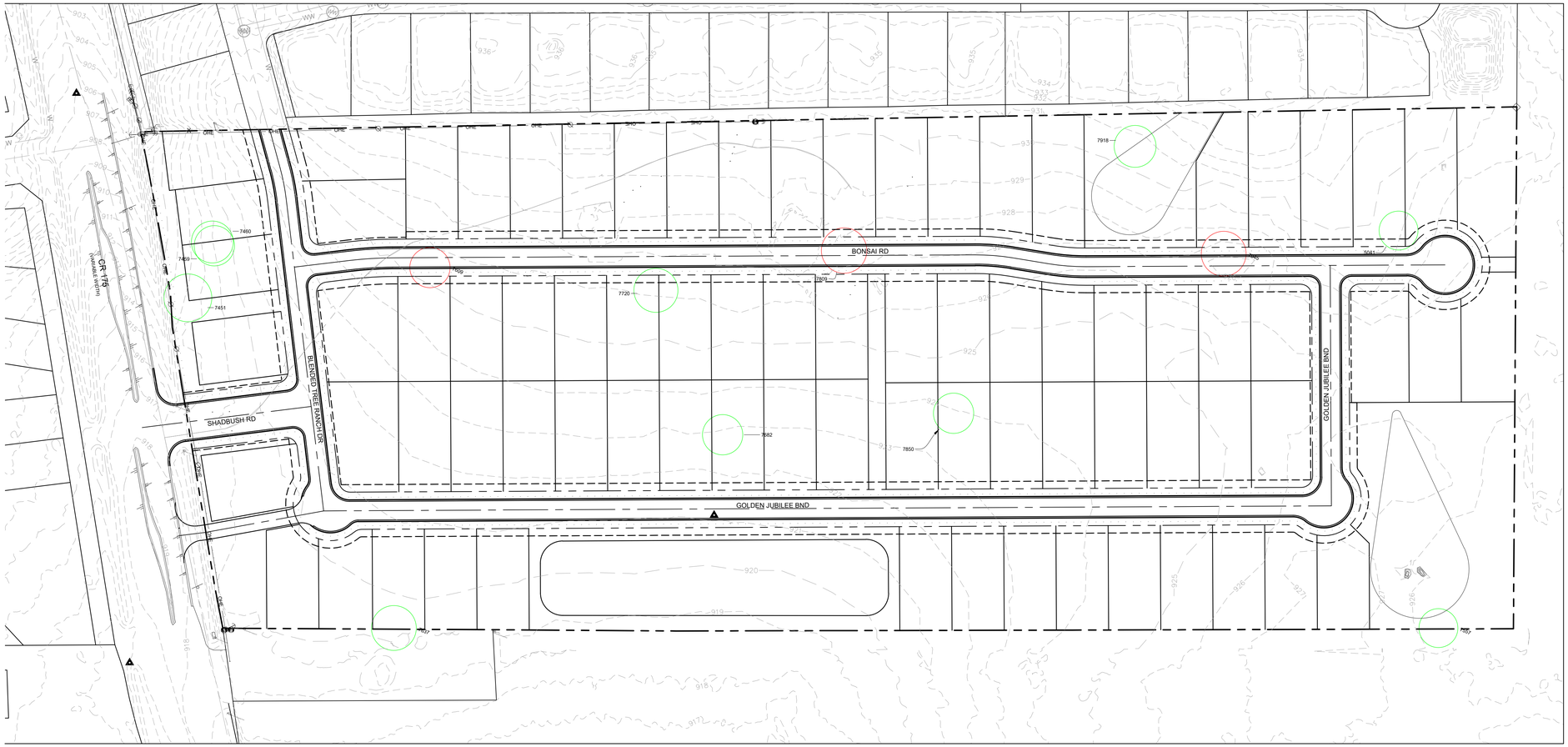
SIGNIFICANT TREE PLAN

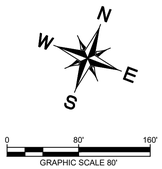
LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12

Plotted By:Marquez, Kyle Date:October 07, 2025 02:50:05pm File Path:K:\GEO_Civil\067783185 — MI Homes Leander Simpson Tracts\Civil\Preliminary\PlanSheets\C-Trees Plan.dwg
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LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- REMOVED HERITAGE TREE
- SAVED HERITAGE TREE

NOTES:

1. TREE SURVEY DATE: 10/04/2024.
2. SEE SHEETS 14 & 15 FOR TREE LIST.
3. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

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DATE October 25	
SCALE:	AS SHOWN
DESIGNED BY:	KJM
DRAWN BY:	KJM
CHECKED BY:	AEG

HERITAGE TREE PLAN

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13

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Tree Number	Tree Type	Caliper Inch	MULTI-TRUNK	Removed	Protected	Heritage	Reason for Removal
5001	POST OAK	17	10 + 7 + 7		17		
5002	LIVE OAK	11.5	8 + 7		11.5		
5003	CEDAR ELM	13			13		
5004	LIVE OAK	13	10 + 6		13		
5005	LIVE OAK	17	10 + 8 + 6		17		
5006	LIVE OAK	15	12 + 7		15		
5007	LIVE OAK	13.5	9 + 9		13.5		
5008	LIVE OAK	16	12 + 8		16		
5009	LIVE OAK	13			13		
5010	LIVE OAK	24	12 + 8 + 6 + 6 + 4		24		
5011	LIVE OAK	22	12 + 10 + 10		22		
5012	LIVE OAK	12	10 + 5		12		
5013	LIVE OAK	17	12 + 10		17		
5014	LIVE OAK	19.5	15 + 9		19.5		
5015	LIVE OAK	16	12 + 8		16		
5016	LIVE OAK	13			13		
5017	LIVE OAK	16			16		
5018	LIVE OAK	12			12		
5019	LIVE OAK	18			18		
5020	LIVE OAK	13			13		
5021	LIVE OAK	16	12 + 9		16		
5022	CEDAR ELM	16.5	14 + 5		16.5		
5023	LIVE OAK	11.5	8 + 7		11.5		
5024	LIVE OAK	21	10 + 8 + 7 + 4 + 3		21		
5025	LIVE OAK	17.5	8 + 7 + 6 + 6	17.5			Building Pad
5026	LIVE OAK	12	8 + 8	12			Building Pad
5027	CEDAR ELM	13.5	9 + 9		13.5		
5028	CEDAR ELM	13	9 + 8		13		
5029	LIVE OAK	17.5	9 + 6 + 6 + 5		17.5		
5030	LIVE OAK	15.5	7 + 6 + 6 + 5		15.5		
5031	LIVE OAK	11.5	8 + 7		11.5		
5032	LIVE OAK	11.5	8 + 7		11.5		
5033	CEDAR ELM	13	10 + 6	13			Building Pad
5034	CEDAR ELM	12	9 + 6		12		
5035	POST OAK	24		24			Roadway
5036	LIVE OAK	14	10 + 9	14			Roadway
5037	LIVE OAK	12		12			Roadway
5038	LIVE OAK	11.5	8 + 7	11.5			Roadway
5039	CEDAR ELM	12.5	7 + 6 + 5	12.5			Roadway
5040	LIVE OAK	22	16 + 14	22			Roadway
5041	LIVE OAK	26	13 + 10 + 8 + 8		26	Y	
5042	LIVE OAK	14			14		
5043	LIVE OAK	21	15 + 12		21		
5044	LIVE OAK	12		12			Building Pad
5045	LIVE OAK	21	11 + 11 + 9		21		
5046	LIVE OAK	14	10 + 8		14		
5047	LIVE OAK	12	9 + 6	12			Building Pad
5048	LIVE OAK	11.5	8 + 7	11.5			Building Pad
5049	LIVE OAK	12.5	9 + 7		12.5		
5050	POST OAK	16		16			Building Pad
5051	CEDAR ELM	12			12		
5052	LIVE OAK	16	11 + 10	16			Building Pad
5053	CEDAR ELM	12		12			Building Pad
5054	LIVE OAK	11.5	8 + 7		11.5		
5055	LIVE OAK	12	8 + 8		12		
5056	LIVE OAK	16	7 + 7 + 6 + 5		16		
5057	LIVE OAK	13.5	8 + 7 + 4		13.5		
5058	POST OAK	14			14		
5059	LIVE OAK	14	10 + 8		14		
5060	LIVE OAK	14	10 + 8		14		
5061	CEDAR ELM	12.5	7 + 6 + 5		12.5		
5062	LIVE OAK	11.5	8 + 7		11.5		
5063	POST OAK	11.5	9 + 5		11.5		
5064	POST OAK	11.5	9 + 5		11.5		
5065	POST OAK	11.5	8 + 7	11.5			Roadway
5066	LIVE OAK	11.5	8 + 7	11.5			Roadway
5067	POST OAK	18	10 + 7 + 5 + 4	18			Building Pad
5068	POST OAK	13.5	9 + 9	13.5			Building Pad
5069	LIVE OAK	13	7 + 6 + 6	13			Building Pad
5070	LIVE OAK	13	9 + 8	13			Building Pad
5071	LIVE OAK	13	10 + 6	13			Building Pad
5072	LIVE OAK	16.5	8 + 6 + 6 + 5	16.5			Building Pad
5073	LIVE OAK	18	8 + 7 + 7 + 6	18			Building Pad
5074	POST OAK	14.5	9 + 6 + 5	14.5			Building Pad
5075	CEDAR ELM	13			13		
5076	CEDAR ELM	14		14			Roadway
5077	CEDAR ELM	14		14			Roadway
5078	LIVE OAK	12		12			Roadway
5079	CEDAR ELM	14		14			Roadway
5080	LIVE OAK	15	12 + 7	15			Roadway
5081	LIVE OAK	12		12			Roadway
5082	LIVE OAK	20.5	8 + 6 + 5 + 5 + 5 + 4	20.5			Roadway
5083	POST OAK	17	8 + 8 + 6 + 4	17			Roadway
5084	LIVE OAK	15	11 + 9		15		
5085	CEDAR ELM	22	9 + 9 + 6 + 6 + 5		22		
7430	LIVE OAK	17		17			Building Pad
7431	LIVE OAK	14		14			Building Pad
7432	LIVE OAK	14		14			Building Pad
7433	LIVE OAK	18		18			Building Pad
7435	LIVE OAK	18		18			Building Pad
7436	POST OAK	25	13 + 12 + 12		25		
7437	POST OAK	15		15			Building Pad
7438	CEDAR ELM	14		14			Building Pad
7439	POST OAK	20			20		
7440	POST OAK	19			19		
7441	CEDAR ELM	13			13		
7442	LIVE OAK	23			23		
7443	CEDAR ELM	19.5	10 + 10 + 9		19.5		
7444	CEDAR ELM	17	12 + 10		17		
7445	CEDAR ELM	12		12			Roadway
7446	CEDAR ELM	14		14			Roadway
7447	LIVE OAK	23			23		
7450	LIVE OAK	22		22			Roadway
7451	POST OAK	32			32	Y	
7452	CEDAR ELM	12	10 + 5		12		
7453	LIVE OAK	20			20		
7457	LIVE OAK	21.5	19 + 5		21.5		
7458	LIVE OAK	12		12			Building Pad
7459	LIVE OAK	27	19 + 16		27	Y	

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7460	LIVE OAK	28			28	Y	
7461	LIVE OAK	21			21		
7462	LIVE OAK	16		16			Building Pad
7464	CEDAR ELM	12	10 + 5	12			Building Pad
7467	LIVE OAK	15			15		
7468	LIVE OAK	17			17		
7469	LIVE OAK	14			14		
7470	LIVE OAK	14			14		
7471	LIVE OAK	18	14 + 8	18			Building Pad
7472	LIVE OAK	17			17		
7473	CEDAR ELM	15			15		
7474	CEDAR ELM	12	9 + 6	12			Building Pad
7475	CEDAR ELM	17		17			Roadway
7476	CEDAR ELM	12			12		
7477	CEDAR ELM	12		12			Building Pad
7478	CEDAR ELM	16			16		
7479	CEDAR ELM	23	10 + 10 + 8 + 7		23		
7480	CEDAR ELM	13	10 + 6		13		
7481	CEDAR ELM	22	15 + 14		22		
7482	CEDAR ELM	12		12			Building Pad
7483	POST OAK	23			23		
7484	CEDAR ELM	17			17		
7485	CEDAR ELM	20			20		
7486	POST OAK	19			19		
7487	POST OAK	22		22			Roadway
7488	POST OAK	16		16			Roadway
7489	POST OAK	22		22			Roadway
7490	POST OAK	22.5	17 + 11	22.5			Roadway
7491	POST OAK	16		16			Roadway
7492	POST OAK	16		16			Roadway
7493	POST OAK	18			18		
7494	CEDAR ELM	13	9 + 8		13		
7495	CEDAR ELM	14		14			Roadway
7496	CEDAR ELM	21		21			Roadway
7497	CEDAR ELM	13			13		
7498	POST OAK	15			15		
7499	POST OAK	13			13		
7500	POST OAK	13			13		
7532	LIVE OAK	12	10 + 5		12		
7533	LIVE OAK	13			13		
7534	LIVE OAK	12.5	7 + 7 + 4	12.5			Building Pad
7535	LIVE OAK	13	10 + 6	13			Building Pad
7536	LIVE OAK	13.5	9 + 9	13.5			Building Pad
7537	CEDAR ELM	13		13			Building Pad
7538	LIVE OAK	15	9 + 8 + 4		15		
7539	LIVE OAK	11.5	8 + 7	11.5			Building Pad
7540	LIVE OAK	13	10 + 6	13			Roadway
7541	LIVE OAK	13	9 + 8		13		
7542	LIVE OAK	17	13 + 9	17			Roadway
7543	LIVE OAK	12	10 + 4		12		
7544	LIVE OAK	20.5	10 + 9 + 7 + 5		20.5		
7545	LIVE OAK	15	14 + 10		15		
7546	LIVE OAK	13	9 + 8		13		
7547	LIVE OAK	13	9 + 8		13		
7548	POST OAK	18			18		
7549	CEDAR ELM	13	9 + 8		13		
7550	LIVE OAK	13	9 + 8		13		
7551	POST OAK	25			25		
7552	CEDAR ELM	14			14		
7553	CEDAR ELM	12			12		
7554	CEDAR ELM	16	11 + 10		16		
7555	LIVE OAK	12			12		
7556	LIVE OAK	15	12 + 6		15		
7557	POST OAK	26			26	Y	
7558	POST OAK	24			24		
7559	LIVE OAK	23	9 + 8 + 8 + 6		23		
7560	CEDAR ELM	17.5	15 + 5	17.5			Roadway
7561	LIVE OAK	18	10 + 6 + 5 + 5		18		
7562	LIVE OAK	18	12 + 12		18		
7563	LIVE OAK	16.5	10 + 8 + 5		16.5		
7564	CEDAR ELM	23.5	20 + 7		23.5		
7565	LIVE OAK	16.5	9 + 9 + 6		16.5		
7566	LIVE OAK	12.5	9 + 7		12.5		
7567	LIVE OAK	25			25		
7568	LIVE OAK	16.5	10 + 8 + 5	16.5			Building Pad
7569	LIVE OAK	12.5	9 + 7	12.5			Roadway
7570	LIVE OAK	14	10 + 8	14			Roadway
7571	LIVE OAK	12	10 + 4	12			Roadway
7572	LIVE OAK	22	12 + 10 + 10	22			Roadway
7573	LIVE OAK	12	8 + 8		12		
7574	LIVE OAK	17.5	11 + 8 + 5	17.5			Building Pad
7575	LIVE OAK	13	11 + 4	13			Building Pad
7576	LIVE OAK	15	8 + 6 + 4 + 4	15			Building Pad
7577	LIVE OAK	18	13 + 10		18		
7578	LIVE OAK	12			12		
7579	LIVE OAK	15	11 + 8		15		
7580	LIVE OAK	14			14		
7581	LIVE OAK	12			12		
7582	LIVE OAK	12			12		
7583	LIVE OAK	12			12		
7584	LIVE OAK	18	14 + 8		18		
7585	LIVE OAK	13.5	8 + 6 + 5	13.5			Roadway
7586	LIVE OAK	17	11 + 6 + 6	17			Roadway
7587	LIVE OAK	24.5	11 + 10 + 9 + 8	24.5			Roadway
7588	LIVE OAK	12		12			Roadway
7589	LIVE OAK	19.5	12 + 10 + 5	19.5			Roadway
7590	LIVE OAK	17.5	10 + 8 + 7	17.5			Roadway
7591	LIVE OAK	18.5	11 + 8 + 7	18.5			Roadway
7592	LIVE OAK	13	10 + 6		13		
7593	LIVE OAK	11.5	8 + 7		11.5		
7594	LIVE OAK	15	9 + 7 + 5		15		
7595	LIVE OAK	14	11 + 7		14		
7596	LIVE OAK	11.5	8 + 7		11.5		
7597	LIVE OAK	17	8 + 7 + 6 + 5		17		
7598	LIVE OAK	12			12		
7599	LIVE OAK	18	8 + 7 + 7 + 6		18		
7600	LIVE OAK	14.5	8 + 8 + 5		14.5		
7601	POST OAK	13			13		
7602	POST OAK	17		17			Building Pad

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7603	POST OAK	13		13			Building Pad
7604	POST OAK	15		15			Building Pad
7605	POST OAK	15		15			Building Pad
7606	POST OAK	18			18		
7607	POST OAK	20			20		
7608	CEDAR ELM	21.5	12 + 10 + 9		21.5		
7609	LIVE OAK	27	14 + 14 + 12	27		Y	Roadway
7610	CEDAR ELM	15		15			Roadway
7611	POST OAK	16	12 + 8	16			Building Pad
7612	POST OAK	19			19		
7613	POST OAK	17			17		
7614	POST OAK	13			13		
7615	POST OAK	19			19		
7616	POST OAK	13		13			Building Pad
7617	POST OAK	19			19		
7618	POST OAK	14		14			Roadway
7619	LIVE OAK	15		15			Roadway
7620	LIVE OAK	12		12			Roadway
7621	LIVE OAK	22			22		
7622	LIVE OAK	14		14			Building Pad
7623	POST OAK	13		13			Building Pad
7624	POST OAK	18			18		
7625	CEDAR ELM	17	12 + 10		17		
7626	CEDAR ELM	16	13 + 6		16		
7627	POST OAK	14		14			Building Pad
7628	POST OAK	16		16			Building Pad
7629	POST OAK	16		16			Building Pad
7630	POST OAK	20		20			Roadway
7631	POST OAK	21		21			Roadway
7632	POST OAK	21		21			Roadway
7633	POST OAK	17		17			Roadway
7634	ELM	21	11 + 10 + 10	21			Roadway
7636	CEDAR ELM	12		12			Building Pad
7637	POST OAK	30			30	Y	
7638	POST OAK	14		14			Building Pad
7639	CEDAR ELM	14		14			Building Pad
7640	LIVE OAK	16		16			Building Pad
7641	POST OAK	13		13			Building Pad
7642	POST OAK	21			21		
7643	POST OAK	12			12		
7644	POST OAK	14			14		
7645	POST OAK	13			13		
7646	POST OAK	14			14		
7647	POST OAK	13			13		
7648	LIVE OAK	18		18			Roadway
7649	LIVE OAK	12		12			Roadway
7650	POST OAK	19	13 + 12		19		
7651	POST OAK	17		17			Drainage
7652	POST OAK	18		18			Drainage
7653	POST OAK	14		14			Drainage
7654	POST OAK	14		14			Drainage
7655	POST OAK	19		19			Drainage
7656	POST OAK	12		12			Drainage
7657	POST OAK	16			16		Drainage
7658	CEDAR ELM	13		13			Drainage
7659	CEDAR ELM	13		13			Drainage
7660	CEDAR ELM	12		12			Drainage
7661	POST OAK	16		16			Drainage
7662	CEDAR ELM	15	11 + 9	15			Drainage
7663	CEDAR ELM	17.5	9 + 9 + 8	17.5			Drainage
7664	CEDAR ELM	12		12			Drainage
7665	CEDAR ELM	13	10 + 6	13			Drainage
7666	CEDAR ELM	15	11 + 9	15			Roadway
7667	POST OAK	12			12		
7668	POST OAK	17		17			Building Pad
7669	POST OAK	12		12			Building Pad
7670	POST OAK	12		12			Building Pad
7671	POST OAK	14			14		
7672	POST OAK	15		15			Building Pad
7673	POST OAK	15	14 + 10	15			Building Pad
7674	POST OAK	13	11 + 5	13			Building Pad
7675	POST OAK	15		15			Building Pad
7676	POST OAK	23		23			Building Pad
7677	POST OAK	19		19			Building Pad
7678	CEDAR ELM	15		15			Building Pad
7680	POST OAK	14		14			Building Pad
7681	CEDAR ELM	12		12			Building Pad
7682	POST OAK	27			27	Y	
7683	POST OAK	22		22			Building Pad
7684	POST OAK	15		15			Building Pad
7685	POST OAK	13		13			Building Pad
7686	POST OAK	12		12			Building Pad
7687	POST OAK	19			19		
7688	POST OAK	18			18		
7689	POST OAK	20			20		
7690	POST OAK	16		16			Building Pad
7691	POST OAK	15		15			Building Pad
7692	POST OAK	15	14 + 10	15			Building Pad
7693	POST OAK	16		16			Building Pad
7694	POST OAK	20.5	15 + 11		20.5		
7695	POST OAK	13			13		
7696	POST OAK	13			13		
7697	POST OAK	14			14		
7698	POST OAK	14			14		
7699	POST OAK	21	16 + 10	21			Building Pad
7700	POST OAK	19		19			Building Pad
7701	POST OAK	18	13 + 10	18			Building Pad
7702	POST OAK	17		17			Building Pad
7703	CEDAR ELM	12			12		
7704	POST OAK	18			18		
7705	POST OAK	25	17 + 17	25			Roadway
7706	LIVE OAK	17.5	15 + 5	17.5			Roadway
7707	CEDAR ELM	13		13			Roadway
7708	POST OAK	25		25			Building Pad
7709	POST OAK	21		21			Building Pad
7710	POST OAK	18		18			Building Pad
7711	POST OAK	19		19			Building Pad
7712	POST OAK	20		20			Building Pad
7713	POST OAK	14		14			Building Pad

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7714	POST OAK	19		19			Building Pad
7715	POST OAK	17		17			Building Pad
7716	POST OAK	17		17			Building Pad
7717	POST OAK	17		17			Roadway
7718	POST OAK	15		15			Roadway
7719	POST OAK	14		14			Roadway
7720	POST OAK	29.5	20 + 19		29.5	Y	
7721	CEDAR ELM	18	12 + 11	18			Building Pad
7722	POST OAK	20		20			Building Pad
7723	POST OAK	15		15			Building Pad
7724	POST OAK	16		16			Building Pad
7725	POST OAK	20.5	14 + 13		20.5		
7726	POST OAK	19	13 + 12	19			Building Pad
7727	POST OAK	18		18			Roadway
7728	POST OAK	20			20		
7729	POST OAK	13		13			Building Pad
7730	POST OAK	19		19			Building Pad
7731	POST OAK	14		14			Building Pad
7732	POST OAK	20		20			Building Pad
7733	POST OAK	21			21		
7734	POST OAK	13			13		
7735	POST OAK	12			12		
7736	POST OAK	18			18		
7737	CEDAR ELM	12		12			Roadway
7738	CEDAR ELM	22	12 + 11 + 9	22			Roadway
7739	CEDAR ELM	16	11 + 10	16			Building Pad
7740	POST OAK	14		14			Building Pad
7741	POST OAK	17		17			Building Pad
7742	POST OAK	15	12 + 6	15			Building Pad
7743	POST OAK	14			14		
7744	POST OAK	19			19		
7745	POST OAK	16			16		
7746	POST OAK	13			13		
7747	POST OAK	14			14		
7748	POST OAK	18.5	14 + 9		18.5		
7749	POST OAK	15			15		
7750	POST OAK	19		19			Building Pad
7752	POST OAK	16			16		
7753	POST OAK	14			14		
7755	POST OAK	21			21		
7758	POST OAK	16			16		
7759	POST OAK	13			13		
7760	POST OAK	15		15			Utility
7761	POST OAK	16			16		
7762	POST OAK	16		16			Utility
7763	POST OAK	21			21		
7764	POST OAK	17		17			Utility
7765	POST OAK	17		17			Building Pad
7766	POST OAK	14		14			Building Pad
7767	POST OAK	12		12			Building Pad
7768	POST OAK	16		16			Building Pad
7769	POST OAK	15			15		
7770	POST OAK	12			12		
7771	POST OAK	13			13		
7772	POST OAK	14			14		
7773	POST OAK	19			19		
7774	POST OAK	17			17		
7775	POST OAK	17			17		
7776	POST OAK	22	15 + 14		22		
7777	POST OAK	15			15		
7778	POST OAK	18			18		
7779	POST OAK	17			17		
7780	CEDAR ELM	16			16		
7781	POST OAK	17		17			Building Pad
7782	POST OAK	16		16			Building Pad
7783	POST OAK	17		17			Building Pad
7784	POST OAK	19	13 + 13	19			Building Pad
7785	LIVE OAK	20		20			Roadway
7786	LIVE OAK	21.5	19 + 5	21.5			Roadway
7787	LIVE OAK	16		16			Roadway
7788	POST OAK	12		12			Building Pad
7789	POST OAK	22		22			Building Pad
7790	POST OAK	20		20			Building Pad
7791	LIVE OAK	16		16			Roadway
7792	LIVE OAK	18		18			Roadway
7793	CEDAR ELM	16		16			Building Pad
7795	POST OAK	22		22			Building Pad
7796	POST OAK	14		14			Building Pad
7797	LIVE OAK	18			18		
7798	LIVE OAK	15			15		
7799	LIVE OAK	16			16		
7800	LIVE OAK	14			14		
7801	POST OAK	24		24			Building Pad
7802	POST OAK	22		22			Building Pad
7803	POST OAK	25		25			Building Pad
7804	POST OAK	13		13			Building Pad
7805	POST OAK	12		12			Building Pad
7806	POST OAK	22		22			Building Pad
7807	LIVE OAK	18		18			Roadway
7808	LIVE OAK	16		16			Roadway
7809	LIVE OAK	30.5	18 + 16 + 9	30.5		Y	Roadway

Plotted By: Marquez, Kyle Date: October 07, 2025 02:50:15pm File Path: K:\GEO_Civil\067783185 - Mi Homes Leander Simpson Tracts\Civil\Preliminary\Plan Sheets\C- Tree Plan.dwg
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No.	REVISIONS	DATE	BY

PP-25-0070

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188
DATE October 25
SCALE: AS SHOWN
DESIGNED BY: KJM
DRAWN BY: KJM
CHECKED BY: AEG

TREE MITIGATION TREE LIST (1 OF 2)

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14

Tree Number	Tree Type	Caliper Inch	CommonName	Removed	Protected	Heritage	Reason for Removal
7810	LIVE OAK	12		12			Roadway
7811	CEDAR ELM	12		12			Building Pad
7812	POST OAK	15		15			Building Pad
7813	LIVE OAK	12		12			Building Pad
7814	LIVE OAK	14	10 + 9		14		
7815	LIVE OAK	14	11 + 6		14		
7816	LIVE OAK	12			12		
7817	LIVE OAK	13	10 + 7		13		
7818	LIVE OAK	12	10 + 5		12		
7819	LIVE OAK	12			12		
7820	LIVE OAK	16	13 + 7		16		
7821	LIVE OAK	23	18 + 10		23		
7822	POST OAK	21			21		
7825	POST OAK	20			20		
7827	LIVE OAK	17			17		
7828	POST OAK	20			20		
7829	POST OAK	24		24			Building Pad
7830	POST OAK	19			19		
7831	LIVE OAK	12			12		
7833	LIVE OAK	17	13 + 9		17		
7834	LIVE OAK	12	9 + 6		12		
7835	LIVE OAK	11.5	8 + 7		11.5		
7836	POST OAK	18			18		
7837	CEDAR ELM	11.5	8 + 7		11.5		
7838	CEDAR ELM	11.5	8 + 7		11.5		
7839	POST OAK	15			15		
7840	POST OAK	19			19		
7841	POST OAK	19			19		
7842	CEDAR ELM	16	12 + 8		16		
7843	POST OAK	17		17			Building Pad
7844	POST OAK	16			16		
7845	POST OAK	16			16		
7846	POST OAK	20		20			Roadway
7847	POST OAK	15		15			Roadway
7848	POST OAK	12		12			Roadway
7849	POST OAK	13			13		
7850	CEDAR ELM	27	21 + 12		27	Y	
7851	POST OAK	14			14		
7852	CEDAR ELM	13			13		
7853	POST OAK	12			12		
7854	CEDAR ELM	15	11 + 9		15		
7855	POST OAK	17			17		
7856	CEDAR ELM	14	10 + 9		14		
7857	CEDAR ELM	14			14		
7858	POST OAK	20			20		
7859	CEDAR ELM	16	12 + 8		16		
7860	POST OAK	14			14		
7861	POST OAK	14			14		
7862	POST OAK	18			18		
7863	POST OAK	19		19			Building Pad
7864	CEDAR ELM	14.5	9 + 6 + 5	14.5			Building Pad
7865	POST OAK	16		16			Building Pad
7866	POST OAK	15			15		
7867	CEDAR ELM	16		16			Building Pad
7868	CEDAR ELM	18	13 + 11	18			Roadway
7869	CEDAR ELM	14		14			Roadway
7870	CEDAR ELM	15		15			Roadway
7871	CEDAR ELM	20		20			Roadway
7872	CEDAR ELM	16			16		
7873	CEDAR ELM	15		15			Building Pad
7874	POST OAK	21	16 + 10	21			Building Pad
7875	CEDAR ELM	16	11 + 10	16			Building Pad
7876	POST OAK	16			16		
7877	CEDAR ELM	14	10 + 9	14			Building Pad
7878	CEDAR ELM	12		12			Building Pad
7879	POST OAK	16		16			Building Pad
7880	POST OAK	17		17			Drainage
7881	POST OAK	14		14			Roadway
7882	CEDAR ELM	12		12			Roadway
7883	CEDAR ELM	24	21 + 6	24			Drainage
7884	POST OAK	12		12			Drainage
7885	CEDAR ELM	23	17 + 12	23			Drainage
7886	POST OAK	20		20			Drainage
7887	CEDAR ELM	18	12 + 12		18		Drainage
7888	POST OAK	13			13		Drainage
7889	CEDAR ELM	13			13		Drainage
7890	CEDAR ELM	17		17			Drainage
7891	POST OAK	13			13		Drainage
7892	CEDAR ELM	14		14			Building Pad
7893	CEDAR ELM	13	10 + 6	13			Roadway
7894	CEDAR ELM	24.5	16 + 9 + 8		24.5		
7895	CEDAR ELM	15	10 + 10	15			Building Pad
7896	POST OAK	25	17 + 16	25			Building Pad
7897	POST OAK	21		21			Building Pad
7898	POST OAK	14		14			Building Pad
7899	POST OAK	13		13			Building Pad
7900	POST OAK	16		16			Building Pad
7901	LIVE OAK	13	9 + 8	13			Building Pad
7902	LIVE OAK	21.5	11 + 11 + 10	21.5			Roadway
7903	LIVE OAK	12		12			Roadway
7904	LIVE OAK	18.5	10 + 9 + 8	18.5			Roadway
7905	LIVE OAK	13	10 + 6	13			Roadway
7906	LIVE OAK	12.5	9 + 7	12.5			Roadway
7907	LIVE OAK	16	11 + 10	16			Building Pad
7908	CEDAR ELM	12			12		
7910	LIVE OAK	12	9 + 6		12		
7911	LIVE OAK	12	9 + 6		12		
7912	LIVE OAK	20.5	12 + 9 + 8		20.5		
7913	LIVE OAK	13			13		
7914	LIVE OAK	15	12 + 7		15		
7916	LIVE OAK	12			12		
7917	LIVE OAK	18			18		
7918	LIVE OAK	28	13 + 13 + 11 + 6		28	Y	
7919	LIVE OAK	13	7 + 6 + 6		13		
7920	LIVE OAK	14	10 + 8		14		
7921	LIVE OAK	16			16		
7922	LIVE OAK	12			12		
7923	LIVE OAK	14			14		
7924	LIVE OAK	12			12		
7925	LIVE OAK	12			12		
7926	LIVE OAK	11.5	8 + 7		11.5		
7927	LIVE OAK	12			12		
7928	LIVE OAK	13			13		
7929	LIVE OAK	15	12 + 7		15		
7930	LIVE OAK	19			19		
7931	LIVE OAK	15			15		
7932	LIVE OAK	11.5	8 + 7		11.5		
7933	LIVE OAK	13	9 + 8		13		
7934	LIVE OAK	13			13		
7935	LIVE OAK	14	10 + 9		14		
7936	LIVE OAK	13		13			Building Pad
7937	LIVE OAK	13		13			Building Pad
7938	LIVE OAK	15			15		
7939	LIVE OAK	12			12		
7940	LIVE OAK	12			12		
7941	CEDAR ELM	12		12			Roadway
7942	LIVE OAK	17		17			Roadway
7943	LIVE OAK	16			16		
7944	POST OAK	17		17			Building Pad
7945	POST OAK	30		30		Y	Roadway
7946	CEDAR ELM	11.5	8 + 7		11.5		
7947	LIVE OAK	15		15			Building Pad
7948	LIVE OAK	17.5	12 + 6 + 5	17.5			Building Pad
7949	LIVE OAK	13	10 + 6	13			Building Pad
7950	LIVE OAK	12		12			Building Pad
7951	CEDAR ELM	15	12 + 6	15			Building Pad
7952	CEDAR ELM	14	11 + 6	14			Building Pad
7953	CEDAR ELM	12			12		
7954	LIVE OAK	13	9 + 8	13			Building Pad
7955	LIVE OAK	15	11 + 9		15		
7956	LIVE OAK	15			15		
7957	LIVE OAK	15	10 + 10		15		
7958	LIVE OAK	12	8 + 8	12			Building Pad
7959	LIVE OAK	13	9 + 8	13			Building Pad
7960	LIVE OAK	15	10 + 10	15			Building Pad
7961	LIVE OAK	11.5	8 + 7	11.5			Building Pad
7962	LIVE OAK	12.5	9 + 7	12.5			Roadway
7963	LIVE OAK	15	8 + 6 + 4 + 4	15			Roadway
7964	LIVE OAK	19	12 + 9 + 5	19			Building Pad
7965	LIVE OAK	12.5	9 + 7		12.5		
7966	LIVE OAK	12			12		
7967	LIVE OAK	23	12 + 12 + 10		23		
7968	LIVE OAK	15	11 + 9		15		
7969	LIVE OAK	18	12 + 11		18		
7970	LIVE OAK	15			15		
7971	LIVE OAK	24.5	17 + 15		24.5		
7972	POST OAK	18	12 + 11		18		
7973	CEDAR ELM	12.5	7 + 6 + 5	12.5			Building Pad
7974	POST OAK	14		14			Building Pad
7975	POST OAK	17		17			Building Pad
7976	CEDAR ELM	13	11 + 5	13			Building Pad
7977	CEDAR ELM	22	12 + 10 + 10	22			Building Pad
7978	LIVE OAK	25		25			Building Pad
7979	LIVE OAK	14	11 + 6	14			Building Pad
7980	CEDAR ELM	25		25			Building Pad
7981	LIVE OAK	11.5	8 + 7	11.5			Building Pad
7982	LIVE OAK	13	9 + 8	13			Building Pad
7983	LIVE OAK	18.5	10 + 9 + 8	18.5			Building Pad
7984	LIVE OAK	12	8 + 8	12			Building Pad
7985	LIVE OAK	12		12			Building Pad
7986	LIVE OAK	12	8 + 8	12			Building Pad
7987	LIVE OAK	13			13		
7988	LIVE OAK	19	11 + 10 + 6		19		
7989	LIVE OAK	18.5	10 + 9 + 8		18.5		
7990	LIVE OAK	13.5	9 + 9		13.5		
7991	LIVE OAK	11.5	8 + 7		11.5		
7993	LIVE OAK	14	10 + 8		14		
7994	LIVE OAK	13	9 + 8		13		
7995	LIVE OAK	14	7 + 7 + 7		14		
7996	LIVE OAK	16	12 + 9	16			Building Pad
7997	LIVE OAK	12	9 + 6	12			Building Pad
7998	LIVE OAK	15	11 + 9		15		
7999	LIVE OAK	20.5	11 + 10 + 9		20.5		
8000	LIVE OAK	14			14		

TREE PRESERVATION PLAN

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	6655	3337	50%	3319	50%
>18" to 26"	2622	1323	50%	1299	50%
SUBTOTAL 8" to 26"	9277	4660	50%	4617	50%
>26"	368	281	76%	88	24%
TOTALS	9645	4940	51%	4705	49%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	465	235	51%	230	49%
>18" to 26"	124	62	50%	62	50%
SUBTOTAL 8" to 26"	589	297	50%	292	50%
>26" HERITAGE	13	10	77%	3	23%
TOTALS	602	307	51%	295	49%

MITIGATION PLAN

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	0	0	-	-	$0
>18" to 26"	0	-	0	-	$0
>26" HERITAGE	-	-	-	264	$66,000

*****FEES WILL BE PROVIDED FOR TREE REMOVAL AND MITIGATION AT TIME OF CONSTRUCTION PLANS AND BUILDING PERMIT.**

REQUIRED REPLACEMENT TREE INCHES WILL BE ACHIEVED WITH A COMBINATION OF ONSITE TREE PLANTINGS AND EXISTING HARDWOOD TREES LESS THAN THE SIZE REQUIRED FOR REPLACEMENT AND GREATER THAN OR EQUAL TO TWO INCHES IN CALIPER IN OPEN SPACES PRESERVATION AND PAYMENT IN LIEU.

No.	REVISIONS	DATE	BY

PP-25-0070

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/25

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 067783188	DATE October 25	SCALE: AS SHOWN	DESIGNED BY: KJM	DRAWN BY: KJM	CHECKED BY: AEG

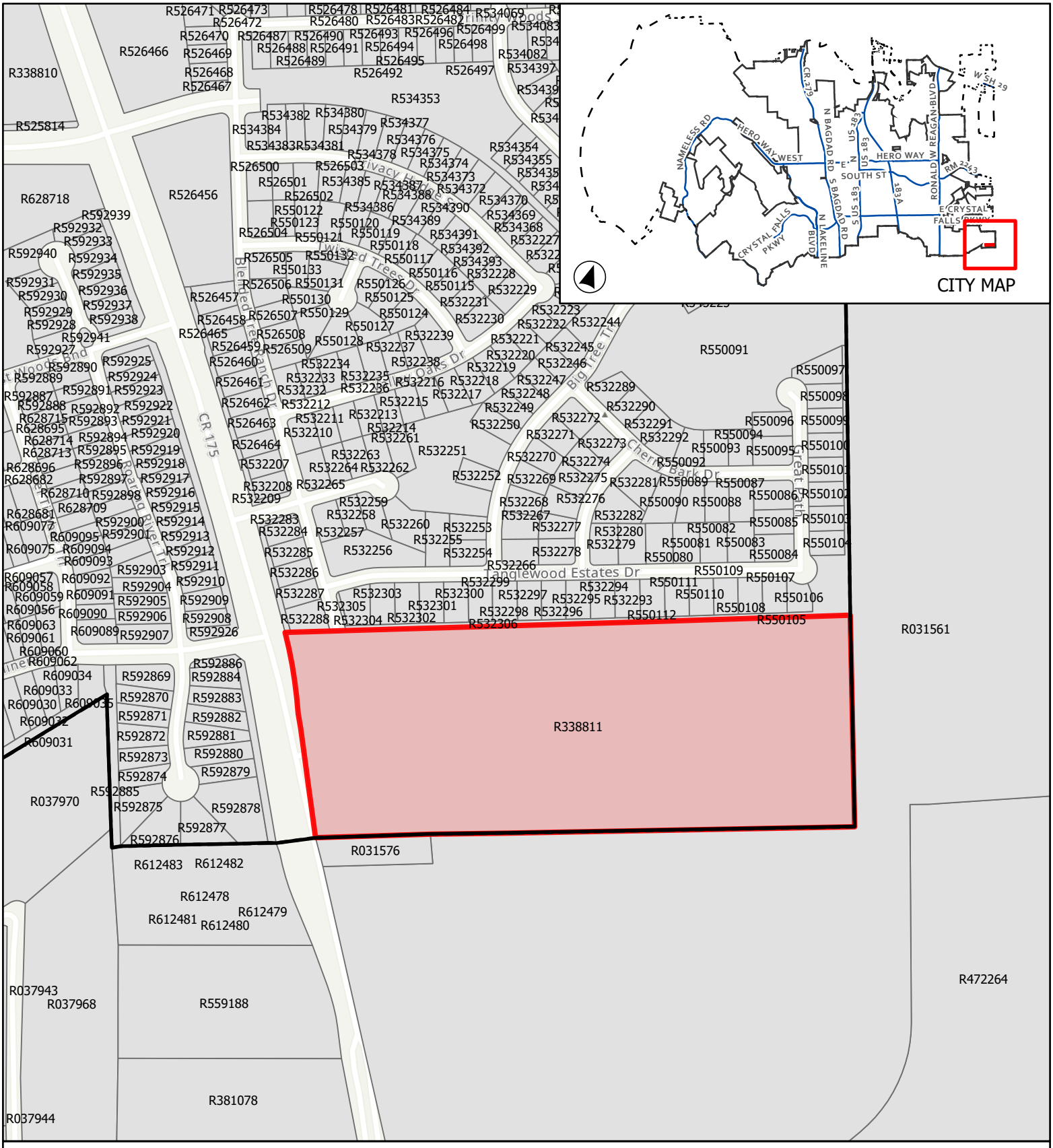
TREE MITIGATION TREE LIST (2 OF 2)

LOST WOODS ESTATES

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
15

Plotted By: Marquez, Kyle Date: October 08, 2025 11:19:10am File Path: K:\GEO_Civil\067783185 — MI Homes Leander Simpson Tracts\Cad\Preliminary\PlanSheets\C- Tree Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CASE: PP-25-0070 **ATTACHMENT 2** **LOST WOODS ESTATES**

Location Map

City Limits
ETJ
Subject Boundary

0 170 340
Feet

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herin provided.

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Discuss and consider action on a Resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, 0.7509 acres of land in fee simple and a 0.3086 acre drainage and grading easement (both as described in Exhibits "A" and "B" to the Resolution, respectively) from those two (2) certain tracts of land totaling 7.733 acres conveyed to Billy Jack Carter and recorded at Document Number 2022028373 of the official public records of Williamson County, Texas, for the public use and purpose of construction of public roadway improvements and infrastructure.

BACKGROUND:
The City is engaging in efforts to acquire permanent and temporary construction easements for the construction of the San Gabriel Parkway East - Phase 3 roadway project. The deadline for responding to the City of Leander's final offer to purchase the easement has expired without the parties reaching an agreement. Therefore, the next step is for the City Council to authorize condemnation of the land.

San Gabriel Parkway East - Phase 3 is included in the City's Capital Improvements Program (CIP) as project T.46. This project provides for the extension of San Gabriel Parkway from County Road 270 east to connect to the western end of an existing section of San Gabriel Parkway that terminates at the western boundary of the Palmera Bluff and Palmera Ridge subdivisions and is currently being extended to intersect with Ronald Reagan Parkway. The scope of work for this project is a four-lane section with medians with the intersection at County Road 270 being extended through private property and City right-of-way. Planned improvements include storm drains, detention pond(s), sidewalks, street lighting, and conduit to accommodate fiber optic cable. Total construction costs are estimated to be approximately $15.1 million. It is currently in the design phase, which is approximately 90% complete.

The Resolution must be approved using specific motion language, stated below, and a roll call vote must be taken.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
Motion Language and Roll Call Vote Needed:
I move that the City of Leander authorize the use of the power of eminent domain to acquire 0.7509 acres of land in fee simple and a 0.3086 acre drainage and grading easement from property owned by Billy Jack Carter and described in Agenda Item #26 for the public use of constructing and operating public roadway improvement infrastructure improvements.

PRESENTER:

Paige Saenz, City Attorney

Fiscal Impact

Attachments:

1. Resolution With Exhibits
2. San Gabriel Parkway East - Phase 3 Map (CIP T.46)

A RESOLUTION OF THE CITY OF LEANDER, TEXAS

RESOLUTION NO.
San Gabriel Parkway, Phase 3, Parcel 5 (Stella Carter)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS IF NECESSARY FOR ACQUISITION IN FEE SIMPLE OF A 0.7509 ACRE (32,709 SQUARE FOOT) PARCEL OF LAND AND A DRAINAGE AND GRADING EASEMENT OVER A 0.3086 ACRE (13,444 SQUARE FOOT) PARCEL OF LAND, BOTH PARCELS OUT OF THE L.B. JOHNSON SURVEY, ABSTRACT NUMBER 350 AND TALBOT CHAMBERS SURVEY, ABSTRACT 125, WILLIAMSON COUNTY, TEXAS, BOTH ALSO BEING A PORTION OF TWO (2) TRACTS: (1) A CALLED 2.005- ACRE TRACT, DESCRIBED AS "TRACT I", AND (2) A CALLED 5.728-ACRE TRACT, DESCRIBED AS "TRACT II", CONVEYED FROM STELLA CARTER TO BILLY JACK CARTER PER SPECIAL WARRANTY DEED (LADY BIRD DEED RETAINING ENHANCED LIFE ESTATE), AS RECORDED IN DOCUMENT NUMBER 2022028373 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.], AND ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, the City of Leander, Texas ("City") hereby finds that public convenience and necessity require acquisition in fee simple of that certain 0.7509 acre parcel of land situated in Williamson County, Texas that is described with particularity by metes and bounds and survey plat in **Exhibit "A,"** attached and incorporated herein by reference as if fully set out, with such 0.7509 acre parcel of land being referred to hereafter as the **"Property,"** for the public purpose and the public use of construction, reconstruction, improvement, operation, use, maintenance, extension, repair, and replacement of public road infrastructure improvements and appurtenances thereto, including but not limited to roadways, sidewalks, utilities, landscaping, and drainage improvements incident to the City's San Gabriel Parkway Phase 3 project, with all such uses being referred to hereafter as the "**Project**," and further for the use of any and all excavated materials from the **Property** for the City's use during the **Project**; and

WHEREAS, in order to promote public health, safety and welfare, the City hereby also finds that public convenience and necessity require acquisition of drainage and grading easement on, over, across, under and through that certain 0.3086 acre parcel of land situated in Williamson County, Texas that is described with particularity by metes and bounds and survey plat in **Exhibit "B,"** attached and incorporated herein by reference as if fully set out, with such 0.3086 acre parcel of land being referred to hereafter as the "**Easement Property**," for the public use and public purpose of (a) excavating for, placing, laying, constructing, installing, operating, maintaining, replacing, relocating, upgrading, removing, and repairing of drainage channels, storm sewer improvements, drainage infrastructure, and any related surface or subsurface appurtenances thereto, and (b) surface grading and regrading, and any other purpose necessary to effectuate construction of the **Project**; and further for the use of any and all excavated materials from the **Easement Property** for the City's use during the **Project**; and

WHEREAS, in order to effectuate the **Project**, it will be necessary and convenient that agents, representatives, or employees of the City lay out the **Project** and acquire the necessary interests in land for the purpose of construction, reconstruction, operation and maintenance of the **Project**; and the necessary rights of way upon, over, under and across the **Easement Property** for the purposes of construction, reconstruction, operation, and maintenance of public water line infrastructure improvements and appurtenances thereto, and for the use of any excavated materials from the **Property** and **Easement Property** for use in the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of the **Property** and an easement interest in the **Easement Property** for construction of the **Project**; and

WHEREAS, in order to acquire **Property** and an easement interest in the **Easement Property** it will be or has been necessary for the City's agents, representatives, or employees to enter upon the **Property** and **Easement Property** for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land, to conduct tests, and to negotiate with the owners thereof for the purchase of the land titles and easements; and,

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for each of the parcels to be acquired for the **Project**;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS:

1. That in order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition in fee simple of that certain parcel of land situated in Williamson County, Texas, that is described with particularity by metes and bounds and survey plat in **Exhibit "A,"** for the public use and public purpose of construction, reconstruction, improvement, operation, use, maintenance, extension, repair, and replacement of public road infrastructure improvements and appurtenances thereto.

2. That in order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition of a drainage and grading easement over, across, under and through that certain 0.3086 acre parcel of land situated in Williamson County, Texas that is described with particularity by metes and bounds and survey plat in **Exhibit "B,"** for the public use and public purpose of (a) excavating for, placing, laying, constructing, installing, operating, maintaining, replacing, relocating, upgrading, removing, and repairing of drainage channels, storm sewer improvements, drainage infrastructure, and any related surface or subsurface appurtenances thereto, and (b) surface grading and regrading, and any other purpose necessary to effectuate construction of the **Project.**

3. That in order to promote the public health, safety, and welfare, public convenience and necessity further requires the City's acquisition and use of any and all earthen materials that may be excavated from the **Property** and/or the **Easement Property** for any purposes related to the **Project**.

4. That the City's agents, representatives, or employees are hereby authorized to:

   a. Lay out the exact location of the land area needed from the **Property** and **Easement Property**, or other properties;

   b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of the required right of way, and the construction of the public utility infrastructure improvements and appurtenances;

   c. Enter upon any property necessary for the purpose of surveying and establishing the title, to determine adequate compensation for the right of way, and to conduct tests;

   d. Negotiate with the owners of any such properties for the purchase thereof;

   e. To purchase any necessary easements and right of way on, over, under and across the **Property** and **Easement Property** and to execute all documents necessary to acquire such rights of way, all subject to express approval of the specific, negotiated terms by the City Council;

   f. Initiate eminent domain proceedings against the owner(s) of the **Property** and **Easement Property** for the necessary land interest(s) in same in the event the owner(s) fail to accept a bona fide offer to purchase the **Property** and **Easement Property**; and

   g. Enter into and fund possession and use agreements ("PUAs") to secure the possession of needed properties for the **Project** (including the **Property** and

Easement Property) on terms acceptable to the City Attorney should the City Manager determine such PUAs are desirable; and

h. Take whatever further actions deemed appropriate to economically effect the establishment of the **Project** and appurtenances thereto.

5. That all previous acts and proceedings done or initiated by the City's agents, representatives, or employees for the establishment of the **Project**, including the negotiation for and/or acquisition of any necessary property rights in the **Property** and **Easement Property** are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

6. The Mayor Pro Tem is hereby authorized to sign this resolution and the City Secretary to attest thereto on behalf of the City of Leander, Texas.

7. This resolution shall be effective immediately upon adoption.

RESOLVED by the City Council of the City of Leander, Texas this 20 day of November, 2025.

THE CITY OF LEANDER, TEXAS **ATTEST**:

By: _____ _____
Na'Cole Thompson, Mayor Pro Tem Dara Crabtree, City Secretary

APPROVED AS TO FORM:

_____
Paige Saenz, City Attorney

DOUCET
San Gabriel Pkwy Ph 3
Williamson County, Texas

7401B Highway 71 West, Suite 160, Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

EXHIBIT "A"

D&A Job No. 2181-002-02
Revised: July 30, 2025

LEGAL DESCRIPTION FOR
PARCEL 5

BEING A 0.7509-ACRE [32,709 SQUARE FEET] TRACT OUT OF THE L.B. JOHNSON SURVEY, ABSTRACT NUMBER 350 AND TALBOT CHAMBERS SURVEY, ABSTRACT 125, WILLIAMSON COUNTY, TEXAS, SAID 0.7509-ACRE TRACT BEING A PORTION OF TWO (2) TRACTS: 1) A CALLED 2.005-ACRE TRACT, DESCRIBED AS "TRACT I", AND 2) A CALLED 5.728-ACRE TRACT, DESCRIBED AS "TRACT II", CONVEYED FROM STELLA CARTER TO BILLY JACK CARTER PER SPECIAL WARRANTY DEED (LADY BIRD DEED RETAINING ENHANCED LIFE ESTATE), AS RECORDED IN DOCUMENT NUMBER 2022028373 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.], SAID 0.7509-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for a corner in the easterly line of said 5.728-acre tract, same point for a corner in the westerly line of the remainder of a called 13.40-acre tract (calculated 7.40 acres), conveyed to Barbara E. Bratton, as recorded in Document Number 1995019447 [O.P.R.W.C.T.];

THENCE N19°37'42"W, with the common line of said 5.728-acre tract and said calculated 7.40-acre tract, for a distance of 251.43 feet to a 1/2-inch iron rod set with cap stamped "DOUCET" set for the **POINT OF BEGINNING**, and for the southeast corner of the tract described herein;

THENCE over and across said 5.728-acre tract, the following three (3) courses:

1) S60°27'16"W, for a distance of 43.13 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,

2) With a curve to the right, defined by an arc length of 161.75 feet, a radius of 1,050.00 feet, a delta angle of 08°49'34", and a chord which bears S64°52'04"W, for a distance of 161.59 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and

3) S69°49'26"W, for a distance of 266.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the westerly line of said 5.728-acre tract, same point being in the easterly line of said 2.005-acre tract, and for an angle corner of the tract described herein;

THENCE S69°50'05"W, over and across said 2.005-acre tract, for a distance of 211.62 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set in the westerly line of said 2.005-acre tract, same point being in the easterly line of a called 41.56-acre tract, conveyed to Hero Way Capitol, LLC, as recorded in Document Number 2021121563 [O.P.R.W.C.T.], and for the southwest corner of the tract described herein;

THENCE N20°55'55"W, with the common line of said 2.005-acre tract and said 41.56-acre tract, for a distance of 50.00 feet to a 1/2-inch iron rod found for the northwest corner of said 2.005-acre tract, for the northeast corner of said 41.56-acre tract, same point being in the southerly line of the remainder of a called 99-acre tract (calculated 13.408 acres), conveyed to Palmera Bluff Development, Inc., as recorded in Document Number 2015093770 [O.P.R.W.C.T.], and for the northwest corner of the tract described herein;

THENCE N69°50'05"E, with the common line of said 2.005-acre tract and said calculated 13.408-acre tract, for a distance of 211.54 feet to a calculated point for the northeast corner of said 2.005-acre tract, for the northwest corner of said 5.728-acre tract and for an angle corner of the tract described herein;

(CONTINUED ON NEXT PAGE)

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Office: 512.583.2600
Fax: 512.583.2601
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THENCE with the common line of said 5.728-acre tract and said calculated 13.408-acre tract, the following two (2) courses:

1) N69°50'04"E, for a distance of 257.36 feet to a calculated point for an angle corner of the tract described herein, and

2) N69°28'19"E, for a distance of 110.22 feet to a calculated point for the southeast corner of said calculated 13.408-acre tract, same point being the southwest corner of the remainder of a called 120-acre tract (calculated 0.660 acres), described to Palmera Bluff Development Inc., as recorded in Document Number 2015093768 [O.P.R.W.C.T.], and for an angle corner of the tract described herein;

THENCE N69°26'09"E, with the common line of said 5.728-acre tract and said calculated 0.660-acre tract, for a distance of 103.75 feet to a 1/2-inch iron rod found for the northeast corner of said 5.728-acre tract, for the northwest corner of said calculated 7.40-acre tract and for the northeast corner of the tract described herein;

THENCE S19°37'42"E, with the common line of said 5.728-acre tract and said calculated 7.40-acre tract, for a distance of 30.35 feet to the **POINT OF BEGINNING** and containing 0.7509 acre [32,709 square feet].

Notes:
Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00012.
Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, J. Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

7/31/2025

J. Dillon Fugate Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates, Inc.
DFugate@Kleinfelder.com
TBPELS Firm Registration No. 10194551

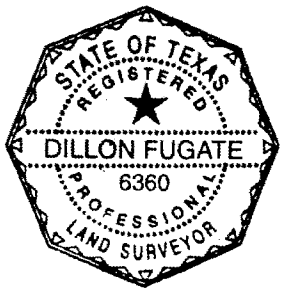


EXHIBIT "A"

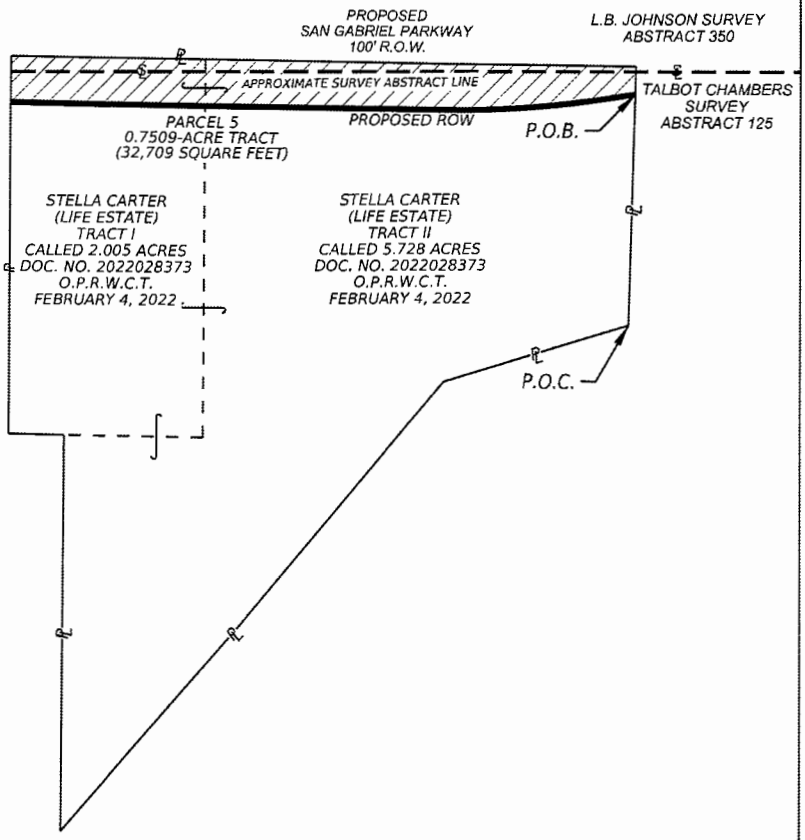
LEGEND

- FOUND MONUMENT (AS NOTED)
- 1/2" IRON ROD WITH CAP STAMPED "DOUCET" SET
- CALCULATED POINT
- PROPOSED ROW
- PROPERTY LINE
- LINE BREAK
- EXISTING ROW
- PROPOSED EASEMENT
- APPROXIMATE SURVEY ABSTRACT LINE

M.P.R.W.C.T.- MAP AND PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

O.P.R.W.C.T.- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
VOL.,PG.	VOLUME, PAGE
()	RECORD CALLED
	PARCEL HOOK



SURVEY NOTES:
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010).
2. ALL DISTANCES AND COORDINATE VALUES CITED HEREON ARE SURFACE (SURFACE ADJUSTMENT FACTOR OF 1.00012), BASED ON U.S. SURVEY FEET.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.
4. FIELD SURVEYING WAS PERFORMED AUGUST 07, 2023.
5. A DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
6. THE CALCULATED POINTS MAY BE REPLACED WITH A MONUMENT AT A LATER DATE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT AND ACCOMPANYING PROPERTY DESCRIPTION REPRESENT THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

7/31/2025

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
TBPELS FIRM REGISTRATION NO. 10194551
DFUGATE@KLEINFELDER.COM

REVISED: 07/30/2025

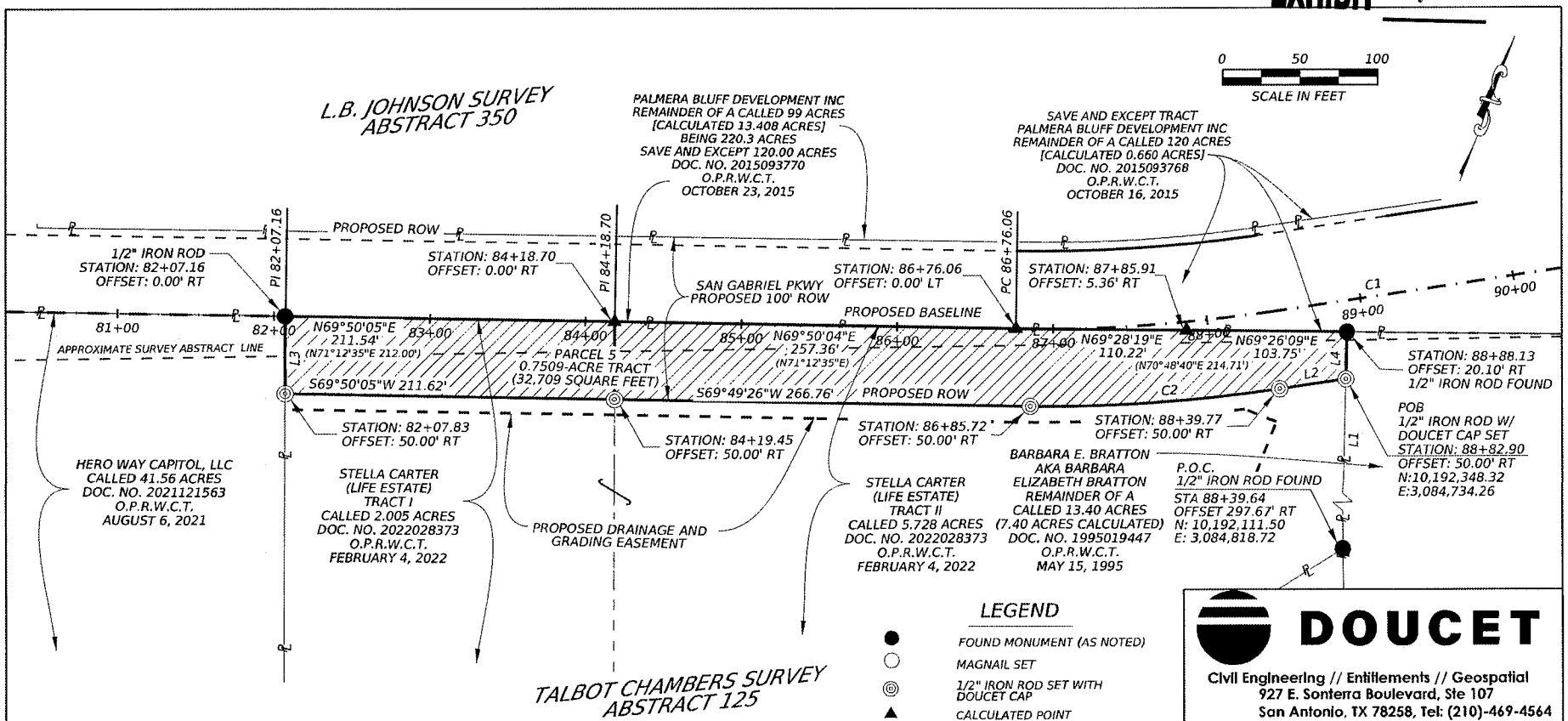
	EXISTING (AC)	ACQUISITION AC. / S.F.	REMAINDER AREA (AC) LEFT	REMAINDER AREA (AC) RIGHT
	2.005	0.2429		1.762
	5.728	0.5080		5.220
TOTAL	7.733	0.7509 (32,709 SF)		6.982

PARCEL 5
0.7509-ACRE TRACT
(32,709 SQUARE FEET)
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

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Civil Engineering // Entitlements // Geospatial
927 E. Sonterra Boulevard, Ste 107
San Antonio, TX 78258, Tel: (210)-469-4564
www.doucetengineers.com
TBPELS Engineering Firm Number: 3937
TBPELS Surveying Firm Number: 10194551

DATE:	05/14/2025
SCALE:	NTS
DRAWN BY:	TJK
REVIEWER:	CWT
PROJECT:	2181-002-02
PARTY CHIEF:	JSM
SURVEY DATE:	08/07/2023
PAGE:	03 OF 04

EXHIBIT A



LEGEND

- FOUND MONUMENT (AS NOTED)
- MAGNAIL SET
- 1/2" IRON ROD SET WITH DOUCET CAP
- CALCULATED POINT
- PROPOSED ROW
- PROPERTY LINE
- LINE BREAK
- EXISTING ROW
- PROPOSED EASEMENT
- APPROXIMATE SURVEY ABSTRACT LINE

M.P.R.W.C.T.- MAP AND PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

O.P.R.W.C.T.- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
VOL.,PG. VOLUME, PAGE
() RECORD CALLED
PARCEL HOOK

LINE TABLE

LINE	BEARING	DISTANCE
L1	N19°37'42"W (S18°16'30"E)	251.43'
L2	S60°27'16"W	43.13'
L3	N20°55'55"W (N19°38'30"W)	50.00'
L4	S19°37'42"E (S18°16'30"E)	30.35'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1,000.00'	09°22'48"	163.71'	163.53'	N65°08'40"E
C2	1,050.00'	08°49'34"	161.75'	161.59'	S64°52'04"W

	EXISTING (AC)	ACQUISITION AC. / S.F.	REMAINDER AREA (AC) LEFT	REMAINDER AREA (AC) RIGHT
	2.005	0.2429		1.7621
	5.728	0.5080		5.2200
TOTAL	7.733	0.7509 (32,709 SF)		6.9821

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PARCEL 5
0.7509-ACRE TRACT
(32,709 SQUARE FEET)
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

DATE: 05/14/2025 REVISED: 7/30/2025
SCALE: 1:100
DRAWN BY: TJK
REVIEWER: CWT
PROJECT: 2181-002-02
PARTY CHIEF: JSM
SURVEY DATE: 08/07/2023
PAGE: 04 OF 04

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Fax: 512.583.2601
Doucetengineers.com

DOUCET

San Gabriel Pkwy Ph 3
Williamson County, Texas

EXHIBIT "B"

D&A Job No. 2181-002-02
Revised: July 30, 2025

LEGAL DESCRIPTION FOR DRAINAGE AND GRADING EASEMENT

BEING A 0.3086-ACRE [13,444 SQUARE FEET] EASEMENT OUT OF THE L.B. JOHNSON SURVEY, ABSTRACT NUMBER 350 AND TALBOT CHAMBERS SURVEY, ABSTRACT 125, WILLIAMSON COUNTY, TEXAS, SAID 0.3086-ACRE EASEMENT BEING A PORTION OF TWO (2) TRACTS: 1) A CALLED 2.005-ACRE TRACT, DESCRIBED AS "TRACT I", AND 2) A CALLED 5.728-ACRE TRACT, DESCRIBED AS "TRACT II", CONVEYED FROM STELLA CARTER TO BILLY JACK CARTER PER SPECIAL WARRANTY DEED (LADY BIRD DEED RETAINING ENHANCED LIFE ESTATE), AS RECORDED IN DOCUMENT NUMBER 2022028373 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.], SAID 0.3086-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for a southeast corner of said 5.728-acre tract, same point for a northwest corner of the remainder of a called 13.40-acre tract (calculated 7.40 acres), described to Barbara Elizabeth Bratton, as recorded in Document Number 1995019447 [O.P.R.W.C.T.];

THENCE N19°37'42"W, with the common line of said 5.728-acre tract and said calculated 7.40-acre tract, for a distance of 143.65 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the **POINT OF BEGINNING** and for the southeast corner of the easement described herein;

THENCE over and across said 5.728-acre tract and said 2.005-acre tract, the following six (6) courses:

1) N89°32'44"W, for a distance of 78.91 feet to a calculated point,
2) N00°27'16"E, for a distance of 87.22 feet to a calculated point,
3) N89°32'44"W, for a distance of 21.82 feet to a calculated point,
4) With a curve to the right, defined by an arc length of 149.33 feet, a radius of 1,060.00 feet, a delta angle of 08°04'17", and a chord which bears S65°47'55"W, for a distance of 149.20 feet to a calculated point for a corner of the easement described herein,
5) S69°50'04"W, for a distance of 256.46 feet to a calculated point in the common line of said 5.728-acre tract and said 2.005-acre tract, and
6) S69°50'05"W, for a distance of 211.63 feet, to a calculated point in the westerly line of said 2.005-acre tract, same point being in the easterly line of a called 41.56-acre tract, conveyed to Hero Way Capitol, LLC, as recorded in Document Number 2021121563 [O.P.R.W.C.T.], for the southwest corner of the easement described herein;

THENCE N20°55'55"W, with the common line of said 2.005-acre tract and said 41.56-acre tract, for a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the northwest corner of the easement described herein;

THENCE over and across said 2.005-acre tract and said 5.728-acre tract, the following four (4) courses and distances:

1) N69°50'05"E, for a distance of 211.62 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the common line of said 2.005-acre tract and said 5.728-acre tract,
2) N69°49'26"E, for a distance of 266.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
3) With a curve to the left, defined by an arc length of 161.75 feet, a radius of 1,050.00 feet, a delta angle of 08°49'34", and a chord which bears N64°52'04"E, for a distance of 161.59 feet, to a 1/2-inch iron rod with cap stamped "DOUCET" set for a corner of the easement described herein, and
4) N60°27'16"E, for a distance of 43.13 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the northeast corner of the easement described herein;

(CONTINUED ON NEXT PAGE)

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Fax: 512.583.2601
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THENCE S19°37'42"E, with the common line of said 5.728-acre tract and said calculated 7.40-acre tract, for a distance of 137.69 feet to the **POINT OF BEGINNING** and containing 0.3086 acres [13,444 square feet].

Notes:
Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00012.
Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, J. Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

7/31/2025

J. Dillon Fugate Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates, Inc.
DFugate@Kleinfelder.com
TBPELS Firm Registration No. 10194551

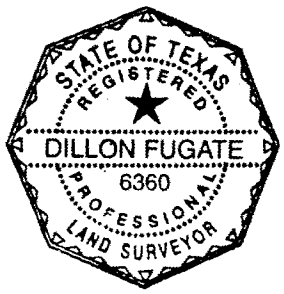
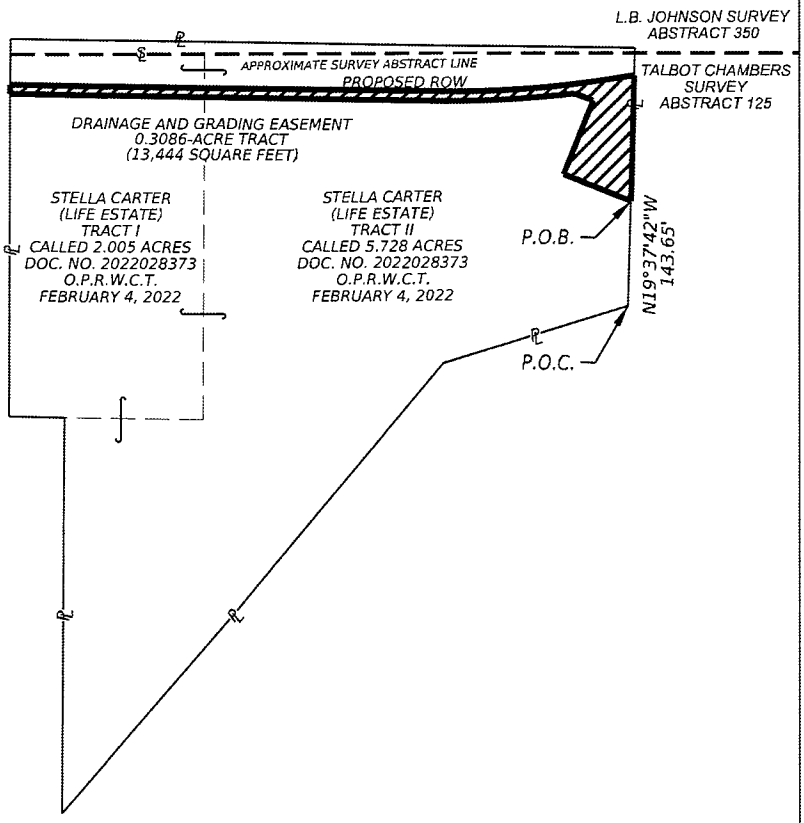


EXHIBIT "B"

LEGEND

●	FOUND MONUMENT (AS NOTED)
◎	1/2" IRON ROD WITH CAP STAMPED "DOUCET" SET
▲	CALCULATED POINT
	PROPOSED ROW
—℄—	PROPERTY LINE
	LINE BREAK
— · · —	EXISTING ROW
- - - -	PROPOSED EASEMENT
— ℄ ·	APPROXIMATE SURVEY ABSTRACT LINE
M.P.R.W.C.T.-	MAP AND PLAT RECORDS OF WILLIAMSON COUNTY TEXAS
O.P.R.W.C.T.-	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
VOL.,PG.	VOLUME, PAGE
()	RECORD CALLED
	PARCEL HOOK



SURVEY NOTES:
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010).
2. ALL DISTANCES AND COORDINATE VALUES CITED HEREON ARE SURFACE (SURFACE ADJUSTMENT FACTOR OF 1.00012), BASED ON U.S. SURVEY FEET.
3. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.
4. FIELD SURVEYING WAS PERFORMED AUGUST 07, 2023.
5. A DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
6. THE CALCULATED POINTS MAY BE REPLACED WITH A MONUMENT AT A LATER DATE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT AND ACCOMPANYING PROPERTY DESCRIPTION REPRESENT THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

7/31/2025

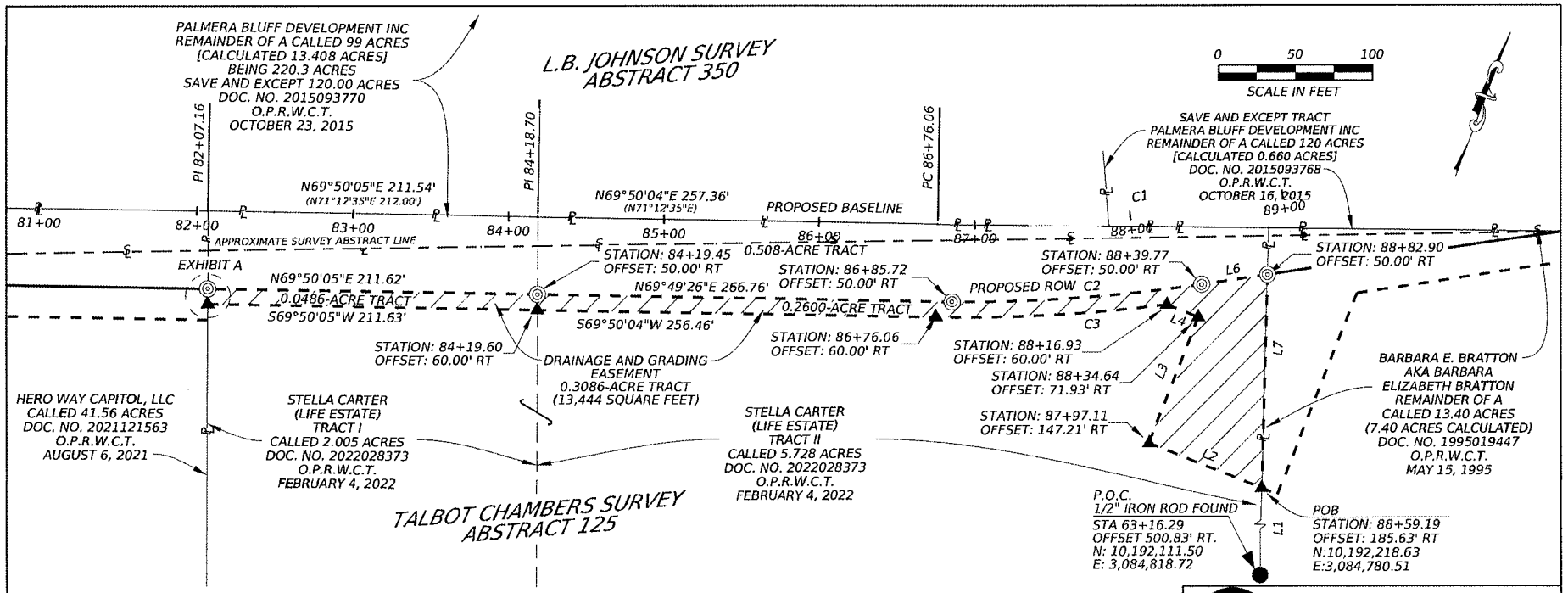
J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
TBPELS FIRM REGISTRATION NO. 10194551
DFUGATE@KLEINFELDER.COM

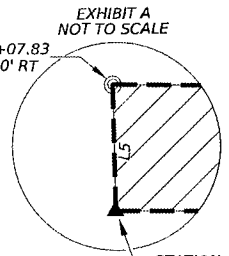
DRAINAGE AND GRADING EASEMENT
0.3086-ACRE TRACT
(13,444 SQUARE FEET)
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

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www.doucetengineers.com
TBPELS Engineering Firm Number: 3937
TBPELS Surveying Firm Number: 10194551

REVISED: 07/30/2025
DATE: 04/04/2025
SCALE: NTS
DRAWN BY: TJK
REVIEWER: CWT
PROJECT: 2181-002-02
PARTY CHIEF: JSM
SURVEY DATE: 08/07/2023
PAGE: 03 OF 04

EXHIBIT B





LEGEND

- FOUND MONUMENT (AS NOTED)
- MAGNAIL SET
- 1/2" IRON ROD SET WITH DOUCET CAP
- CALCULATED POINT
- PROPOSED ROW
- PROPERTY LINE
- LINE BREAK
- EXISTING ROW
- PROPOSED EASEMENT
- APPROXIMATE SURVEY ABSTRACT LINE
- M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.T. - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- VOL.,PG. - VOLUME, PAGE
- () - RECORD CALLED
- PARCEL HOOK

LINE TABLE

LINE	BEARING	DISTANCE
L1	N19°37'42"W (S18°16'30"E)	143.65'
L2	N89°32'44"W	78.91'
L3	N00°27'16"E	87.22'
L4	N89°32'44"W	21.82'
L5	N20°55'55"W	10.00'
L6	N60°27'16"E	43.13'
L7	S19°37'42"E (S18°16'30"E)	137.69'

CURVE TABLE

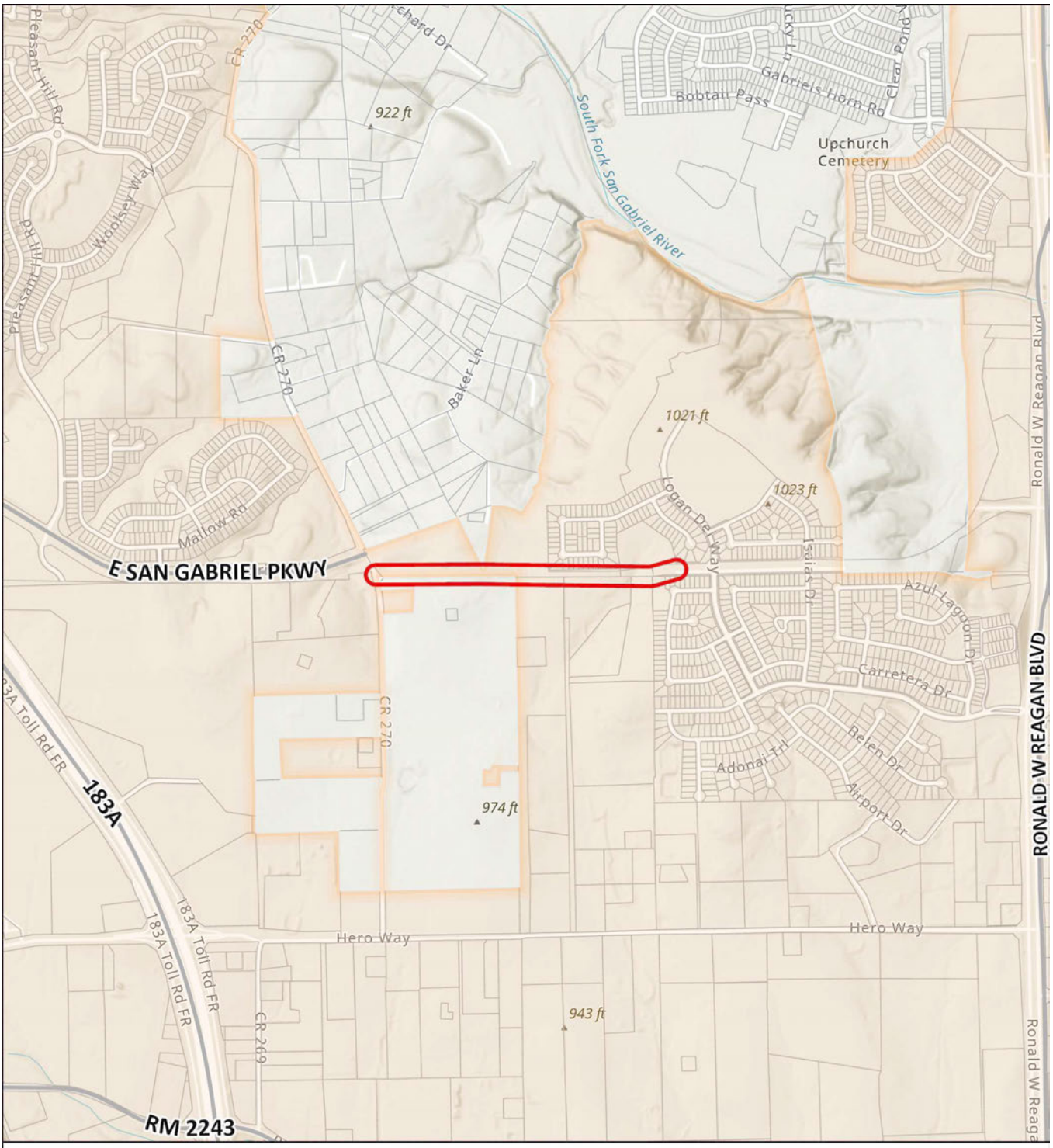
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1,000.00'	09°22'48"	163.71'	163.53'	N65°08'40"E
C2	1,050.00'	08°49'34"	161.75'	161.59'	N64°52'04"E
C3	1,060.00'	08°04'17"	149.33'	149.20'	S65°47'55"W

DOUCET

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DRAINAGE AND GRADING EASEMENT
0.3086-ACRE TRACT
(13,444 SQUARE FEET)
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

DATE: 04/04/2025	REVISED: 07/30/2025
SCALE: 1:100	
DRAWN BY: TJK	
REVIEWER: CWT	
PROJECT: 2181-002-02	
PARTY CHIEF: JSM	
SURVEY DATE: 08/07/2023	
PAGE: 04 OF 04	



CIP Program

T.46 - San Gabriel Parkway East - Phase 3

Transportation Projects
- T.46

Leander City Limits
Parcels (WCAD)

0 750 1,500 Feet

This map has been produced by the City of Leander for informational purposes only.
No warranty is made by the City regarding completeness or accuracy.
No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use, or misuse of the information herein provided.

City of Leander Geographic Information Systems

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:
Discuss and consider action on casting ballot for Williamson Central Appraisal District Board of Directors.

BACKGROUND:
Senate Bill 2 from the fourth special session of the 88th Texas Legislature changed the composition and appointment method of the Board of Directors for the Williamson Central Appraisal District. The election of five (5) members to the Board was conducted in the fall of 2024 to select the individuals who would serve in this capacity for terms beginning January 1, 2025. Two (2) members were appointed to serve a one (1) year term beginning January 1, 2025, and ending December 31, 2025. Three (3) members were appointed to serve a three (3) year term beginning January 1, 2025, and ending December 31, 2027. The City of Leander has 120 votes and may be cast all for one (1) candidate or split between multiple candidates.

The following nominations were submitted to the Williamson Central Appraisal District for appointment to the Board of Directors in accordance with Section 6.03 of the Texas Property Tax Code. Lisa Birkman, Jon Lux and Clint Stephenson. Candidate bios are attached.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Todd Parton, City Manager

Fiscal Impact

Attachments:

1. Ballot
2. Candidate Biographies
3. Board of Directors Election FAQ

Williamson Central Appraisal District
Board of Directors Nominees
Official Ballot 2025

INSTRUCTION NOTE:

Indicate your vote for the candidate or candidates of your choice by placing the number of votes in the blank beside the candidate or candidates' name.

ENTITY City of Leander **NUMBER OF VOTES** 120

	VOTES
BIRKMAN, LISA	_____
LUX, JON	_____
STEPHENSON, CLINT	_____

ATTEST:

_____

Signature

_____

Date

Birkman, Lisa is a sixth generation Texan, born on Fort Hood in Killeen, Texas, where her father served as an army officer. Her family has owned a heritage farm in the Leander area since 1854. Lisa currently helps manage her family's farm & other real estate/business interests. After Lisa graduated from Georgetown High School, she went on to attend Texas A&M University, where she graduated with a Bachelor of Science degree in elementary education. Mrs. Birkman was a public-school teacher for 13 years, teaching in Granbury, Austin, and Round Rock elementary schools.

After a successful career in education, Lisa decided to run for a seat on the Brushy Creek Municipal Utility District (MUD) Board of Directors. She served the residents of the MUD for four years, before deciding to run for a vacant seat on the Williamson County Commissioners Court. Lisa won the race and was the first woman elected to serve on the court. She was sworn into office on May 3, 2004, and represented Precinct One. Lisa was elected two more times and served Williamson County twelve and a half years as commissioner, where she took on several leadership positions. In 2008, Lisa was appointed by Governor Rick Perry to serve on the statewide Texas Agriculture Financing Authority (TAFA) that provides economic development opportunities to young farmers in rural areas throughout Texas. She served several terms on the TAFA board.

Lisa and her late husband, Rick Birkman, began Texas Roofing Company in 1995, whose focus was commercial roofing. They owned and operated the successful company for twenty-five years, with the main location in the Round Rock area, until it was sold in 2020 after Rick's death.

Lisa retired from Williamson County in 2016, to pursue other interests and activities but has remained passionate about serving her community, including as a commissioner on Emergency Service District #8 Board of Directors from 2020 – 2022. She has served on the Williamson Central Appraisal District board since June of 2024. Also, Mrs. Birkman has been a volunteer Court Appointed Special Advocate (CASA) for local foster kids since 2014. Recently, she was awarded the Elizabeth Brenenstuhl Unsung Hero award by the Central Texas Community Foundation for her leadership in volunteerism.

Mrs. Birkman has two adult daughters, Elizabeth and Ricki, and two precious granddaughters, Amelia and Aurora. In her free time, Lisa enjoys reading mystery novels, doing crafts, and traveling with her family and with The Traveling Aggies!

Jon Lux is a proud U.S. Navy veteran with 21 years of service. After enlistment, he was awarded a Naval ROTC scholarship to the University of New Mexico, where, upon completion of his BA in Economics, he was commissioned as an Ensign in the U.S. Navy. He served as a Surface Warfare Officer on multiple sea tours and ashore he served on the staffs of Commander Mine War Command and Commander Mine Countermeasures Squadron Three, and served as Executive Officer Naval Station in Ingleside, TX. Jon attended the United States Navy Postgraduate School in Monterey, California, where he graduated with a Master of Science in Management. Jon was awarded numerous medals and awards during his distinguished service. After retirement from the U.S. Navy, Jon has worked in the private sector as a Division Manager, Division Chief, and Director for information technology providers.

After traveling the world in his role with the Navy, Jon selected Cedar Park and Williamson County as the place of choice to live, work, play, thrive, and call home for his family. He is married to Michelle and has two adult children. Upon arrival in Cedar Park, Jon immediately jumped into serving the community. He currently, in addition to the WCAD Board of Directors, serves as Chairman of the Leander Independent School District Bond Oversight Committee.

Stephenson, Clint is a dynamic entrepreneur, visionary business leader, and former collegiate athlete whose career blends the grit of construction and development with a deep commitment to community service. A Texas Christian University (TCU) graduate with a degree in psychology, Clint channeled the discipline and teamwork honed on the football field as a Horned Frog into a relentless pursuit of excellence off it.
As owner of LHTX RV Resort—a premier haven for discerning travelers—and founder and president of CLS Excavation, Inc., Clint has built a reputation for innovation and superior execution in infrastructure and property development. His firm earned national acclaim as one of just 12 finalists for Equipment World's Contractor of the Year Award, while ventures like Dilley Development LLC underscore his knack for transforming challenges into lasting value.

For 26 years, Clint has called Liberty Hill, Texas, home, pouring his energy into the community that shaped him. He served on the Liberty Hill ISD Board of Trustees from 2017 to 2020, rising to Vice President and President amid the district's explosive growth, steering pivotal strategies for student success. As co-founder of The Panther Pit Crew, he ignites school spirit and empowers young athletes, embodying the mentorship he once craved.

Clint has been married to his wife, Amber Stephenson, for 31 years. Together, they've raised two children—Tucker (23) and Payton (21)—who reflect the same values of integrity, drive, and community spirit that define their family.

Fueled by an unwavering passion for leadership and positive change, Clint forges ahead—crafting ventures that honor integrity, foster collaboration, and pioneer bold futures.

BOARD ELECTION FAQ'S

- Eligibility requirements for members
  - Is there a requirement to live in Williamson County in order to serve on the Board of Directors?
    - Yes, an individual must be a resident of the District and must have resided in the District for at least two years immediately preceding the date of appointment.
  - Can an employee of a taxing unit participating in the Appraisal District serve as a Board member?
    - No, an employee of a taxing unit participating in the District is NOT eligible to serve unless the individual is also a member of the governing body or an elected official of a taxing unit participating in the District.
- Term of Office
  - How often is a taxing unit Board election held and how long do Board members serve?
    - Members of the Board appointed by the taxing units serve staggered four-year terms beginning on January 1 of every other even-numbered year. Starting with the 2025 year, we are required to have two members serve a one-year term. To ensure we have two members serving a one-year term, those two members with the most votes for a one-year term will be elected and should those same members also receive votes for a three-year term, those three-year votes will be added to their one-year term votes. We are required to have three members serve a three-year term. All other nominees' votes (either for one- or three-year term) will be counted and those with the three highest vote totals will be elected to a three-year term. Publicly elected members of the Board serve staggered four-year terms beginning on January 1 of every other odd-numbered year.
- Number of members
  - How many Board members are elected?
    - The Williamson Central Appraisal District Board of Directors consists of nine members. Five Directors are appointed by the taxing units, three Directors are elected by majority vote at the general County election. The Williamson County Tax Assessor Collector serves as ex-officio voting member.
- Number of votes
  - How are the number of votes for each entity calculated?
    - The voting entitlement is determined by diving the total dollar amount of property taxes imposed in the District by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the District for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000 and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled (in the District's case, 5).
- Deadlines
  - What deadlines are associated with the election of members?
    - Should the taxing unit choose to nominate members, the presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the Chief Appraiser before October 15th.
    - A ballot shall be prepared and forwarded to the presiding officer of the governing body before October 30th.
    - The governing body must determine its vote by resolution and submit it to the Chief Appraiser before December 15th.
    - The Chief Appraiser shall count the votes, declare the candidates, and submit the results to the governing body of each taxing unit before December 31st.
- General Information Sheet
  - Who must fill out the general information sheet?
    - The general information sheet should be provided to each individual who is interested in serving on the District's Board of Directors. That individual should sign the completed form and forward to the Appraisal District.

AGENDA ITEM # 28

EXECUTIVE SUMMARY
11/20/2025

AGENDA SUBJECT:

Discuss and consider action on moving the Thursday, December 4, 2025 regular council meeting to Wednesday, December 10, 2025, due to early voting for the Runoff Election to the November 4, 2025 Special Election taking place in Pat Bryson Municipal Hall, Council Chambers.

BACKGROUND:

Viewing the upcoming December 13, 2025 runoff election calendar to the November 4, 2025 Special Election, it appears the December 4, 2025, regular meeting of the City Council conflicts with early voting that will be taking place in the council chambers. It would be helpful with voting and security of the equipment to not have to remove the equipment for the City Council meeting and then set the equipment back up for voting the next morning. Recent practice has been to move regular City Council meetings that conflict with a holiday to the Tuesday of the following week; however, early voting will still be taking place, so we are requesting to move the meeting to the Wednesday after the completion of early voting.

Early voting is scheduled to begin on Monday, December 1, 2025, and continue through Tuesday, December 9, 2025, including Saturday and Sunday with election day being Saturday, December 13, 2025.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments: