



**BOARD OF ALDERMEN WORKSHOP
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH RD.
SALADO, TEXAS
MAY 7, 2026, | 5:00 P.M.**

This will be an in-person meeting that will also be available virtually using **YouTube** you can access the meeting from your computer, tablet or smartphone using the following link:

www.youtube.com/@VillageofSalado



Join the meeting 5 minutes before the posted start time.

AGENDA

CALL TO ORDER

May 7, 2026, 5:00 P.M.

CALL OF ROLL

Kathy Cherry, City Secretary

1. PUBLIC COMMENTS

A. Items not on the Agenda

The Board of Aldermen welcomes comments from citizens on issues and items of concern not on the agenda. Those wishing to speak must sign in before the meeting begins and observe a five (5) minute time limit when addressing the board. Speakers will have one (1) opportunity to speak during this time. Inquiries about matters not listed on the agenda will either be directed to staff or placed on a future agenda for

aldermen consideration. No discussion or final action will be taken by the Board of Aldermen during the public comment period of the meeting.

B. Items on the Agenda

The Board of Aldermen welcomes comments from citizens on issues and items of concern on the agenda. Those wishing to speak must sign in before the meeting begins and observe a five (5) minute time limit when addressing the board. Speakers will have one (1) opportunity to speak per agenda item during this time. Public comments on agenda items will only be received during this portion of the meeting. No discussion or final action will be taken by the Board of Aldermen during the public comment period of the meeting.

2. **WORKSHOP**

- A. Discussion to consider the Consent Agenda for the Board of Alderman meeting, May 2, 2026:
 - I. Board of Aldermen Regular Meeting Minutes dated April 16, 2026.
 - II. Financial Reports ending March 31, 2026.
 - III. Interlocal Agreement for My Government Online (MGO)
 - IV. Audit RFQ
- B. Discussion regarding the maintenance bond for public infrastructure within the right-of-way consisting of roadway improvements and sidewalks construction for the new O'Reilly Auto Parts located at FM 2484 in Salado Center Development.
- C. Discussion regarding the maintenance bond for public infrastructure within the right-of-way consisting of roadway improvements and sidewalks construction for the new Starbucks located at IH-35 Service Rd in Salado Center Development.
- D. Discussion regarding the public infrastructure within the right-of-way consisting of roadway improvements and sidewalk construction for the new Starbucks located at IH-35 Service Rd in the Salado Center Development.
- E. Discussion regarding the Heritage Subdivision Block 4 Replat a subdivision within the Extraterritorial Jurisdiction of the Village of Salado, Bell County, Texas 8.736 acres, situated in the Felipe Madrigal survey, abstract no. 554, Bell County, Texas embracing all of lots 2,3,6,7 and 8, block 4, of Heritage Subdivision an addition in Bell Couty, Texas of record in cabinet c, slide 387-A&B, Plat records of Bell County, Texas.
- F. Discussion regarding the Salado Sanctuary South Commercial Construction Plat a 26.966 acre tract of land situated in the H.W. Survey, Abstract No. 398,

and the W. Roberts Survey, Abstract No. 708, Bell County, Texas and being a portion of a called 57.04 acre tract of land as described in a special warranty deed with vendors lien to sanctuary development company, LLC.

- G. Discussion regarding the Drake Land acceptance of Public Infrastructure located at Drake's Landing PH II.
- H. Discussion regarding Village Administrator Updates.
- I. Discussion regarding Willams Road Sidewalk.
- J. Discussion regarding Ordinance 2026-02; Budget Amendment

3. ADJOURNMENT

CERTIFICATION

I hereby certify the above notice of the meeting was posted on the bulletin board at the Salado municipal building on May1, 2026, by 5:00 p.m.



Kathy Cherry, City Secretary

The Village of Salado is committed to compliance with the Americans with disabilities act. Reasonable modifications and equal access to communications will be provided upon request. Please contact city secretary at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices may utilize the statewide relay Texas program at 1-800-735-2988.

Workshop Meeting

Date Submitted:

May 7, 2026



Agenda Item: 1. A. - B.

Public Comments:

A. Items not on the Agenda

B. Items on the Agenda

Workshop Meeting

Date Submitted:

May 7, 2026



Agenda Item: 2. A. - J.

Workshop

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Workshop Meeting

Date Submitted:

May 7, 2026



Agenda Item: 2. A. - J.

Workshop. Cont.

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- J. Discussion regarding Ordinance 2026-02; Budget Amendment

**Village of Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Board of Aldermen Meeting
April 16, 2026, at 6:00 p.m.**

The Board of Aldermen meeting was called to order at 6:19 p.m. by Mayor Pro Tem Hurst. The meeting was conducted in person and on YouTube.

Board Members Present:

- Mayor Pro Tem Zach Hurst
- Alderman James Lassiter
- Alderman Allen Sandor
- Alderman Neil Dunch

Staff Present:

- Interim Village Administrator Uryan Nelson
- Director of Administrative Services Gina Pence
- City Secretary Kathy Cherry
- Police Chief Allen Fields
- Convention and Visitors Bureau Manager Deanna Whitson

CALL TO ORDER BY MAYOR PRO-TEM HURST

The Board of Alderman meeting was called to order at 6:19 p.m.

CALL OF ROLL BY CITY SECRETARY KATHY CHERRY

All Aldermen were present. A quorum was established

INVOCATION

Mayor Pro-Tem Zach Hurst gave the Invocation

PLEDGE OF ALLEGIANCE I SALUTE TO THE TEXAS FLAG

The Board of Alderman led the Pledge of Allegiance to the United States and Texas flags.

1. PUBLIC COMMENTS

A. Public comments not on the agenda

A. Linda Reynolds

- I. Noted the State of Texas has passed legislation requiring food carts to obtain state-issued permits effective July 1 (referenced as "842844" in remarks). Local issuance of permits is expected to cease after July 1, with permitting handled by the state.

B. Public Comments Items on the Agenda

A. Linda Reynolds

- I. Addressed concerns related to a \$25,000 refund associated with an apartment development in the village:
 1. Reported accessibility issues observed during a visit to a unit designated for disabled residents (e.g., lack of grab bars in shower/bath).
 2. Raised questions about gated access, adequate parking, particularly ADA-accessible spaces and space for delivery vans.
 3. Suggested the \$25,000 holdback could be leveraged to ensure ADA-related corrections and safety improvements.
 4. Emphasized the need for safe, accessible housing options in the village.

2. CONSENT AGENDA

- A. Approval of the minutes of April 2, 2026, Board of Aldermen regular meeting.
- B. Approval of the Sales Tax Collection Report.
- C. Approval of the Staff Department Report.
- D. Acceptance of the 2025 Stagecoach Economic Development Report.
- E. Acceptance of the Police Department monthly Report.
- F. Acceptance of the Convention and Visitor's Bureau monthly Report.
- G. Approval of the CTCOG Interlocal Agreement with the interim Village Administrator.
 - a. **Aldermen Dunch made a Motion to approve items on the Consent Agenda excluding Item D due to misplacement; no further discussion required. Aldermen Sandor 2nd the Motion; Passed 4-0**

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

- a. None

4. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION

- A. Discussion, consideration, and possible action to approve the Interlocal Agreement with Bell County.
 - a. **Aldermen Lassiter made a Motion to approve the Interlocal Agreement with Bell County, Aldermen Sandor 2nd the Motion; Passed 4-0**
- B. Discussion, consideration, and possible action to approve the Budget Amendments.

- a. **Item was tabled and pending due to more information from Village Administrator; No Action Taken**
- C. Discussion, consideration, and possible action to accept the North Tract improvements for the Salado Sanctuary development based on MRB's inspection report confirming completion of punch list items. Acceptance of these public improvements would authorize release of the developer's cash performance deposit. Noted outstanding issues include non-plumb Oncor-installed light poles and ADA sidewalk deficiencies located on a private roadway, which will require correction.
 - a. **Aldermen Lassiter made a Motion to accept the North Tract improvements for the Salado Sanctuary Development based on MRB's inspection report, Aldermen Dunch 2nd the Motion; Passed 3-0**
- D. Discussion, consideration, and possible action to approve the task order amendment request from MRB in the amount of \$14,100.
 - a. **Aldermen Dunch made a Motion to approve the task order amendment request from MRB, Mayor Pro-Tem/Aldermen Hurst 2nd the Motion; Passed 3-0**
- E. Discussion, consideration, and possible action to accept the Road and Drainage Study.
 - a. **Item was tabled and pending more information; No Action Taken**

5. EXECUTIVE SESSION

Executive Session convened at 6:26 p.m.

6. RETURN TO OPEN SESSION

Returned to Open Session at 6:46 p.m.

7. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION

Discussion, consideration, and possible action to approve selection of a firm in response to the Request for Qualifications (RFQ) and authorize execution of an agreement for municipal legal services.

- A. **Aldermen Sandor made a Motion to authorize Interim Village Administrator to move forward with an agreement with Knight Legal Services (Knight Law Firm) Aldermen Dunch 2nd the Motion; Passed 4-0**

8. ADJOURNMENT

Mayor Pro Tem Hurst called the meeting adjourned at 7:24 p.m.

Approved:

Zach Hurst, Mayor Pro Tem

Attest:

Kathy Cherry, City Secretary

VILLAGE OF SALADO, TEXAS
FUND BALANCE SUMMARY
As of March 31, 2026

	General Fund	Occupancy Tax Fund	Wastewater Fund Operating & Deposits	Wastewater Bonds	2025 Capital Projects	Debt Service	Total
ASSETS							
Cash and Cash Equivalents	\$ 2,058,534	\$ 351,939	\$ 130,585	\$ 425,419	\$ 1,109,807	\$ 910,926	\$ 4,987,210
Ad Valorem Taxes Receivable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,260	\$ 18,260
Other Receivables	\$ 245,726	\$ 20,062	\$ 1,784	\$ -	\$ -	\$ -	\$ 267,572
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due from (to) Other Funds	\$ 81,060	\$ (373)	\$ (99,491)	\$ 18,805	\$ -	\$ -	\$ (0)
TOTAL CURRENT ASSETS	<u>\$ 2,385,320</u>	<u>\$ 371,628</u>	<u>\$ 32,878</u>	<u>\$ 444,224</u>	<u>\$ 1,109,807</u>	<u>\$ 929,186</u>	<u>\$ 5,273,043</u>
LIABILITIES							
Accounts Payable	\$ 77,827	\$ 192	\$ 312	\$ -	\$ -	\$ -	\$ 78,331
Payroll Liabilities	\$ 11,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,562
Accrued Wages	\$ 17,333	\$ 1,981	\$ -	\$ -	\$ -	\$ -	\$ 19,314
Accrued Interest	\$ -	\$ -	\$ 10,957	\$ -	\$ -	\$ -	\$ 10,957
Deposits	\$ 1,075,766	\$ 8,607	\$ 38,160	\$ -	\$ -	\$ -	\$ 1,122,533
Deferred Property Taxes	\$ 13,579	\$ -	\$ -	\$ -	\$ -	\$ 16,430	\$ 30,009
TOTAL CURRENT LIABILITIES	<u>\$ 1,196,068</u>	<u>\$ 10,780</u>	<u>\$ 49,429</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,430</u>	<u>\$ 1,272,706</u>
FUND BALANCE							
Restricted	\$ 34,107	\$ 360,849	\$ -	\$ 444,224	\$ 1,109,807	\$ 912,756	\$ 2,861,743
Unrestricted	\$ 1,155,145	\$ -	\$ (16,551)	\$ (0)	\$ -	\$ -	\$ 1,138,594
TOTAL FUND BALANCE	<u>\$ 1,189,252</u>	<u>\$ 360,849</u>	<u>\$ (16,551)</u>	<u>\$ 444,224</u>	<u>\$ 1,109,807</u>	<u>\$ 912,756</u>	<u>\$ 4,000,336</u>

Village of Salado-General Fund

Balance Sheet

As of March 31, 2026

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1002 · Horizon GF Operating xxx8101	708,282.67
1003 · Horizon Payroll xxx9962	250,408.99
1004 · Horizon Forfeiture xxx3514	6,642.66
1006 · Horizonx1297 Deposits	137,007.80
1008 · Horizon General Fund xx9230	946,191.65
1009 · PNC xx-0938	10,000.00
Total Checking/Savings	2,058,533.77
Other Current Assets	
1200 · Other receivables	
1212 · State Grant Receivable	12,921.82
1213 · Credit Card Payments Receivable	2,507.25
1215 · Property Tax Receivable	15,091.23
1217 · Franchise Fee Receivable	57,319.22
1218 · Sales Tax Receivable	149,685.53
1219 · Mixed Beverage Receivable	8,201.34
Total 1200 · Other receivables	245,726.39
1205 · Due To/From Other Funds	
1224 · Due From WW Operations	99,491.45
1206 · Due From Fund 200 - Hotel/Motel	373.00
Total 1205 · Due To/From Other Funds	99,864.45
Total Other Current Assets	345,590.84
Total Current Assets	2,404,124.61
Fixed Assets	
1700 · Land	45,576.83
1705 · Building	384,593.71
1730 · Machinery & Equipment	1,403,475.90
1740 · Infrastructure	7,038,520.73
1799 · Accumulated Depreciation	-1,215,096.55
Total Fixed Assets	7,657,070.62
Other Assets	
1800 · Construction in Progress	942,781.99
Total Other Assets	942,781.99
TOTAL ASSETS	11,003,977.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	77,827.41
Other Current Liabilities	
2050 · Accrued Wages	17,332.84
2100 · Payroll Liabilities	
2106 · State unemploy payable (TWC)	1,705.88
2140 · TMRS payable	9,856.50
Total 2100 · Payroll Liabilities	11,562.38
2200 · Due to other funds	
2202 · Due to WW Impact Fees Fund	18,804.80
Total 2200 · Due to other funds	18,804.80
2300 · Unearned ARPA Grant Revenue	0.00

Village of Salado-General Fund
Balance Sheet
As of March 31, 2026

	Mar 31, 26
2301 · Development Escrows/Deposits	945,625.08
2302 · Project Escrows & Deposits	132,976.66
2310 · Water CCN	-2,835.50
2700 · Deferred Revenue	
2704 · Deferred Revenue - Ad Valorem	13,578.85
Total 2700 · Deferred Revenue	13,578.85
2899 · Reserved-LTPDF TruancyPrevFund	6,064.96
2900 · Reserved- Security Fee	7,567.98
2862 · Reserved- Technology Fund	1,474.39
2864 · Reserved- Opioid Abatement	2,408.06
2865 · Reserved- Park Improvements	16,840.00
Total Other Current Liabilities	1,171,400.50
Total Current Liabilities	1,249,227.91
Total Liabilities	1,249,227.91
Equity	
3110 · Investments in Fixed Assets	8,599,852.61
32000 · Retained Earnings	334,975.29
Net Income	819,921.41
Total Equity	9,754,749.31
TOTAL LIABILITIES & EQUITY	11,003,977.22

Village of Salado-General Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4000 · GENERAL FUND REVENUE									
4100 · Tax Revenue									
4115 · Property Taxes									
4119 · Property Tax Refunds/Rebates	0.00	0.00	0.00	0.0%	-9,755.48	-25,000.00	15,244.52	39.02%	-25,000.00
4115 · Property Taxes - Other	113,083.51	100,000.00	13,083.51	113.08%	892,347.32	851,000.00	41,347.32	104.86%	921,000.00
Total 4115 · Property Taxes	113,083.51	100,000.00	13,083.51	113.08%	882,591.84	826,000.00	56,591.84	106.85%	896,000.00
4120 · Sales Tax Earned	86,466.77	83,666.67	2,800.10	103.35%	503,805.60	501,999.98	1,805.62	100.36%	1,004,000.00
4130 · Mixed Beverages	3,840.09	5,000.00	-1,159.91	76.8%	40,292.28	30,000.00	10,292.28	134.31%	60,000.00
Total 4100 · Tax Revenue	203,390.37	188,666.67	14,723.70	107.8%	1,426,689.72	1,357,999.98	68,689.74	105.06%	1,960,000.00
4150 · Franchise Fees									
4160 · Electric Franchise	132,840.78	123,000.00	9,840.78	108.0%	132,840.78	123,000.00	9,840.78	108.0%	123,000.00
4165 · Telephone Franchise	0.00	750.00	-750.00	0.0%	1,204.69	4,500.00	-3,295.31	26.77%	9,000.00
4170 · Waste Disposal Franchise Fee	0.00	2,083.33	-2,083.33	0.0%	10,635.34	12,500.02	-1,864.68	85.08%	25,000.00
4175 · Cable Franchise	0.00	2,083.33	-2,083.33	0.0%	9,965.78	12,500.02	-2,534.24	79.73%	25,000.00
4180 · Water Franchise	0.00	4,416.67	-4,416.67	0.0%	36,224.73	26,499.98	9,724.75	136.7%	53,000.00
Total 4150 · Franchise Fees	132,840.78	132,333.33	507.45	100.38%	190,871.32	179,000.02	11,871.30	106.63%	235,000.00
4200 · Development Services Revenues									
4210 · Sign Permit / Misc	700.00	708.33	-8.33	98.82%	8,880.24	4,250.02	4,630.22	208.95%	8,500.00
4215 · Burn Permit	0.00	25.00	-25.00	0.0%	83.01	150.00	-66.99	55.34%	300.00
4216 · Itinerant Vendor	750.00	250.00	500.00	300.0%	12,050.00	1,500.00	10,550.00	803.33%	3,000.00
4220 · Subdiv/Plats/Waivers/Exceptions	3,995.00	5,000.00	-1,005.00	79.9%	5,520.00	30,000.00	-24,480.00	18.4%	60,000.00
4221 · Professional Fee Reimbursements	0.00	4,500.00	-4,500.00	0.0%	46,314.73	27,000.00	19,314.73	171.54%	54,000.00
4230 · Building Permit Fees	50,405.61	14,583.33	35,822.28	345.64%	119,041.51	87,500.02	31,541.49	136.05%	175,000.00
4260 · Certificate of Occupancy	144.00	83.33	60.67	172.81%	864.00	500.02	363.98	172.79%	1,000.00
4270 · Contractor Registration	1,200.00	633.33	566.67	189.48%	4,630.00	3,800.02	829.98	121.84%	7,600.00
4275 · Zoning/Variations	0.00	41.67	-41.67	0.0%	780.00	249.98	530.02	312.03%	500.00
Total 4200 · Development Services Revenues	57,194.61	25,824.99	31,369.62	221.47%	198,163.49	154,950.06	43,213.43	127.89%	309,900.00
4300 · Service Fees									
4320 · Pace Park Rental Fees	869.00	416.67	452.33	208.56%	1,251.00	2,499.98	-1,248.98	50.04%	5,000.00
4330 · LEOSE	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,000.00
4340 · Crash Report Fees	30.00	41.67	-11.67	71.99%	198.10	249.98	-51.88	79.25%	500.00
Total 4300 · Service Fees	899.00	458.34	440.66	196.14%	1,449.10	2,749.96	-1,300.86	52.7%	6,500.00
4700 · Investment and other income									
4780 · Interest Income	1,919.22	416.67	1,502.55	460.61%	8,481.22	2,499.98	5,981.24	339.25%	5,000.00
4790 · Other Income	4,858.57	666.67	4,191.90	728.78%	8,572.05	3,999.98	4,572.07	214.3%	8,000.00
Total 4700 · Investment and other income	6,777.79	1,083.34	5,694.45	625.64%	17,053.27	6,499.96	10,553.31	262.36%	13,000.00

Village of Salado-General Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
4400 · Fines and Forfeitures	5,358.24	4,166.67	1,191.57	128.6%	32,563.59	24,999.98	7,563.61	130.25%	50,000.00
Total 4000 · GENERAL FUND REVENUE	406,460.79	352,533.34	53,927.45	115.3%	1,866,790.49	1,726,199.96	140,590.53	108.15%	2,574,400.00
Total Income	406,460.79	352,533.34	53,927.45	115.3%	1,866,790.49	1,726,199.96	140,590.53	108.15%	2,574,400.00
Expense									
GENERAL FUND EXPENDITURES									
5000 · ADMINISTRATION DEPARTMENT									
5100 · Personnel Services									
5101 · Village Administrator Salary	0.00	12,875.00	-12,875.00	0.0%	70,559.24	77,250.00	-6,690.76	91.34%	154,500.00
5102 · City Secretary Salary	3,652.07	4,291.67	-639.60	85.1%	24,083.27	25,749.98	-1,666.71	93.53%	51,500.00
5104 · Receptionist Salary	2,595.00	1,341.67	1,253.33	193.42%	11,179.09	8,049.98	3,129.11	138.87%	16,100.00
5124 · Payroll Tax- Admin	518.63	1,566.67	-1,048.04	33.1%	8,066.57	9,399.98	-1,333.41	85.82%	18,800.00
5126 · TMRS Contributions- Admin	392.59	1,975.00	-1,582.41	19.88%	10,433.31	11,850.00	-1,416.69	88.05%	23,700.00
5127 · Health Care- Admin	2,212.66	1,200.00	1,012.66	184.39%	7,260.70	7,200.00	60.70	100.84%	14,400.00
Total 5100 · Personnel Services	9,370.95	23,250.01	-13,879.06	40.31%	131,582.18	139,499.94	-7,917.76	94.32%	279,000.00
5200 · Services									
5201 · Meeting Expense	1,608.56	666.67	941.89	241.28%	6,805.19	3,999.98	2,805.21	170.13%	8,000.00
5202 · Bell Co Health Svcs Contracts	0.00	0.00	0.00	0.0%	5,132.53	5,500.00	-367.47	93.32%	5,500.00
5203 · Printing Expense	0.00	12.50	-12.50	0.0%	89.00	75.00	14.00	118.67%	150.00
5204 · Telephone	408.24	333.33	74.91	122.47%	3,816.05	2,000.02	1,816.03	190.8%	4,000.00
5205 · Equipment - Leased / Rented	275.75	333.33	-57.58	82.73%	1,879.50	2,000.02	-120.52	93.97%	4,000.00
5206 · Interest Exp/Bank Fees	272.04	308.33	-36.29	88.23%	1,397.38	1,850.02	-452.64	75.53%	3,700.00
5207 · BELLCAD	0.00	0.00	0.00	0.0%	16,832.00	16,500.00	332.00	102.01%	22,000.00
5214 · Utilities	142.17	533.33	-391.16	26.66%	3,130.44	3,200.02	-69.58	97.83%	6,400.00
5215 · Janitorial	0.00	83.33	-83.33	0.0%	2.40	500.02	-497.62	0.48%	1,000.00
Total 5200 · Services	2,706.76	2,270.82	435.94	119.2%	39,084.49	35,625.08	3,459.41	109.71%	54,750.00
5216 · Professional Fees									
5216-3 · Profess Fees - Accounting	21,300.00	22,000.00	-700.00	96.82%	48,910.00	45,000.00	3,910.00	108.69%	70,000.00
5216-4 · Pro Fees- Contracted Inspectors	7,380.43	12,666.67	-5,286.24	58.27%	61,499.36	75,999.98	-14,500.62	80.92%	152,000.00
5216-5 · Profess. Fees - Legal	7,732.05	9,583.33	-1,851.28	80.68%	73,312.23	57,500.02	15,812.21	127.5%	115,000.00
Total 5216 · Professional Fees	36,412.48	44,250.00	-7,837.52	82.29%	183,721.59	178,500.00	5,221.59	102.93%	337,000.00
5300 · Other Services & Charges									
5301 · Election Expenses	0.00	0.00	0.00	0.0%	0.00	1,600.00	-1,600.00	0.0%	3,200.00
5304 · Office Supplies	279.04	833.33	-554.29	33.49%	3,785.81	5,000.02	-1,214.21	75.72%	10,000.00
5305 · Postage	331.46	333.33	-1.87	99.44%	1,605.29	2,000.02	-394.73	80.26%	4,000.00
5306 · Building Supplies	0.00	25.00	-25.00	0.0%	0.00	150.00	-150.00	0.0%	300.00
5307 · Building & Equipment - R & M	0.00	83.33	-83.33	0.0%	221.97	500.02	-278.05	44.39%	1,000.00
5309 · Website	0.00	0.00	0.00	0.0%	3,843.00	4,000.00	-157.00	96.08%	10,000.00
5310 · Public Notices	0.00	208.33	-208.33	0.0%	1,348.00	1,250.02	97.98	107.84%	2,500.00

Village of Salado-General Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5311 · Insurance (TML Property & GL)	0.00	0.00	0.00	0.0%	47,192.54	66,000.00	-18,807.46	71.5%	66,000.00
5312 · Dues and Subscriptions	63.84	0.00	63.84	100.0%	1,748.02	2,800.00	-1,051.98	62.43%	2,800.00
5313 · Training & Travel	402.46	583.33	-180.87	68.99%	3,756.17	3,500.02	256.15	107.32%	7,000.00
5319 · Technology	913.00	2,575.00	-1,662.00	35.46%	17,027.81	15,450.00	1,577.81	110.21%	30,900.00
Total 5300 · Other Services & Charges	1,989.80	4,641.65	-2,651.85	42.87%	80,528.61	102,250.10	-21,721.49	78.76%	137,700.00
5400 · Capital Outlay									
5401 · Equipment (IT)	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	9,200.00
Total 5400 · Capital Outlay	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	9,200.00
Total 5000 · ADMINISTRATION DEPARTMENT	50,479.99	74,412.48	-23,932.49	67.84%	434,916.87	455,875.12	-20,958.25	95.4%	817,650.00
5500 · DEVELOPMENT SERVICES DEPARTMENT									
5501 · Personnel Services									
5503 · Permit Clerk Salary	3,529.60	3,825.00	-295.40	92.28%	21,022.46	22,950.00	-1,927.54	91.6%	45,900.00
5504 · Payroll Tax- Dev Svcs	270.89	325.00	-54.11	83.35%	1,671.22	1,950.00	-278.78	85.7%	3,900.00
5505 · TMRS Contributions- Dev Svcs	379.44	441.67	-62.23	85.91%	2,317.67	2,649.98	-332.31	87.46%	5,300.00
5507 · Health Care- Dev Svcs	1,121.76	1,200.00	-78.24	93.48%	6,811.36	7,200.00	-388.64	94.6%	14,400.00
Total 5501 · Personnel Services	5,301.69	5,791.67	-489.98	91.54%	31,822.71	34,749.98	-2,927.27	91.58%	69,500.00
5600 · Other Services & Charges									
5601 · Travel & Training	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	500.00
Total 5600 · Other Services & Charges	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	500.00
5700 · Professional Fees									
5701 · General Village Engineering	4,371.78	8,333.33	-3,961.55	52.46%	10,616.81	50,000.02	-39,383.21	21.23%	100,000.00
5702 · Zoning/Annexation	0.00	416.67	-416.67	0.0%	0.00	2,499.98	-2,499.98	0.0%	5,000.00
5703 · Plat/Development	11,677.13	4,500.00	7,177.13	259.49%	56,121.96	27,000.00	29,121.96	207.86%	54,000.00
Total 5700 · Professional Fees	16,048.91	13,250.00	2,798.91	121.12%	66,738.77	79,500.00	-12,761.23	83.95%	159,000.00
Total 5500 · DEVELOPMENT SERVICES DEPARTMENT	21,350.60	19,041.67	2,308.93	112.13%	98,561.48	114,249.98	-15,688.50	86.27%	229,000.00
5550 · ADMINISTRATIVE SERVICES DEPT									
5551 · Personnel Services									
5552 · Director of Admin Services	5,942.30	6,437.50	-495.20	92.31%	35,307.68	38,625.00	-3,317.32	91.41%	77,250.00
5553 · Payroll Tax- Admin Services	454.58	258.33	196.25	175.97%	2,395.61	1,550.02	845.59	154.55%	3,100.00
5554 · TMRS- Admin Services	638.80	741.67	-102.87	86.13%	3,892.79	4,449.98	-557.19	87.48%	8,900.00
5555 · Healthcare- Admin Services	1,140.76	1,200.00	-59.24	95.06%	6,925.36	7,200.00	-274.64	96.19%	14,400.00
5556 · Tourism Oversight	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	-15,500.00
Total 5551 · Personnel Services	8,176.44	8,637.50	-461.06	94.66%	48,521.44	51,825.00	-3,303.56	93.63%	88,150.00
Total 5550 · ADMINISTRATIVE SERVICES DEPT	8,176.44	8,637.50	-461.06	94.66%	48,521.44	51,825.00	-3,303.56	93.63%	88,150.00
6000 · PUBLIC SAFETY DEPARTMENT									
6200 · Police Department									
6201 · Personnel Services									
6202 · Salary - Chief of Police	8,125.68	8,808.33	-682.65	92.25%	48,280.72	52,850.02	-4,569.30	91.35%	105,700.00

Village of Salado-General Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
6203 · Salary- Lieutenant	5,615.38	6,083.33	-467.95	92.31%	19,935.56	36,500.02	-16,564.46	54.62%	73,000.00
6204 · Salary- Sergeant	0.00	0.00	0.00	0.0%	13,844.48	0.00	13,844.48	100.0%	0.00
6205 · Salary / Wages - Officers	18,409.52	24,891.67	-6,482.15	73.96%	136,928.66	149,349.98	-12,421.32	91.68%	298,700.00
6206 · Officers - Overtime	344.64	466.67	-122.03	73.85%	5,053.80	2,799.98	2,253.82	180.49%	5,600.00
6207 · Longevity & Certif Pay	561.54	833.33	-271.79	67.39%	3,430.76	5,000.02	-1,569.26	68.62%	10,000.00
6208 · Payroll Tax- PD	2,528.81	3,450.00	-921.19	73.3%	18,099.55	20,700.00	-2,600.45	87.44%	41,400.00
6209 · Contract Labor- Stroll Security	0.00	0.00	0.00	0.0%	1,680.00	2,000.00	-320.00	84.0%	2,000.00
6210 · TMRS Contributions- PD	3,553.60	4,725.00	-1,171.40	75.21%	25,120.77	28,350.00	-3,229.23	88.61%	56,700.00
6211 · Health Care- PD	7,881.57	8,400.00	-518.43	93.83%	48,144.77	50,400.00	-2,255.23	95.53%	100,800.00
Total 6201 · Personnel Services	47,020.74	57,658.33	-10,637.59	81.55%	320,519.07	347,950.02	-27,430.95	92.12%	693,900.00
6212 · Services									
6213 · Telephone	709.30	916.67	-207.37	77.38%	5,315.51	5,499.98	-184.47	96.65%	11,000.00
6214 · Utilities	90.71	391.67	-300.96	23.16%	1,967.22	2,349.98	-382.76	83.71%	4,700.00
6215 · Janitorial	0.00	150.00	-150.00	0.0%	0.00	900.00	-900.00	0.0%	1,800.00
6215.1 · Technology- PD	56.00	916.67	-860.67	6.11%	10,015.07	5,499.98	4,515.09	182.09%	11,000.00
Total 6212 · Services	856.01	2,375.01	-1,519.00	36.04%	17,297.80	14,249.94	3,047.86	121.39%	28,500.00
6216 · Other Services & Charges									
6217 · Ammunition	0.00	0.00	0.00	0.0%	0.00	500.00	-500.00	0.0%	500.00
6218 · Crime Prevention Supplies	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	500.00
6219 · Auto Expenses	400.81	3,541.67	-3,140.86	11.32%	9,959.96	21,249.98	-11,290.02	46.87%	42,500.00
6220 · Supplies	54.98	833.33	-778.35	6.6%	1,233.12	5,000.02	-3,766.90	24.66%	10,000.00
6221 · Equipment Maintenance & Repair	0.00	83.33	-83.33	0.0%	0.00	500.02	-500.02	0.0%	1,000.00
6222 · Building R & M	0.00	41.67	-41.67	0.0%	0.00	249.98	-249.98	0.0%	500.00
6223 · Dues & Subscriptions	0.00	41.67	-41.67	0.0%	0.00	249.98	-249.98	0.0%	500.00
6224 · Animal Control	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,500.00
6224.1 · Travel & Training	229.00	208.33	20.67	109.92%	336.00	1,250.02	-914.02	26.88%	2,500.00
Total 6216 · Other Services & Charges	684.79	4,750.00	-4,065.21	14.42%	11,529.08	29,000.00	-17,470.92	39.76%	59,500.00
6225 · Police - Capital Outlay									
6226 · Capital Outlay- PD Vehicles	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	87,400.00
6227 · Capital Outlay- PD Equipment	0.00	0.00	0.00	0.0%	21,752.72	0.00	21,752.72	100.0%	28,000.00
Total 6225 · Police - Capital Outlay	0.00	0.00	0.00	0.0%	21,752.72	0.00	21,752.72	100.0%	115,400.00
Total 6200 · Police Department	48,561.54	64,783.34	-16,221.80	74.96%	371,098.67	391,199.96	-20,101.29	94.86%	897,300.00
6500 · Municipal Court									
6550 · Professional Fees									
6551 · Judicial Services	800.00	800.00	0.00	100.0%	4,800.00	4,800.00	0.00	100.0%	9,600.00
6552 · Prosecutor	1,606.58	2,191.67	-585.09	73.3%	10,779.21	13,149.98	-2,370.77	81.97%	26,300.00
Total 6550 · Professional Fees	2,406.58	2,991.67	-585.09	80.44%	15,579.21	17,949.98	-2,370.77	86.79%	35,900.00
6570 · Other Services & Charges									

Village of Salado-General Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
6571 · Supplies	0.00	16.67	-16.67	0.0%	0.00	99.98	-99.98	0.0%	200.00
6573 · Dues and Subscriptions	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,000.00
6575 · Travel and Training	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	200.00
Total 6570 · Other Services & Charges	0.00	16.67	-16.67	0.0%	0.00	99.98	-99.98	0.0%	3,400.00
Total 6500 · Municipal Court	2,406.58	3,008.34	-601.76	80.0%	15,579.21	18,049.96	-2,470.75	86.31%	39,300.00
Total 6000 · PUBLIC SAFETY DEPARTMENT	50,968.12	67,791.68	-16,823.56	75.18%	386,677.88	409,249.92	-22,572.04	94.49%	936,600.00
7000 · PUBLIC WORKS DEPARTMENT									
7001 · Personnel Services									
7002 · Wages- Maintenance Worker	3,802.50	4,333.33	-530.83	87.75%	24,293.75	26,000.02	-1,706.27	93.44%	52,000.00
7004 · Maintenance Worker- Overtime	0.00	41.67	-41.67	0.0%	0.00	249.98	-249.98	0.0%	500.00
7005 · Payroll Tax- Public Works	317.51	341.67	-24.16	92.93%	1,994.43	2,049.98	-55.55	97.29%	4,100.00
7008 · TMRS Contributions- Maint	408.78	500.00	-91.22	81.76%	1,910.03	3,000.00	-1,089.97	63.67%	6,000.00
7009 · Healthcare- Maintenance	0.00	1,200.00	-1,200.00	0.0%	0.00	7,200.00	-7,200.00	0.0%	14,400.00
Total 7001 · Personnel Services	4,528.79	6,416.67	-1,887.88	70.58%	28,198.21	38,499.98	-10,301.77	73.24%	77,000.00
7015 · Other Services & Charges									
7016 · Maint- Uniforms and Boots	0.00	0.00	0.00	0.0%	465.42	1,500.00	-1,034.58	31.03%	1,500.00
7017 · Telephone	37.22	50.00	-12.78	74.44%	223.32	300.00	-76.68	74.44%	600.00
Total 7015 · Other Services & Charges	37.22	50.00	-12.78	74.44%	688.74	1,800.00	-1,111.26	38.26%	2,100.00
Total 7000 · PUBLIC WORKS DEPARTMENT	4,566.01	6,466.67	-1,900.66	70.61%	28,886.95	40,299.98	-11,413.03	71.68%	79,100.00
8000 · PARKS DEPARTMENT									
8001 · Services									
8002 · Utilities	103.84	366.67	-262.83	28.32%	814.47	2,199.98	-1,385.51	37.02%	4,400.00
Total 8001 · Services	103.84	366.67	-262.83	28.32%	814.47	2,199.98	-1,385.51	37.02%	4,400.00
8010 · Other Services & Charges									
8011 · Supplies	56.07	416.67	-360.60	13.46%	4,162.73	2,499.98	1,662.75	166.51%	5,000.00
Total 8010 · Other Services & Charges	56.07	416.67	-360.60	13.46%	4,162.73	2,499.98	1,662.75	166.51%	5,000.00
Total 8000 · PARKS DEPARTMENT	159.91	783.34	-623.43	20.41%	4,977.20	4,699.96	277.24	105.9%	9,400.00
9000 · STREET DEPARTMENT									
9001 · Other Services & Charges									
9002 · Contract Services	0.00	3,333.33	-3,333.33	0.0%	3,298.50	20,000.02	-16,701.52	16.49%	40,000.00
9003 · Signage	0.00	83.33	-83.33	0.0%	0.00	500.02	-500.02	0.0%	1,000.00
9004 · Auto Expense	348.46	166.67	181.79	209.07%	1,476.06	999.98	476.08	147.61%	2,000.00
9005 · Equipment Repair	0.00	125.00	-125.00	0.0%	0.00	750.00	-750.00	0.0%	1,500.00
9006 · Street Supplies	3,638.45	3,750.00	-111.55	97.03%	9,403.27	22,500.00	-13,096.73	41.79%	45,000.00
Total 9001 · Other Services & Charges	3,986.91	7,458.33	-3,471.42	53.46%	14,177.83	44,750.02	-30,572.19	31.68%	89,500.00
9050 · Services									
9051 · Utilities	389.86	2,083.33	-1,693.47	18.71%	11,922.03	12,500.02	-577.99	95.38%	25,000.00
Total 9050 · Services	389.86	2,083.33	-1,693.47	18.71%	11,922.03	12,500.02	-577.99	95.38%	25,000.00

Village of Salado-General Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
9500 · Capital Outlay									
9501 · Capital Outlay- Streets	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	100,000.00
Total 9500 · Capital Outlay	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	100,000.00
Total 9000 · STREET DEPARTMENT	4,376.77	9,541.66	-5,164.89	45.87%	26,099.86	57,250.04	-31,150.18	45.59%	214,500.00
Total GENERAL FUND EXPENDITURES	140,077.84	186,675.00	-46,597.16	75.04%	1,028,641.68	1,133,450.00	-104,808.32	90.75%	2,374,400.00
Total Expense	140,077.84	186,675.00	-46,597.16	75.04%	1,028,641.68	1,133,450.00	-104,808.32	90.75%	2,374,400.00
Net Ordinary Income	266,382.95	165,858.34	100,524.61	160.61%	838,148.81	592,749.96	245,398.85	141.4%	200,000.00
Other Income/Expense									
Other Expense									
98000 · Transfers Out									
98006 · Transfer to Fund Balance	0.00	0.00	0.00	0.0%	18,227.40	0.00	18,227.40	100.0%	200,000.00
Total 98000 · Transfers Out	0.00	0.00	0.00	0.0%	18,227.40	0.00	18,227.40	100.0%	200,000.00
Total Other Expense	0.00	0.00	0.00	0.0%	18,227.40	0.00	18,227.40	100.0%	200,000.00
Net Other Income	0.00	0.00	0.00	0.0%	-18,227.40	0.00	-18,227.40	100.0%	-200,000.00
Net Income	266,382.95	165,858.34	100,524.61	160.61%	819,921.41	592,749.96	227,171.45	138.33%	0.00

Village of Salado-General Fund Check Listing

Type	Date	Num	Name	As of March 31, 2026	Memo	Amount
Check	03/01/2026	Draft	LEAF	Server Lease Pmt: Dell PowerEdge T560 Server		570.00
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		46.32
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		44.28
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		14.61
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		1,516.87
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		500.83
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		586.26
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		31.09
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		28.42
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		95.38
Bill Pmt -Check	03/02/2026	Draft	Cirro Energy	Utilities: Electric		20.05
Bill Pmt -Check	03/04/2026	Draft	Cirro Energy	Utilities: Electric		140.19
Bill Pmt -Check	03/05/2026	5820	AnnamLife, LLC	Live Stream Technician- 02/19/26 BOA Meeting		600.00
Bill Pmt -Check	03/05/2026	5821	Bickerstaff Heath Delgado Acosta LLP	Professional Fees		12,785.38
Bill Pmt -Check	03/05/2026	5822	Bureau Veritas	Inspection Services		5,704.07
Bill Pmt -Check	03/05/2026	5823	Keith's Ace Hardware	R&M Supplies		248.29
Bill Pmt -Check	03/05/2026	5824	Kristi Stegall	Professional Fees		4,725.00
Bill Pmt -Check	03/05/2026	5825	MRB Group	Professional Fees		51,830.79
Bill Pmt -Check	03/05/2026	5826	Reinforcing Steel Supply	48 Perma-Patch 60lb Bags		710.40
Bill Pmt -Check	03/05/2026	5827	Renaissance Systems, INC	Telephone System- Elevate Core Cloud		371.02
Bill Pmt -Check	03/05/2026	5828	Tax Appraisal District Of Bell County	3rd QTR 2026 Taxing Unit Fee		5,534.00
Bill Pmt -Check	03/06/2026	Draft	Grande Communications Network LLC	PD Telephone and Internet		174.84
Bill Pmt -Check	03/09/2026	5829	Extraco Technology	Monthly IT Support, Cybersecurity Monitoring		2,007.00
Bill Pmt -Check	03/09/2026	5830	Salado Water Supply Corporation	Utilities: Water		502.92
Bill Pmt -Check	03/09/2026	5831	Verizon Wireless	Village Cell Phones		782.99
Bill Pmt -Check	03/11/2026	Draft	Cirro Energy	Utilities: Electric		24.63
Check	03/12/2026	5833	Ruby Ribeiro	Refund Two Citations Paid to the Wrong Court		672.30
Bill Pmt -Check	03/12/2026	5832	Eagle Disposal	Utilities: Waste Disposal		112.50
Bill Pmt -Check	03/12/2026	Draft	Cadence Bank	Credit Card Purchases		1,356.02
Bill Pmt -Check	03/13/2026	Draft	PNC Bank	Credit Card Transactions		1,175.87
Bill Pmt -Check	03/16/2026	5834	Bourland Landscape, LLC	Street R&M Supplies		128.55
Bill Pmt -Check	03/16/2026	5835	Donald Allman, CPA	FY 24-25 Audit- Final Invoice, \$20k Total		15,000.00
Bill Pmt -Check	03/23/2026	Draft	Standard Insurance Company RC	Employee Life/AD&D		408.50
Bill Pmt -Check	03/23/2026	Draft	Standard Insurance Company RC	Employee Health Care- Vision		53.72
Bill Pmt -Check	03/23/2026	Draft	Standard Insurance Company RC	Employee Health Care- Dental		276.76
Bill Pmt -Check	03/23/2026	Draft	Blue Cross and Blue Shield of Texas	Employee Health Care Monthly Premiums		13,125.12
Check	03/26/2026	5840	Zach Hurst	Reimbursement: Bottled Water		8.56
Check	03/26/2026	5841	Pence, Gina K	Reimbursement: Office Supplies/Travel		439.49
Bill Pmt -Check	03/26/2026	5837	Clifford Lee Coleman	Judicial Services for March 2026		800.00
Bill Pmt -Check	03/26/2026	5838	Salado Masonic Lodge #296	Flag Program Annual Subscription		1,500.00
Bill Pmt -Check	03/26/2026	5839	Xerox Financial Services	Copier Lease Payment- April '26		275.75
Bill Pmt -Check	03/31/2026	Draft	Card Service Center	Credit Card Transactions		370.95
						125,299.72
						125,299.72

Village of Salado, Hotel-Motel Fund

Balance Sheet

As of March 31, 2026

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1005 · Horizon Operating xxx0314	143,502.79
Total Checking/Savings	143,502.79
Other Current Assets	
1200 · AR Taxes	20,061.87
1100 · Investments	
1120 · TexPool	208,436.68
Total 1100 · Investments	208,436.68
Total Other Current Assets	228,498.55
Total Current Assets	372,001.34
TOTAL ASSETS	372,001.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	192.00
Total Accounts Payable	192.00
Other Current Liabilities	
2050 · Accrued Wages	1,980.68
2347 · Economic Incentive Payme...	6,051.89
2400 · Reserve For Trolley Project	2,555.26
2200 · Due To Other Funds	
2201 · Due to GF	373.00
Total 2200 · Due To Other Funds	373.00
Total Other Current Liabilities	10,960.83
Total Current Liabilities	11,152.83
Total Liabilities	11,152.83
Equity	
32000 · Retained Earnings	376,791.07
Net Income	-15,942.56
Total Equity	360,848.51
TOTAL LIABILITIES & EQUITY	372,001.34

Village of Salado, Hotel-Motel Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4000 · HOT FUND REVENUE									
4100 · County Hotel Occupancy Tax	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	4,000.00
4200 · Occupancy Tax	11,862.94	20,833.33	-8,970.39	56.94%	101,074.33	125,000.02	-23,925.69	80.86%	250,000.00
4300 · Other Income	787.03	83.33	703.70	944.47%	8,319.05	500.02	7,819.03	1,663.74%	1,000.00
Total 4000 · HOT FUND REVENUE	12,649.97	20,916.66	-8,266.69	60.48%	109,393.38	125,500.04	-16,106.66	87.17%	255,000.00
Total Income	12,649.97	20,916.66	-8,266.69	60.48%	109,393.38	125,500.04	-16,106.66	87.17%	255,000.00
Expense									
5000 · HOT FUND EXPENDITURES									
5001 · Personnel Services									
5002 · Salary- Marketing Specialist	5,546.16	6,008.33	-462.17	92.31%	35,646.19	36,050.02	-403.83	98.88%	72,100.00
5003 · Wages- Visitors Ctr Coordinator	870.00	1,341.67	-471.67	64.85%	6,239.63	8,049.98	-1,810.35	77.51%	16,100.00
5004 · Administrative Oversight	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	15,500.00
5006 · Payroll Tax	496.94	633.33	-136.39	78.47%	3,290.38	3,800.02	-509.64	86.59%	7,600.00
5007 · TMRs Contribution	596.22	691.67	-95.45	86.2%	3,940.76	4,149.98	-209.22	94.96%	8,300.00
5008 · Health Care	1,169.17	1,200.00	-30.83	97.43%	6,905.86	7,200.00	-294.14	95.92%	14,400.00
Total 5001 · Personnel Services	8,678.49	9,875.00	-1,196.51	87.88%	56,022.82	59,250.00	-3,227.18	94.55%	134,000.00
5050 · Other Charges & Services									
5051 · Lease- Visitors Center	1,400.00	1,516.67	-116.67	92.31%	8,525.19	9,099.98	-574.79	93.68%	18,200.00
5052 · Marketing	3,392.00	4,166.67	-774.67	81.41%	25,969.00	24,999.98	969.02	103.88%	50,000.00
5053 · CVB Events	0.00	416.67	-416.67	0.0%	121.56	2,499.98	-2,378.42	4.86%	5,000.00
5054 · Convention Registration	0.00	0.00	0.00	0.0%	0.00	2,500.00	-2,500.00	0.0%	2,500.00
5055 · Dues & Subscriptions	0.00	0.00	0.00	0.0%	2,420.11	5,000.00	-2,579.89	48.4%	5,000.00
5056 · Office Supplies	0.00	208.33	-208.33	0.0%	1,479.17	1,250.02	229.15	118.33%	2,500.00
5057 · Postage	78.00	125.00	-47.00	62.4%	96.65	750.00	-653.35	12.89%	1,500.00
5058 · Printing	0.00	291.67	-291.67	0.0%	0.00	1,749.98	-1,749.98	0.0%	3,500.00
5059 · Professional Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	7,600.00
5065 · Travel & Training	295.00	0.00	295.00	100.0%	295.00	0.00	295.00	100.0%	3,000.00
5070 · Transportation & Maintenance	0.00	416.67	-416.67	0.0%	0.00	2,499.98	-2,499.98	0.0%	5,000.00
5075 · Community Grant Program	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	10,000.00
5080 · Heritage Organization Funding									
5081 · Salado Museum & College Park	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	10,000.00
5082 · Stagecoach Inn Rebates	3,138.30	4,166.67	-1,028.37	75.32%	30,406.44	24,999.98	5,406.46	121.63%	50,000.00
Total 5080 · Heritage Organization Funding	3,138.30	4,166.67	-1,028.37	75.32%	30,406.44	24,999.98	5,406.46	121.63%	60,000.00
Total 5050 · Other Charges & Services	8,303.30	11,308.35	-3,005.05	73.43%	69,313.12	75,349.90	-6,036.78	91.99%	173,800.00

Village of Salado, Hotel-Motel Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5100 · Capital Outlay									
5101 · Capital Outlay- Technology	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	4,000.00
Total 5100 · Capital Outlay	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	4,000.00
Total 5000 · HOT FUND EXPENDITURES	16,981.79	21,183.35	-4,201.56	80.17%	125,335.94	134,599.90	-9,263.96	93.12%	311,800.00
Total Expense	16,981.79	21,183.35	-4,201.56	80.17%	125,335.94	134,599.90	-9,263.96	93.12%	311,800.00
Net Ordinary Income	-4,331.82	-266.69	-4,065.13	1,624.29%	-15,942.56	-9,099.86	-6,842.70	175.2%	-56,800.00
Other Income/Expense									
Other Income									
98000 · Transfer from HOT Fund Balance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	56,800.00
Total Other Income	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	56,800.00
Net Other Income	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	56,800.00
Net Income	-4,331.82	-266.69	-4,065.13	1,624.29%	-15,942.56	-9,099.86	-6,842.70	175.2%	0.00

Village of Salado, Hotel-Motel Fund
Check Listing
As of March 31, 2026

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/05/2026	2059	KAGS	Fall Schedule 2025- October Radio Spots	365.00
Bill Pmt -Check	03/05/2026	2060	KCEN	Fall Schedule 2025- TV Spots October 2025	1,565.00
Bill Pmt -Check	03/05/2026	2061	kcen.com	Infillion Display Campaign Fall 2025	400.00
Bill Pmt -Check	03/16/2026	2062	Lamar Companies	Billboard I35 S/O 6th Ave	1,000.00
Bill Pmt -Check	03/16/2026	2063	Media 2 Social	Website Build	800.00
Bill Pmt -Check	03/26/2026	2064	Salado Museum & College Park, Inc.	Office Space- April 2026	1,400.00
					<u>5,530.00</u>
					<u>5,530.00</u>

Village of Salado- Wastewater System Revenue
Balance Sheet
As of March 31, 2026

Mar 31, 26

ASSETS

Current Assets

Checking/Savings

Horizon Account x353 92,855.04

Total Checking/Savings 92,855.04

Accounts Receivable

Accounts Receivable 15,979.81

Total Accounts Receivable 15,979.81

Other Current Assets

Allowance for Doubtful Accounts -14,195.78

Total Other Current Assets -14,195.78

Total Current Assets 94,639.07

TOTAL ASSETS 94,639.07

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable 311.76

Total Accounts Payable 311.76

Other Current Liabilities

Due to Deposits Fund 900.00

Accrued Interest 10,957.00

Due to General Fund 99,491.45

Total Other Current Liabilities 111,348.45

Total Current Liabilities 111,660.21

Total Liabilities 111,660.21

Equity

Retained Earnings -72,723.72

Net Income 55,702.58

Total Equity -17,021.14

TOTAL LIABILITIES & EQUITY 94,639.07

Village of Salado- Wastewater System Revenue
Profit & Loss Budget Performance
March 2026

	<u>Mar 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Oct '25 - Mar 26</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense									
Income									
Monthly Service Fees	45,551.97	39,000.00	6,551.97	116.8%	267,794.78	234,000.00	33,794.78	114.44%	468,000.00
Interest Income	73.74	50.00	23.74	147.48%	433.19	300.00	133.19	144.4%	600.00
Miscellaneous Income	1,653.47	250.00	1,403.47	661.39%	8,083.09	1,500.00	6,583.09	538.87%	3,000.00
Total Income	47,279.18	39,300.00	7,979.18	120.3%	276,311.06	235,800.00	40,511.06	117.18%	471,600.00
Expense									
Misc	0.00	0.00	0.00	0.0%	4,800.00	5,000.00	-200.00	96.0%	5,000.00
Maintenance Contractor	16,269.92	16,683.33	-413.41	97.52%	113,889.44	100,100.02	13,789.42	113.78%	200,200.00
Admin/Collections	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	10,100.00
Professional Fees- Engineering	739.50	833.33	-93.83	88.74%	2,362.50	5,000.02	-2,637.52	47.25%	10,000.00
Repairs	0.00	6,666.67	-6,666.67	0.0%	49,718.64	39,999.98	9,718.66	124.3%	80,000.00
TCEQ Fees	0.00				1,250.00	1,300.00	-50.00	96.15%	1,300.00
Utilities									
Utilities- Electric	7,746.66	8,250.00	-503.34	93.9%	47,364.75	49,500.00	-2,135.25	95.69%	99,000.00
Utilities- Water	203.79	416.67	-212.88	48.91%	1,223.15	2,499.98	-1,276.83	48.93%	5,000.00
Total Utilities	7,950.45	8,666.67	-716.22	91.74%	48,587.90	51,999.98	-3,412.08	93.44%	104,000.00
Total Expense	24,959.87	32,850.00	-7,890.13	75.98%	220,608.48	203,400.00	17,208.48	108.46%	410,600.00
Net Ordinary Income	22,319.31	6,450.00	15,869.31	346.04%	55,702.58	32,400.00	23,302.58	171.92%	61,000.00
Net Income	22,319.31	6,450.00	15,869.31	346.04%	55,702.58	32,400.00	23,302.58	171.92%	61,000.00

Village of Salado- Wastewater System Revenue
Check Listing
As of March 31, 2026

Date	Num	Name	Memo	Amount
03/02/2026	Draft	Cirro- USR Electrical	Cirro Electric- Waste Water Facilities Accounts	8,150.76
03/02/2026	Draft	Cirro- USR Electrical	Cirro Electric- Waste Water 1414 Royal St. Lift Station	100.73
03/05/2026	100429	Jacobs Engineering Group, Inc.	Contracted Operator and Repairs	32,974.86
03/09/2026	100430	Frontier Utilities	Electric Service at 401 S Stagecoach Road Well	123.55
03/09/2026	100431	Salado Water Supply Corporation	Utilities- Water	204.12
03/30/2026	Draft	Cirro- USR Electrical	Cirro Electric- Waste Water Facilities Accounts	7,638.69
				<u>49,192.71</u>
				<u>49,192.71</u>

Village of Salado- 500 Wastewater Customer Deposits
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Horizon x317	37,730.31
Total Checking/Savings	37,730.31
Total Current Assets	37,730.31
TOTAL ASSETS	<u>37,730.31</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to WW Rev Fund	-900.00
Wastewater Customer Deposits	38,160.00
Total Other Current Liabilities	37,260.00
Total Current Liabilities	37,260.00
Total Liabilities	37,260.00
Equity	
Retained Earnings	294.80
Net Income	175.51
Total Equity	470.31
TOTAL LIABILITIES & EQUITY	<u>37,730.31</u>

Village of Salado- 500 Wastewater Customer Deposits

Profit & Loss

October 2025 through March 2026

	Oct '25 - Mar 26
Ordinary Income/Expense	
Income	
Interest Income	175.51
Total Income	175.51
Net Ordinary Income	175.51
Net Income	175.51

Village of Salado- 500 Wastewater Customer Deposits
Check Listing
As of March 31, 2026

Date	Num	Name	Memo	Amount
03/30/2026	100188	Jubilee Homes III, LP	Refund Deposits 1331 Rylee Lane, Paid ck#5539 5/28/25	100.00
03/30/2026	100189	Omega Builders	1321 Brody Way, Paid ck#133436 5/23/25- Deposit Refund	100.00
				<u>200.00</u>
				<u>200.00</u>

Balance Sheet

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1002 · Horizon Bond Disbursement x86...	100.81
1004 · Impact Fees Horizon x8444	425,418.94
Total Checking/Savings	425,519.75
Other Current Assets	
2206 · Due from GF	18,804.80
Total Other Current Assets	18,804.80
Total Current Assets	444,324.55
Fixed Assets	
1520 · Equipment	5,857.10
1530 · Wastewater Treatment Facility	12,285,515.93
1531 · Accum Depr- Depreciation WWTP	-2,001,686.58
Total Fixed Assets	10,289,686.45
TOTAL ASSETS	<u>10,734,011.00</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2900 · Restricted Impact Fees	10,304.00
Total Other Current Liabilities	10,304.00
Total Current Liabilities	10,304.00
Long Term Liabilities	
2502 · '22 Refunding Bonds	6,350,000.00
2503 · Current Portion of Bonds	570,000.00
Total Long Term Liabilities	6,920,000.00
Total Liabilities	6,930,304.00
Equity	
3110 · Investments in Fixed Assets	3,369,686.00
32000 · Unrestricted Net Assets	372,102.75
Net Income	61,918.25
Total Equity	3,803,707.00
TOTAL LIABILITIES & EQUITY	<u>10,734,011.00</u>

Profit & Loss

October 2025 through March 2026

	Oct '25 - Mar 26
Ordinary Income/Expense	
Income	
4400 · Impact Fee Revenue	75,476.80
4100 · Interest Income	1,897.45
Total Income	77,374.25
Expense	
6100 · Return of Impact Fees	15,456.00
Total Expense	15,456.00
Net Ordinary Income	61,918.25
Net Income	61,918.25

Village of Salado - 700 WW Permanent Improvement Bonds
Check Listing
As of March 31, 2026

Date	Num	Name	Memo	Amount
(No checks drawn this period)				
				0.00
				0.00

Village of Salado - 300 Interest and Sinking Fund
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · Horizon xxxx7846	910,925.70
Total Checking/Savings	910,925.70
Other Current Assets	
1215 · Property Tax Receivable	18,259.90
Total Other Current Assets	18,259.90
Total Current Assets	929,185.60
TOTAL ASSETS	<u>929,185.60</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2704 · Deferred Revenue- Ad Valorem	16,429.96
Total Other Current Liabilities	16,429.96
Total Current Liabilities	16,429.96
Total Liabilities	16,429.96
Equity	
32000 · Unrestricted Net Assets	255,234.47
Net Income	657,521.17
Total Equity	912,755.64
TOTAL LIABILITIES & EQUITY	<u>929,185.60</u>

Village of Salado - 300 Interest and Sinking Fund
Profit & Loss Budget Performance
March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4000 · Property Tax Revenue	114,770.84	75,000.00	39,770.84	153.03%	905,340.20	871,000.00	34,340.20	103.94%	934,588.00
4100 · Interest Income	2,033.85	208.33	1,825.52	976.26%	9,134.10	1,250.02	7,884.08	730.72%	2,500.00
Total Income	116,804.69	75,208.33	41,596.36	155.31%	914,474.30	872,250.02	42,224.28	104.84%	937,088.00
Expense									
6111 · 2022 Bond Principal	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	580,000.00
6112 · 2022 Bond Interest	0.00	0.00	0.00	0.0%	60,325.00	60,325.00	0.00	100.0%	120,650.00
6113 · 2025 Tax Note Principal	165,000.00	170,000.00	-5,000.00	97.06%	165,000.00	170,000.00	-5,000.00	97.06%	170,000.00
6114 · 2025 Tax Note Interest	27,403.13	27,403.13	0.00	100.0%	27,403.13	27,403.13	0.00	100.0%	63,938.00
6150 · Bond Admin Fees	0.00				4,225.00				
Total Expense	192,403.13	197,403.13	-5,000.00	97.47%	256,953.13	257,728.13	-775.00	99.7%	934,588.00
Net Ordinary Income	-75,598.44	-122,194.80	46,596.36	61.87%	657,521.17	614,521.89	42,999.28	107.0%	2,500.00
Net Income	-75,598.44	-122,194.80	46,596.36	61.87%	657,521.17	614,521.89	42,999.28	107.0%	2,500.00

Village of Salado - 300 Interest and Sinking Fund
Check Listing
As of March 31, 2026

Date	Num	Name	Memo	Amount
03/01/2026	2006	Horizon Bank	Semi-Annual Loan Pmt	192,403.13
				192,403.13
				192,403.13

Village of Salado - 500 2025 Capital Projects
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Horizon MM x0159	195,170.83
TexPool	914,636.40
Total Checking/Savings	<u>1,109,807.23</u>
Total Current Assets	<u>1,109,807.23</u>
TOTAL ASSETS	<u>1,109,807.23</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Series 2025 Tax Notes	1,350,000.00
Total Long Term Liabilities	<u>1,350,000.00</u>
Total Liabilities	1,350,000.00
Equity	
Retained Earnings	-172,434.38
Net Income	<u>-67,758.39</u>
Total Equity	<u>-240,192.77</u>
TOTAL LIABILITIES & EQUITY	<u>1,109,807.23</u>

Village of Salado - 500 2025 Capital Projects
Profit & Loss
October 2025 through March 2026

	Oct '25 - Mar 26
Income	
Interest Income	16,625.77
Total Income	16,625.77
Expense	
Capital Projects	
Pavement & Drainage Assessment	41,200.00
Royal Street Improvements	131,097.53
Williams Road Sidewalk	50,827.76
Total Capital Projects	223,125.29
Other Expense	78.32
Total Expense	223,203.61
Net Income	-206,577.84

Village of Salado - 500 2025 Capital Projects
Check Listing
As of March 31, 2026

Date	Num	Name	Memo	Amount
(No checks drawn this period)				
				0.00
				0.00

INTERLOCAL AGREEMENT FOR LICENSING MYGOVERNMENTONLINE (MGO) SOFTWARE

SECTION 1. PARTIES AND PURPOSE

1.1 The Village of Salado ("Licensee" or "Village"), located at 301 N. Stagecoach Salado, TX 76571.

1.2 The South Central Planning and Development Commission ("Licensor" or "SCPDC") is a regional planning commission and political subdivision of the State of Louisiana, domiciled in Terrebonne Parish. The district was established in 1973 and created by law in 1978 under State Act 472. The statute allows its member governmental entities to collaborate through SCPDC to provide long-range planning, act as a liaison with state and federal entities, provide guidance on current issues affecting government, and offer services to businesses and citizens.

1.3 SCPDC has created a unique suite of government management software modules collectively called MyGovernmentOnline (MGO) software (the "SCPDC Software"). This contract is entered into between the Licensee and SCPDC under Chapter 791 of the Government Code to license the Licensee to use the SCPDC Software under certain terms and conditions.

This INTERLOCAL AGREEMENT (the "Agreement") is entered into by and between SCPDC and the Licensee and describes the terms and conditions under which SCPDC shall license to the Licensee the use of, and provide support for, certain Software (as defined below). In consideration of the mutual promises and the terms and conditions set forth below, the parties agree as follows:

SECTION 2. DEFINITIONS

2.1 "CONFIDENTIAL INFORMATION" means this Agreement, including all its terms and schedules, any addenda signed by both parties, all Software listings, Documentation, information, data, drawings, benchmark tests, specifications, trade secrets, object code, machine-readable copies of the Software, source code related to the Software, and any other proprietary information supplied to the Licensee by SCPDC or by the Licensee to SCPDC, and clearly marked as "Confidential Information," including all items defined as "Confidential Information" in any other agreement between the Licensee and SCPDC, whether executed before or after the date of this Agreement.

2.2 "DOCUMENTATION" means any online help files, instruction manuals, operating instructions, user manuals, and specifications provided by SCPDC that describe the use of the Software, either accompanying the Software or provided to the Licensee at any time.

2.3 "EFFECTIVE DATE" means the later of the dates on which the Licensee and SCPDC have signed this Agreement.

2.4 "UPDATES" refers to changes, improvements, or enhancements made to the SCPDC Software. Updates may include the addition of new features, improvements to existing functionality, bug fixes, or other modifications aimed at improving performance, usability, or security. Major Updates introduce significant new features or functionalities that enhance the overall capabilities of the software. Minor Updates include incremental changes, performance optimizations, routine maintenance, and minor feature enhancements. SCPDC retains sole discretion in determining the timing, content, and classification of Updates as Major or Minor. Unless otherwise stated, all Updates are deployed seamlessly to the system as part of the continuous improvement of the SCPDC Software.

2.5 "SOFTWARE" means the computer software programs specified in "Fee Schedule" and otherwise provided for Licensee use under this Agreement.

2.6 "USE" means the loading, utilization, storage, or display of the Software by the Licensee for its internal information processing and by end-users accessing the Licensee's website via the Internet.

2.7 "PERMIT" means any type of permit, including, but not limited to, new construction permits, building permits, structure renovation permits, mechanical permits, plumbing permits, gas permits, electrical permits, and sign permits. Multiple permits listed under one number will not be considered a single permit for calculating funds owed to MGO under this Agreement if applicable.

2.8 "LICENSE FEE(S)" means all payments due under this Agreement, including the permit volume package amount, custom quotes and payments for elected add-on modules as detailed in the fee schedule

2.9 "RESPONSE CENTER AND CONTACT PROCEDURE" refers to SCPDC's designated support center located at 5058 West Main Street, Houma, LA 70360, with hours of operation from 8:00 a.m. to 4:30 p.m. Licensee can contact the support team via telephone at 1-866-957-3764 or email at support@mygovernmentonline.org. The primary contact for inquiries or notices is Ryan Hutchinson, Chief Technology Officer (CTO).

2.10 "OPERATIONAL ACCEPTANCE (informally referred to as "live)": The point at which a billable software subscription, or any part thereof, is actively used by the jurisdiction to process real data in support of its operations. It is achieved when the software is utilized for real-world activities. Operational Acceptance may also be determined by (ii) the date the Licensor is notified in writing by MGO that the module's configuration is complete and ready for use, provided the Licensor does not object to its use within 30 days of notification.

2.11 BILLING START DATE: The date on which billing for a software subscription, as outlined in the "Fee Schedule," begins. Billing commences upon achieving "Operational Acceptance". If the Billing Start Date falls in the middle of a month, charges for that month will be prorated accordingly. Each Software Subscription may have a separate billing start date, depending on when the software subscription achieves Operational Acceptance.

2.12 SOFTWARE SUBSCRIPTION: A Software Subscription refers to a specific project type or module provided under this agreement, as identified in the fee schedule. Each subscription can be uniquely configured with distinct options and assigned to individual users.

SECTION 3. LICENSE, DELIVERABLES, AND COPIES

3.1 LICENSE GRANT

(a) (amended) Subject to the terms of this Agreement, MGO grants the Licensee a nonexclusive, nontransferable, royalty-bearing user license during the term of this Agreement to use MGO's Software, accessible via the Internet, on one or more servers controlled by or on behalf of the Licensee, solely for the purpose of utilizing MGO's products. This includes internal use of the Software for providing services to customers, allowing access to the portal for permit research and requests. The license excludes sublicensing, uploading, transferring, or providing direct access to the Software to any third party without prior written consent, including access on a standalone basis. Documentation use is included in connection with this license. **Licensee acknowledges that MGO retains all intellectual property rights in and to the Software, including any enhancements, modifications, and derivative works. The Licensee has no ownership rights in the Software, its source code, or any related intellectual property rights.**

(b) OWNERSHIP: MGO retains all ownership rights, titles, and interests in the Software and reserves all rights not expressly granted. This license does not transfer intellectual property rights or title to the Software, Documentation, or related copyrights, patents, or trademarks. The Licensee may not:

(i) Transfer or sublicense any copies of the Software to third parties.

- (ii) Modify, decompile, reverse-engineer, or access the source code of the Software.
- (iii) Copy the Software beyond necessary backups or disaster recovery purposes.
- (iv) Develop interface products or add-on modules for the Software without MGO's express written permission.

3.2 DELIVERABLES: MGO will provide a web address where the Licensee can access a unique "jurisdiction login" with individual usernames and passwords for authorized users.

3.3 COPIES: Copies of Documentation must retain all proprietary markings, titles, and notices, including copyright and trademark symbols.

SECTION 4. LICENSE RESTRICTIONS

4.1 LICENSEE LIMITATIONS: The Licensee agrees not to:

- (a) Sell, lease, license, or sublicense the Software or Documentation.
- (b) Decompile, disassemble, or reverse-engineer the Software.
- (c) Develop derivative or competitive software based on the Software or Confidential Information.
- (d) Use the Software on a service bureau basis.
- (e) Provide unauthorized third-party access to the Software without prior consent from MGO.

SECTION 5. LICENSE FEE

5.1 LICENSE FEE: The Licensee will pay fees calculated based on Software use. Transactions housed outside the system to avoid fee obligations are prohibited.

5.2 TAXES: Both parties are tax-exempt, and no taxes are expected. Each party remains individually responsible for any applicable taxes on their employees or property.

5.3 NO OFFSET: The Licensee cannot withhold or offset payments owed under this Agreement against other amounts.

SECTION 6. MAINTENANCE AND SUPPORT

6.1 OBLIGATION: The Licensee must remain current on fee payments to receive Maintenance and Support. Failure to pay fees is a material breach and may lead to termination of support rights under this Agreement and deactivation of Licensee user accounts.

6.2 SERVICE LEVEL AGREEMENT (SLA) OF MAINTENANCE AND SUPPORT: Maintenance and Support shall be provided based on the severity of the issue reported. For Tier 1 (Low Priority, Non-Critical Issues), SCPDC will respond within one (1) business day, document the issue, and evaluate it for potential inclusion in a future product update. For Tier 2 (Medium Priority, Minor Service Interruptions or Workarounds Required), SCPDC will respond within six (6) hours during standard business hours and provide a patch or workaround within five (5) business days, with the issue resolved or documented in a future product update. For Tier 3 (High Priority, Critical System Failures or Major Service Interruptions), SCPDC will respond within three (3) hours during standard business hours and provide a patch or workaround by the next business day, with a full resolution or documentation included in a

future product update. SCPDC will make reasonable efforts to adhere to these response times but reserves the right to prioritize issues to ensure overall system stability and alignment with the development roadmap.

SECTION 7. LIMITED WARRANTY AND LIMITATION OF LIABILITY

7.1 WARRANTY: MGO warrants that the Software will perform as documented under normal use during the contract term. In cases of non-conformance, MGO will repair or replace the Software. This warranty applies only if:

- (a) The Software is used properly according to instructions.
- (b) No unauthorized modifications have been made.
- (c) No deviations from Documentation were requested by the Licensee.

Pre-production versions are provided "as-is."

7.2 DISCLAIMER: MGO disclaims all implied warranties, including merchantability, fitness for a particular purpose, and non-infringement. MGO is not responsible for Software issues arising from non-MGO alterations.

7.3 LIMITATION OF LIABILITY: MGO's liability will not exceed the License Fee paid. MGO is not liable for lost profits, business interruptions, or other indirect damages.

7.4 ALLOCATION OF RISK: The terms reflect the allocation of risk and the limitations of liability.

7.5 CLAIMS: Claims must be brought within one year of the cause of action. A cause of action is deemed to occur when the breach.

SECTION 8: FORCE MAJEURE

8.1 FORCE MAJEURE: Neither party shall be liable for failure to perform its obligations under this Agreement (except for payment obligations) if such failure is due to any cause beyond the reasonable control of the affected party, including, but not limited to, acts of God, war, terrorism, strikes, civil disturbance, governmental regulations, fire, flood, natural disaster, or failure of third-party service providers or other technology failures. The party affected by a Force Majeure event shall notify the other party promptly and use commercially reasonable efforts to mitigate the impact of the Force Majeure event. If the Force Majeure event persists for more than 30 days, either party may terminate this Agreement by providing written notice to the other party.

SECTION 9: OWNERSHIP OF INTELLECTUAL PROPERTY

9.1 OWNERSHIP OF INTELLECTUAL PROPERTY: MGO retains all right, title, and interest in and to the Software, Documentation, and any other materials related to the Software, including any intellectual property rights, patents, copyrights, trademarks, and trade secrets associated with the Software. Nothing in this Agreement shall be construed as transferring any intellectual property rights to the Licensee. The Licensee agrees not to challenge, dispute, or interfere with MGO's ownership rights in the Software, Documentation, or any related intellectual property.

9.2 NO TRANSFER OF INTELLECTUAL PROPERTY: The Licensee acknowledges that this Agreement grants only a limited license to use the Software as specified in Section 3.1, and no other rights or licenses in or to any intellectual property of MGO are granted. Any modifications, customizations, or derivative works made by the Licensee or on its behalf shall be the exclusive property of MGO, and the Licensee agrees to assign any rights it may have in such works to MGO without further compensation.

SECTION 10: LICENSEE DATA

10.1 OWNERSHIP OF DATA: SCPDC agrees that all data created by Licensee in the Software system belongs solely to the Licensee and shall be subject to the terms and conditions set forth in this Agreement regarding Licensee Data.

To the extent permitted by law, in the event of the termination or nonrenewal of this Agreement, SCPDC warrants that Licensee's data and any information stored by SCPDC as a result of the Licensee's use of the SCPDC Software will be returned to the Licensee in a commercially reasonable format.

SECTION 11: PROJECT ABANDONMENT

11.1 ABANDONMENT OF DEVELOPMENT AND SUPPORT: Should SCPDC abandon development and support of the MyGovernmentOnline (MGO) system, SCPDC agrees to license the last stable source code release of the Software to the Licensee under an open-source license agreement. The specific open-source license agreement, such as GNU or another comparable license, will be selected by SCPDC at the time of abandonment.

SECTION 12. WAIVER

No waiver of any provision of this Agreement or of a party's rights or remedies under this Agreement will be effective unless in writing. A party's failure, neglect, or delay in enforcing any provision, right, or remedy under this Agreement will not be deemed a waiver of those rights or remedies. Such inaction will not affect the validity or enforceability of any provision of this Agreement or prejudice the party's right to take future action. Except as expressly stated in this Agreement, the exercise or enforcement of any right or remedy under this Agreement will not preclude the enforcement of any other right or remedy available by law or under this Agreement.

SECTION 13. SEVERABILITY

If any term, condition, or provision of this Agreement is found to be invalid, unlawful, or unenforceable, the parties will work in good faith to amend the Agreement to reflect its original intent as closely as possible. If no agreement can be reached, the invalid term, condition, or provision will be severed, and the remaining terms, conditions, and provisions will remain valid and enforceable to the fullest extent permitted by law.

SECTION 14. TERM AND TERMINATION

SCPDC will provide the Licensee with a valid license to use the Software, along with Maintenance and Support, beginning on the Effective Date for an initial term of two (2) years. After the initial term, the license, Maintenance, and Support will automatically renew for successive one (1)-year terms unless the Licensee provides SCPDC with written notice of non-renewal at least ninety (90) days before the expiration of the current term. In consideration of the no upfront cost for the license, configuration, and implementation, the Licensee agrees to pay all monthly fees for the entire initial term before cancellation of the agreement is permitted.

SECTION 15. STANDARD TERMS OF LICENSEE

Any terms, provisions, or conditions set forth in a purchase order, acknowledgment, or other business form issued by the Licensee in connection with the acquisition or licensing of the Software will have no effect on the parties' rights, duties, or obligations under this Agreement. Such terms will not modify this Agreement, regardless of SCPDC's failure to object to them.

SECTION 16. AMENDMENTS TO THIS AGREEMENT

This Agreement may only be amended by a written document signed by both parties.

SECTION 17: FEE SCHEDULE

17.1 EXPENSES. The License Fee and service fees do not include Reimbursable Expenses. SCPDC will invoice the Licensee for any identified Reimbursable Expenses, which the Licensee agrees to reimburse promptly. Reimbursable Expenses are defined as costs incurred directly in connection with Authorized On-Site Visits and other services performed under this Agreement, specifically related to travel and transportation, unless otherwise agreed upon in writing. Reimbursement for lodging, mileage, and meals will be based on the Federal GSA per diem rates published on GSA.gov. Travel expenses, including car rentals and airline tickets, will be reimbursed at actual cost. A 10% administrative fee will be applied to the total of all reimbursable expenses.

The Licensee may also elect to pay a flat rate of \$3,000 per trainer per trip, not to exceed five (5) business days. Reimbursable Expenses will be invoiced as soon as practical, and the Licensee is expected to provide payment within 30 days of the invoice date.

17.2 AUTHORIZED ON-SITE VISIT. An "Authorized On-Site Visit" refers to any visit by SCPDC's support staff or trainers to the Licensee's facilities to provide training or other services mutually agreed upon by both parties. Site visits will only be scheduled and conducted after receiving explicit authorization from the jurisdiction. The scope and timing of any on-site visit will be agreed upon in advance.

17.3 LICENSE FEES. The License Fee is billed monthly unless the jurisdiction requests a different payment schedule, which must be mutually agreed upon by the Licensor.

17.4 DOWN PAYMENT. Licensee shall pay Licensor the sum equal to Twenty-Five (25%) Percent of the annual Service Fee corresponding to the Permit Volume Package rate chosen by Licensee. SCPDC shall invoice Licensee upon the signing of the parties to this agreement.

The License Fee is described in this section. If the License Fee is left blank, it is considered unintentional, and the contract shall not be valid, even if signed. License Fees must be specified for any provisions of this Agreement to be valid.

The following package prices are offered though the initial term of the contract. Please fill in below which permit volume package most reasonably fits your anticipated annual permit volume.

ANNUAL RATE	FEE SCHEDULE							
	SOFTWARE SUBSCRIPTION							
Permit Volume	Permits	Planning & Zoning	Code Enforcement	Addressing / GIS Integration	Business licensing	Fire Inspections	Health	Renewal/ STR
1 - 500	\$300.00	\$200.00	\$100.00	\$230.00	\$150.00	\$200.00	\$200.00	\$225.00
500 - 750	\$425.00	\$225.00	\$150.00	\$230.00	\$150.00	\$225.00	\$225.00	\$250.00
751 - 1000	\$650.00	\$375.00	\$200.00	\$230.00	\$200.00	\$250.00	\$250.00	\$325.00
1001 - 1250	\$1,000.00	\$525.00	\$250.00	\$230.00	\$225.00	\$275.00	\$275.00	\$350.00
1251 - 1500	\$1,150.00	\$600.00	\$300.00	\$230.00	\$250.00	\$300.00	\$300.00	\$425.00
1501 - 1750	\$1,300.00	\$675.00	\$350.00	\$230.00	\$275.00	\$350.00	\$350.00	\$450.00
1751 - 2000	\$1,450.00	\$750.00	\$400.00	\$230.00	\$300.00	\$400.00	\$400.00	\$525.00
2000 – 2500	\$1,650.00	\$875.00	\$450.00	\$230.00	\$325.00	\$450.00	\$450.00	\$550.00
2500 - 3000	\$1,750.00	\$975.00	\$500.00	\$230.00	\$350.00	\$500.00	\$500.00	\$625.00
3001 - 3500	\$1,850.00	\$1,175.00	\$550.00	\$230.00	\$375.00	\$550.00	\$550.00	\$675.00
3501 - 4000	\$2,000.00	\$1,275.00	\$600.00	\$230.00	\$400.00	\$600.00	\$600.00	\$725.00

ANNUAL PERMIT VOLUME OVER 4,000 A YEAR MAY REQUIRE A CUSTOM QUOTE.

The Jurisdiction has agreed to the **1-500 Permit Volume** package. Billing for each software subscription will follow a leveled billing system, commencing upon the achievement of “Operational Acceptance.” Different software subscriptions may have separate “Billing Start Dates” based on when they individually achieve “Operational Acceptance.” The monthly fee for each subscription will correspond to the Permit Volume package row in the pricing table. Volumes for subscriptions unrelated to permitting will not impact the row used; only the Permit Volume determines the applicable row. If, at any point during a calendar year, the total number of permits exceeds the agreed Permit Volume package by 20%, the Licensee will automatically be upgraded to the higher monthly rate associated with the new Permit Volume. However, if the jurisdiction exceeds its current package by up to 20%, the higher package will not be applied until the start of the jurisdiction’s next budget year.

Software Subscriptions Provided Under a Custom Quote: n/a

Additional Subscriptions Available (Not Included in This Agreement): Comprehensive ERP Functionality, Virtual Inspections, Public Works, Fleet Maintenance, Asset Management, GPS Tracking, and Grant Management.

17.5 SERVICE FEES. Custom services outside the scope of this Agreement, as mutually agreed upon by the Licensee and Licensor, will be executed through a written scope of services at an hourly rate of \$100. For payment provider integrations or changes, a one-time fee of \$100 applies for integrations with previously supported payment providers. A one-time fee of \$500 applies for integrations with new, unsupported payment providers.

Data import services will be provided at no additional cost if the agreed-upon work does not exceed 30 hours. If the data import requires more than 30 hours, the Licensee will be notified, and SCPDC will provide a detailed quote outlining the scope of work and estimated hours. Work exceeding the initial 30 hours will only proceed after the Licensee provides written approval of the quote. There is no additional charge for ongoing setup and configuration of the software unless otherwise specified in writing.

17.6 OTHER TERMS. SCPDC will invoice the Licensee at the beginning of each month. All invoices are due within 30 days of the invoice date. Payments will be processed in accordance with the Licensee's standard payment procedures. In the event of non-payment, SCPDC reserves the right to suspend services until outstanding balances are paid in full. Any disputes over invoices must be raised within 15 days of the invoice date, otherwise, the amounts will be considered final and payable. Licensing fees will commence accruing on the billing start date. Monthly fees are subject to an annual adjustment of up to 3%. This adjustment will take effect at the beginning of each calendar year, provided the Jurisdiction is notified in writing at least 30 days in advance.

SIGNATURES

LICENSOR: South Central Planning & Development Commission (SCPDC)

Kevin Belanger, CEO

Date: _____

LICENSEE:

Uryan Nelson, Village Administrator

Date: _____

VILLAGE OF SALADO, TEXAS

REQUEST FOR QUALIFICATIONS (RFQ) FINANCIAL AUDIT SERVICES AND INCIDENTAL ACCOUNTING SERVICES

1. GENERAL INFORMATION

1.1 Introduction

The Village of Salado, Texas (the “Village”) is a Type A general law municipality in the state of Texas. The Village’s mandate is to protect the health, safety, and general wellbeing of its citizens pursuant to the Texas Local Government Code, and other applicable laws of the State of Texas.

1.2 Background

The Village is a local political subdivision of the state of Texas and receives revenue from ad valorem taxes. The Village requests Statements of Qualifications from a qualified auditor/ Certified Public Accountant to provide financial auditing services. This procurement is made in accordance with the Texas Professional Services Procurement Act.

The Village is required to perform an annual financial audit in accordance with generally accepted government auditing standards adopted by the American Institute of Certified Public Accountants.

1.3 Objectives

The objective of this RFQ is to solicit information from qualified parties (Respondent) regarding their skills, abilities, experience, and credentials relevant to providing an annual financial audit required of the Village. In addition to the required annual audit, the Village seeks occasional professional accounting advice as related to Village and finances. The Village will consider the information provided to identify a preferred party to negotiate contract terms for providing the services required by the Village.

2. SCOPE OF SERVICES

The following services will be required:

1. An annual financial audit in accordance with generally accepted government auditing standards adopted by the American Institute of Certified Public Accountants of **fiscal year 2025-2026** to be completed no later than **March 1, 2027**.
2. Provide a written report and oral summary of the annual financial audit to the Board of Aldermen at a regularly scheduled meeting in the Village of Salado, TX.
3. Assist the Village in any adjustments needed to Quickbooks based on recent statutory changes or best management practices.
4. Provide general accounting services as needed.

Auditor should submit a list of requested and agreed upon client-prepared schedules to the Village prior to the start of fieldwork. Because the accounting division must continue its normal operations during the audit, time constraints should be considered.

3. QUALIFICATIONS SUBMITTAL

3.1 Format and Content

Responses to this RFQ should be submitted via e-mail or on 8.5 by 11-inch paper bound securely. Submissions must contain, and be organized, as shown below. Each section should be separated by tabs.

1. Cover clearly displaying the title of the RFQ;
2. Table of Contents;
3. An introductory letter to include name and contact information;
4. General statement of qualifications;
5. A copy of the most recent peer review report.
6. Key personnel proposed to be assigned to the project described herein including: (i) proximity to the work site; and (ii) ability to have its professional staff on site when needed;
7. Statement of the qualifications of the team, including work experience and resumes;
8. History of firm and principles, including:
 - a. years in business, if less than five years, previous experience of principals;
 - b. years in business under present name;
 - c. the former names, if any, the organization has operated under; and,
 - d. evidence of financial capability and financial stability to correctly, timely, and reliably perform requested services for the Project.
9. Registrations, licenses, and certifications;
10. Description of previous work similar to the request, including a list of comparable clients where similar services have been provided, with dates services were provided and contact information;
11. List of at least three (3) references;
12. Litigation/Ethics:
 - a. disclose any current/pending litigation and any litigation settled or disposed within

the past five (5) years against the respondent, including its parent, sister, or subsidiary companies, and proposed sub-contractors, as applicable; and

- b. provide details of any ethics violations or board actions within the past five (5) years against the respondent, including its parent, sister, or subsidiary companies, and proposed sub-contractors, as applicable.

13. Proof of insurability: describe your professional liability insurance, including limits per project, limits in aggregate, and the amount of the deductible; and

14. Conflict of Interests: a statement certifying that the applicant and/or his/her firm is not aware of any existing conflicts of interest with the Village or its Board of Aldermen, including the filing of any statements required under Chapter 176, Local Government Code.

Please note that in accordance with Section 2254.004 of the Texas Government Code, submittals must NOT include any cost quotations at this stage in the selection process. Any submittals that include cost quotations will be rejected upon receipt.

3.2 Submittal Process

For In-Person or Mail Delivery, interested parties are to submit one (1) original and nine (9) copies of Responses, to be RECEIVED BY the Village no later than 5:00 p.m., Friday, June 5, 2026, in accordance with delivery method provided below.

Submit Responses In-Person or Mail Delivery to: _____ :

Village of Salado, Texas
Attn: Village Administrator | Audit RFQ Submission
301 North Stagecoach Road
PO Box 219
Salado, TX 76571

For e-mail Responses: Submit Responses via e-mail to: villageadministrator@saladotx.gov

NO RESPONSES WILL BE ACCEPTED AFTER 5:00 P.M., FRIDAY, JUNE 5, 2026. NO FACSIMILES WILL BE ACCEPTED.

Upon mail or in-person receipt by the Village, each response will be stamped with the date and time received and stored unopened in a secure place until the statement opening. All responses become the property of the Village, which will hold the contents of all responses confidential until an award is made.

E-mail responses will be moved to a designated folder upon receipt and attachments will not be opened until the response opening.

Responses received after the time set for the opening will be declared late and not eligible for opening and consideration. The Village is not responsible for mail, courier, or other delivery

methods, in-transit time, or non-delivery. Late deliveries will be held unopened. Potential firms will be advised by mail that their response was late and not accepted and will be allowed to pick up their statement package.

3.3 Basis of Selection

Selection of a firm shall be in accordance with the Professional Services Procurement Act, Subchapter A, Chapter 2254, Texas Government Code.

The Village may require additional information after the review of the initial information received. Interviews may be conducted individually with one or more of the firms who submit eligible responses and who are determined reasonably qualified for award of the contract. The Village reserves the right to reject any and all submittals and does not guarantee a contract will be awarded.

All costs associated with the preparation of the statements of qualifications, site visits, presentations, and any other costs are the responsibility of the submitting firms.

3.4 Evaluation Methodology

1. Criteria for Evaluation

The Village will determine, in its sole discretion, the Respondent or Respondents best qualified to perform the required services, based on the following criteria:

- a. Qualifications will be based on the firm's professional background, education and experience, including those qualifications of the local office principals managing the audit and staff assigned to the audit.
- b. Governmental audit experience will be based on list of client cities of similar size, references with contact information.
- c. Firms' size, staffing and resources available to complete the annual audit in a timely manner.
- d. Audit quality will be based on required information from the last two peer reviews and any additional information that will be useful in determining audit quality.
- e. Provide a complete description of the audit plan with key dates and relevant information related to your approach for completing the audit.

2. Acceptance of Evaluation Methodology

- a. By submitting a Response to this RFQ, the Respondent: (a) acknowledges and accepts the evaluation process; and (b) understands that the determination of the most qualified Auditor will require the exercise of subjective judgment by the Village.
- b. The Village Audit Qualification Review Committee will review the submitted Statements of Qualifications. The recommendation will be based on the Statement determined to be most advantageous on behalf of the Village and the taxpayers.

3.5 Financial Audit Contract

The Auditor shall be selected by the Village on the basis of demonstrated competence and qualifications to perform the services, as provided herein. After selection by the Village, the Parties will endeavor to enter into a contract for financial auditing services, in the manner provided by law, including Chapters 2254 and 2269 of the Texas Government Code. That contract shall: (a) define and describe the scope of services, the agreed-upon and reasonable fees for such services, and reimbursable expenses prior to any services being performed under the contract; (b) be drafted in a form provided by the Village, but in a form and scope which is acceptable to the Parties; and (c) recite a fair and reasonable price for the services to be provided, however, the professional fees under the contract may not exceed any maximum provided by law.

Respondents will not be compensated for responses.

Final selection of a firm will be made by the Village's Board of Aldermen.

Please direct any inquiries regarding this solicitation to the Village Administrator, by telephone at 254-947-5060, or by email at villageadministrator@saladotx.gov

IN SUBMITTING A RESPONSE TO THIS RFQ, THE RESPONDENT AGREES THAT IT WAIVES ANY CLAIMS IT HAS OR MAY HAVE AGAINST THE VILLAGE, THE VILLAGE'S EMPLOYEES, OFFICERS, AGENTS, REPRESENTATIVES, AND THE MEMBERS OF THE VILLAGE'S GOVERNING BODY IN CONNECTION WITH OR ARISING OUT OF THIS RFQ, INCLUDING, THE ADMINISTRATION OF THE RFQ, THE BASIS FOR SELECTION, THE EVALUATIONS OF THE RESPONSES, THE METHOD USED FOR SELECTION AND ANY DISCLOSURE OF INFORMATION REGARDING THE RESPONSES OR EVALUATIONS. THE SUBMISSION OF A RESPONSE CONSTITUTES THE ACCEPTANCE BY THE RESPONDENT OF THE EVALUATION TECHNIQUE DESCRIBED IN THIS RFQ.

END OF INSTRUCTIONS



November 12, 2025

Mr. Manuel De La Rosa, Village Administrator
Village of Salado
301 N. Stagecoach Rd.
Salado, TX 76571

**Re: MRB Group Project No. 1963.22000.000 Phase 10 Development Review
Task 66 O'Reilly – Amending Plat
Review Comments Letter**

Dear Mr. De La Rosa,

MRB Group has completed our review of the referenced project and offers the following comments.
Please contact me if you have any concerns or questions.

1. Warranty bond required for sidewalk and ramps.

Sincerely,

A handwritten signature in red ink that reads 'Lee Lingenfelter'.

Lee Lingenfelter, P.E., CFM
Project Manager

N:\1963 22000.000\10 - Plat and Plan Reviews\66 - O'Reilly\2025-11-12 Amending Plat by Lee\2025-11-12 O'Reilly Amending Plat Review
Comments.docx



January 07, 2026

Village of Salado
Mr. Manuel De La Rosa, Village Administrator
301 N. Stagecoach Rd.
Salado, TX 76571

Re: O'Reilly Auto Parts – Salado, TX
FM 2484 & Lark Trail
PUBLIC IMPROVEMENTS COST ESTIMATE

To Whom it May Concern:

As required by the Village of Salado, TX; the following is a proposed construction cost estimate for the O'Reilly Auto Parts store public improvements within the ROW located on South FM 2484 Highway.

Description	Unit	Unit Cost	Proposed Amount	Amount
18" RCP Pipe	LF	\$ 150.00	61	\$ 9,150.00
18" Precast End Sections	EA	\$ 1,400.00	2	\$ 2,800.00
Concrete Paving	SF	\$ 10.00	1558	\$ 15,558.00
Curb & Gutter	LF	\$ 50.00	143	\$ 7,150.00
5' Sidewall	LF	\$ 60.00	201	\$ 12,060.00
Sidewalk Curb Ramp	EA	\$ 500.00	2	\$ 1,000.00
Flex Base	SY	\$ 25.00	173	\$ 4,325.00
TOTAL				\$ 52,043.00

Please contact us if we can be of any assistance or if there are any items we might have overlooked.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron T. Hargrave'.

Aaron Hargrave, PE
Land Development Department Manager



Right of Way Performance and Completion Bond - Single Job Continuous

Bond No. 108390300

KNOW ALL MEN BY THESE PRESENTS:

THAT WE O'Reilly Auto Enterprises, LLC as Principal, and Travelers Casualty and Surety Company of America, a corporation duly incorporated under the laws of the State of Connecticut and authorized to do business in the State of Texas, as Surety, are held and firmly bound unto Village of Salado, 301 N. Stagecoach Rd., Salado, TX 76571, as Obligee, in the penal sum of Fifty-Two Thousand Forty-Three and No/100 (\$52,043.00) Dollars, for the payment of which we hereby bind ourselves, our heirs, executors and administrators, jointly and severally, firmly by these presents.

WHEREAS, the Principal has obtained or is about to obtain a permit for purposes of performing the following work in the public right of way:

for Public Improvements work in Right-of-Way at FM 2484 and Lark

(the "Permitted Work"); and

WHEREAS, the Principal is required to maintain a performance and completion bond guaranteeing that either the Permitted Work will be completed in its entirety or the public right of way will be restored to its condition prior to the commencement of the Permitted Work if the Principal fails to complete the Permitted Work to the satisfaction of the Obligee.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall faithfully comply with all applicable laws, statutes, ordinances, rules or regulations pertaining to the Permitted Work, and shall either complete the Permitted Work in its entirety or restore the public right of way to its condition prior to the commencement of the Permitted Work, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall become effective on January 15, 2026.

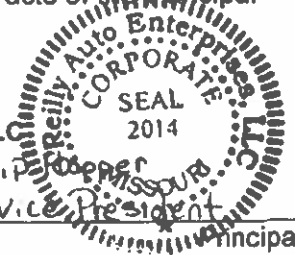
PROVIDED, that regardless of the number of years this bond is in force, the Surety shall not be liable hereunder for a larger amount, in the aggregate, than the penal sum listed above.

PROVIDED FURTHER, that the Surety may terminate its liability hereunder as to future acts of the Principal at any time by giving thirty (30) days written notice of such termination to the Obligee.

SIGNED, SEALED AND DATED this January 15, 2026

O'Reilly Auto Enterprises, LLC

[Signature]
Philip Cooper
SR Vice President
Principal



Travelers Casualty and Surety Company of America

[Signature]
By: Amanda Turman-Avina Attorney-in-fact

N/A

Producer Name

(Required in Arizona Only)



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Amanda Turman-Avina of Houston Texas, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

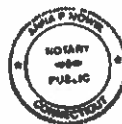
City of Hartford ss.

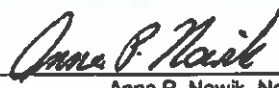
By: 
Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 15th day of January, 2026




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



Elevating Communities

December 5, 2025

Mr. Manuel De La Rosa, Village Administrator
Village of Salado
301 N. Stagecoach Rd.
Salado, TX 76571

Re: MRB Group Project No. 1963.22000.000 Phase 10 Development Review
Task 66 O'Reilly – Plan and Cost Review
Review Comments Letter

Dear Mr. De La Rosa,

MRB Group has completed our review of the referenced project and offers the following comments.
Please contact me if you have any concerns or questions.

1. Please show connection to adjacent property sidewalk and cross access.
2. TxDOT acceptance of sidewalk and driveway in the ROW required.
3. Please see attached cost estimate markup for comparison to bid averages.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Solomon Thomas, P.E.', written over a horizontal line.

Solomon Thomas, P.E.
Project Manager

N:\1963.22000.000\10 - Plat and Plan Reviews\66 - O'Reilly\2025-12-05 Plan and Cost Review\2025-12-05 O'Reilly Plan and Cost Review Comments.docx

303 W. Calhoun Ave, Temple, TX 76501 • 254.771.2054
TBPE Firm No. F-10615

MRBGroup.com



November 20, 2025

Village of Salado
Mr. Manuel De La Rosa, Village Administrator
301 N. Stagecoach Rd.
Salado, TX 76571

Re: O'Reilly Auto Parts – Salado, TX
FM 2484 & Lark Trail
PUBLIC IMPROVEMENTS COST ESTIMATE

To Whom it May Concern:

As required by the Village of Salado, TX; the following is a proposed construction cost estimate for the O'Reilly Auto Parts store public improvements within the ROW located on South FM 2484 Highway.

Description	Unit	Unit Cost	Proposed Amount	Amount
18" RCP Pipe	LF	\$ 150.00	OK 61	\$ 9,150.00 OK
18" Precast End Sections	EA	\$ 700.00	OK 2	\$ 1,400.00 OK
Concrete Paving	SF	\$ 10.00	OK 1558	\$ 15,558.00 OK
Curb & Gutter	LF	\$ 25.00	OK 143	\$ 3,575.00 OK
5' Sidewalk	LF	\$ 20.00	OK 201	\$ 4,020.00 OK
Sidewalk Curb Ramp	EA	\$ 500.00	OK 2	\$ 1,000.00 OK
			TOTAL	\$ 34,703.00 OK
Flex Base	SY	\$ 25.00	173	\$ 4,325

Please contact us if we can be of any assistance or if there are any items we might have overlooked.

Sincerely,


Aaron Hargrave, PE
Land Development Department Manager

BOND NUMBER: _____ 2369957

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT LM Armstrong Construction, LLC
as Principal, and Swiss Re Corporate Solutions America Insurance Corporation, as Surety are held
and firmly bound unto Village of Salado
in the full and just sum of Twenty-five Thousand & 00/100
Dollars [\$25,000.00] Dollars, for the payment of which are well and truly to be made,
we the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has by written agreement, dated January 9, 2026
entered into a contract with said Obligee for:
Salado Starbucks; Salado Center, Phase II - ROW Sidewalks; DOC #20250 19063 A&B; Per Description of Property Covered Attached

WHEREAS, the obligee has requested that said work be guaranteed against failure
because of defective workmanship or material, performed or furnished by said principal for a
period of 2 Years from the date of acceptance of Village of Salado

NOW THEREFORE, if the said Principal shall indemnify and save harmless the obligee
against loss or damage occasioned directly by the failure of said materials or workmanship,
then this obligation to be void, otherwise to remain in full force and effect. It is understood,
however, that this bond shall not include loss or damage by failure or workmanship or materials
due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of
nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act
of God.

Signed and sealed this 9th day of January, 2026.

LM Armstrong Construction, LLC

PRINCIPAL

By: 
Lee Armstrong, President

Swiss Re Corporate Solutions America Insurance Corporation
SURETY

By: 
Emily Allison Mikeska Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JOHN R. WARD, THOMAS DOUGLAS MOORE, EMILY ALLISON MIKESKA, ALLYSON W. DEAN, TROY RUSSELL KEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, SANDRA LEE RONEY,
FAITH ANN HILTY, ANDREW GARETH ADDISON, ELIZABETH ORTIZ, ANA OWENS, ANDREW PATRICK CLARK, KIMBERLY ROCHELLE GONZALEZ, CRYSTAL GAIL LANGHORN,
STEVEN WAYNE LEWIS, SHERI RENEE ALLEN, PEGGY GRADEL HOGAN, TERESA AYALA, KELLI A. GORHAM, MARK ROBERT ADAMS, CORY KIPER, AND ROSS RUDOLPH LARIS JOINTLY OF SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory
David Satory, Senior Vice President of SRCSAIC & Senior Vice President
of SRCSPIC & Senior Vice President of WIC

By Gabriel Jacquez
Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President
of SRCSPIC & Senior Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 29th day of APRIL, 2025

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 29th day of APRIL, 2025, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M. Szveda
Karen M. Szveda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 9th day of January, 2026.



Jeffrey Goldberg
Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC and
SRCSPIC and WIC

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact the **Surety Claims Department**
at **1-816-235-3702**

You may call **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** for information or to make a complaint at:

1-816-235-3702

You may also write to **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** at the following address:

**1200 Main Street, Suite 800
Kansas City, MO 64105**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1- 800-252-3439

You may write the **Texas Department of Insurance**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Surety Claims Department**
al **1-816-235-3702**.

Usted puede llamar **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** para informacion o para someter una queja al:

1-816-235-3702

Usted tambien puede escribir a **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** al:

**1200 Main Street, Suite 800
Kansas City, MO 64105**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1- 800-252-3439

Puede escribir al **Departamento de Seguros de Texas**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departamento de Seguros de Texas.

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

From Thomas, Solomon <Solomon.Thomas@mrbgroup.com>

Date Wed 1/7/2026 9:20 AM

To Gina Pence <gpence@saladotx.gov>

Cc Manuel De La Rosa <mdelarosa@saladotx.gov>

CAUTION: 'This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!'

Good morning, Gina,

Please see TxDOT bid averages for 4" sidewalk and ADA ramps.

BID CODE	BID_ITEM_DSCR	MS_UNIT_CD	Min. Bid Item Qty	Max. Bid Item Qty	Weighted Avg Unit Price	Min. Unit Price	Max. Unit Price	Std. dev. of Unit Price	Total Sum Bid Quantities	Distinct CCSJ
531- 7001	CONC SIDEWALKS (4")	SY	84.0	22,358.0	\$65.23	\$53.64	\$285.00	\$65.09	48,133.0	11
531- 7005	CURB RAMPS (TY 1)	EA	3.0	20.0	\$2,553.20	\$2,000.00	\$3,135.00	\$307.19	88.0	10
531- 7010	CURB RAMPS (TY 7)	EA	4.0	47.0	\$2,894.49	\$2,500.00	\$3,200.00	\$235.85	92.0	6

The project has approximately 336 SY of sidewalk, 2 TY 1 ramps, and 2 TY 7 ramps. Therefore, it is reasonable to estimate between \$27,000 and \$33,000 for the value of the sidewalks and ramps. Since you do not expect a complete failure of all the sidewalk and ramps, I recommend accepting the \$25,000 actual cost from the developer for the warranty bond.

Solomon Thomas | MRB Group | 254.239.7802



January 15, 2026

Mr. Manuel De La Rosa, Village Administrator
Village of Salado
301 N. Stagecoach Rd.
Salado, TX 76571

Re: MRB Group Project No. 1963.22000.000 Phase 40 Construction Review
Task 11 Starbuck's – Construction Closeout
Review Comments Letter

Dear Mr. De La Rosa,

MRB Group has completed our construction completion review of the referenced project and offers the following comments. Please contact me if you have any concerns or questions.

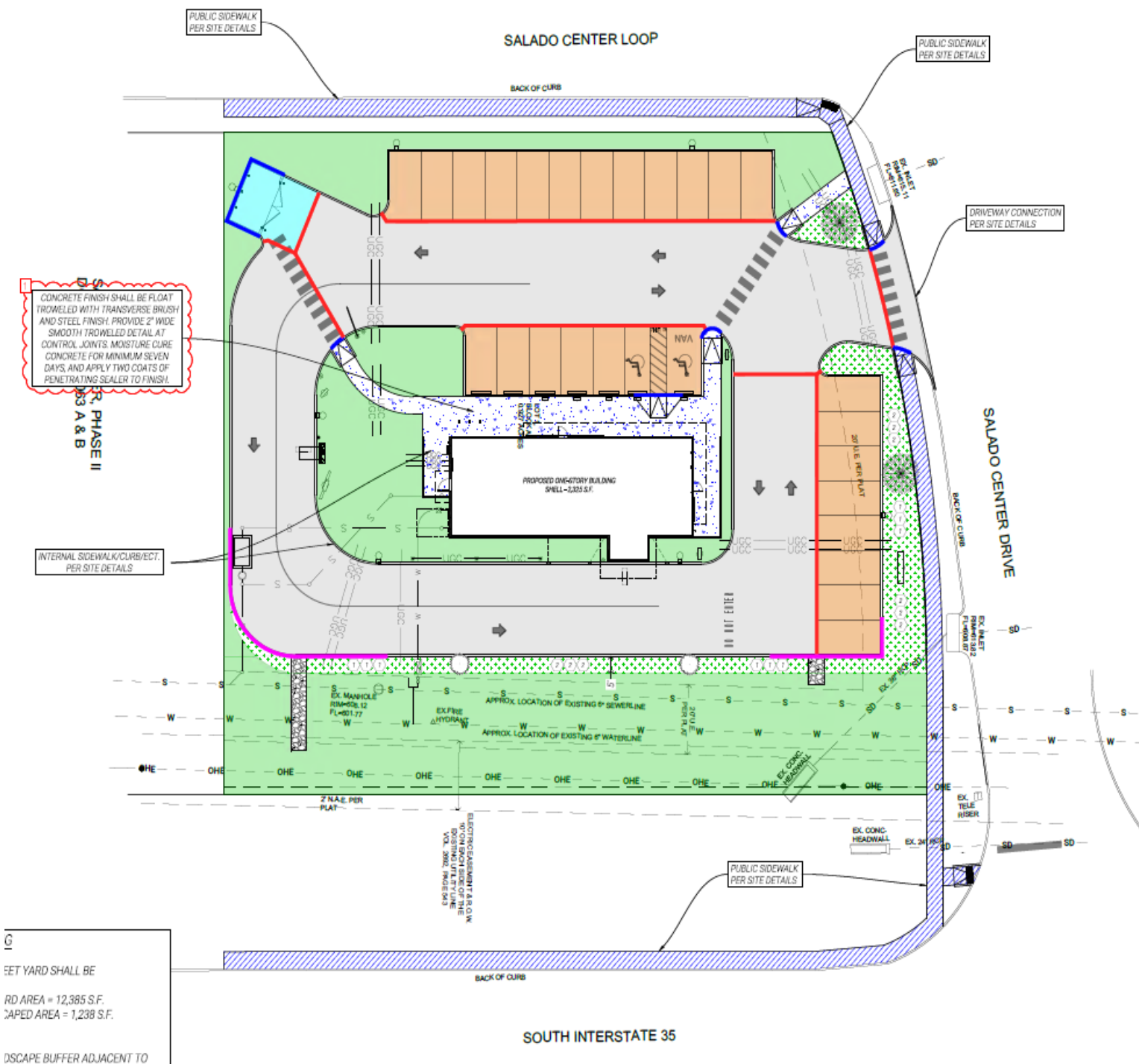
1. Punch list complete. No remaining items.
2. Provide a warranty bond for public infrastructure.

Infrastructure has been reviewed and completed in accordance with the plans and specifications.

Sincerely,

Solomon Thomas, P.E.
Project Manager

N:\1963.22000.000\40 - Inspections\11 - Starbuck's\2026-01-15 Starbuck's Construction Closeout.docx





Elevating Communities

April 16, 2026

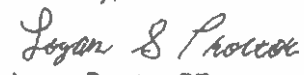
Mr. Uryan Nelson, Interim Village Administrator
Village of Salado
301 N. Stagecoach Rd.
Salado, TX 76571

**Re: MRB Group Project No. 1963.22000.000 Phase 10 Development Review
Task 81 Heritage Subdivision Block 4 – Replat (R3)
Review Comments Letter**

Dear Mr. Nelson,

MRB Group has completed our review of the referenced project and finds the submission meets the Village of Salado's subdivision requirements.

Sincerely,


Logan Proctor, PE

N:\1963.22000.000\10 - Plat and Plan Reviews\79 - Heritage Block 4\2026-04-16 3rd Submittal Review\2026-04-16 Heritage Block 4 Replat Review Comments (R3).docx

303 W. Calhoun Ave, Temple, TX 76501 • 254.771.2054
TBPE Firm No. F-10615

MRBGroup.com

FINAL PLAT OF **HERITAGE SUBDIVISION BLOCK 4 REPLAT** A Subdivision within the Extrajurisdictional Jurisdiction of the Village of Solado, Bell County, Texas 0.136 Acres, situated in the Felipe Modesto Survey, Abstract No. 554, Bell County, Texas, comprising all of Lots 2, 3, 6, 7 & Block 4 of HERITAGE SUBDIVISION on addition in Bell County, Texas of record in Cabinet C, Slide 307-A1B, Plat Records of Bell County, Texas



OWNER: JAMES L. JENSEN, JR.
 JAMES L. JENSEN, JR.
 JAMES L. JENSEN, JR.
 JAMES L. JENSEN, JR.

DATE: 08/01/2023
 BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

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APPROVED BY: JAMES L. JENSEN, JR.

EXISTING BLOCK 4



PREPARED BY: JAMES L. JENSEN, JR.

DATE: 08/01/2023

APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

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APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

HERITAGE SUBDIVISION BLOCK 4 REPLAT
 A Subdivision within the Extrajurisdictional Jurisdiction of the Village of Solado, Bell County, Texas
 0.136 Acres, situated in the Felipe Modesto Survey, Abstract No. 554, Bell County, Texas,
 comprising all of Lots 2, 3, 6, 7 & Block 4 of HERITAGE SUBDIVISION on addition in Bell
 County, Texas of record in Cabinet C, Slide 307-A1B, Plat Records of Bell County, Texas

OWNER: JAMES L. JENSEN, JR.
 JAMES L. JENSEN, JR.
 JAMES L. JENSEN, JR.
 JAMES L. JENSEN, JR.

DATE: 08/01/2023
 BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

APPROVED BY: JAMES L. JENSEN, JR.

FINAL PLAY: 4 REEPI AT

a subdivision within the Extraterritorial Jurisdiction of The Village of Solado, Bell County, Texas.

2.736 Acres, situated in the Felipe Madrid Survey, Abstract No. 554, Bell County, Texas, embracing all of Lots 2, 3, 6, 7 & 8, Block 4, of HERITAGE SUBDIVISION on addition in Bell County, Texas of record in Cabinet C, Slide 387-A-1-B, Plat Records of Bell County, Texas

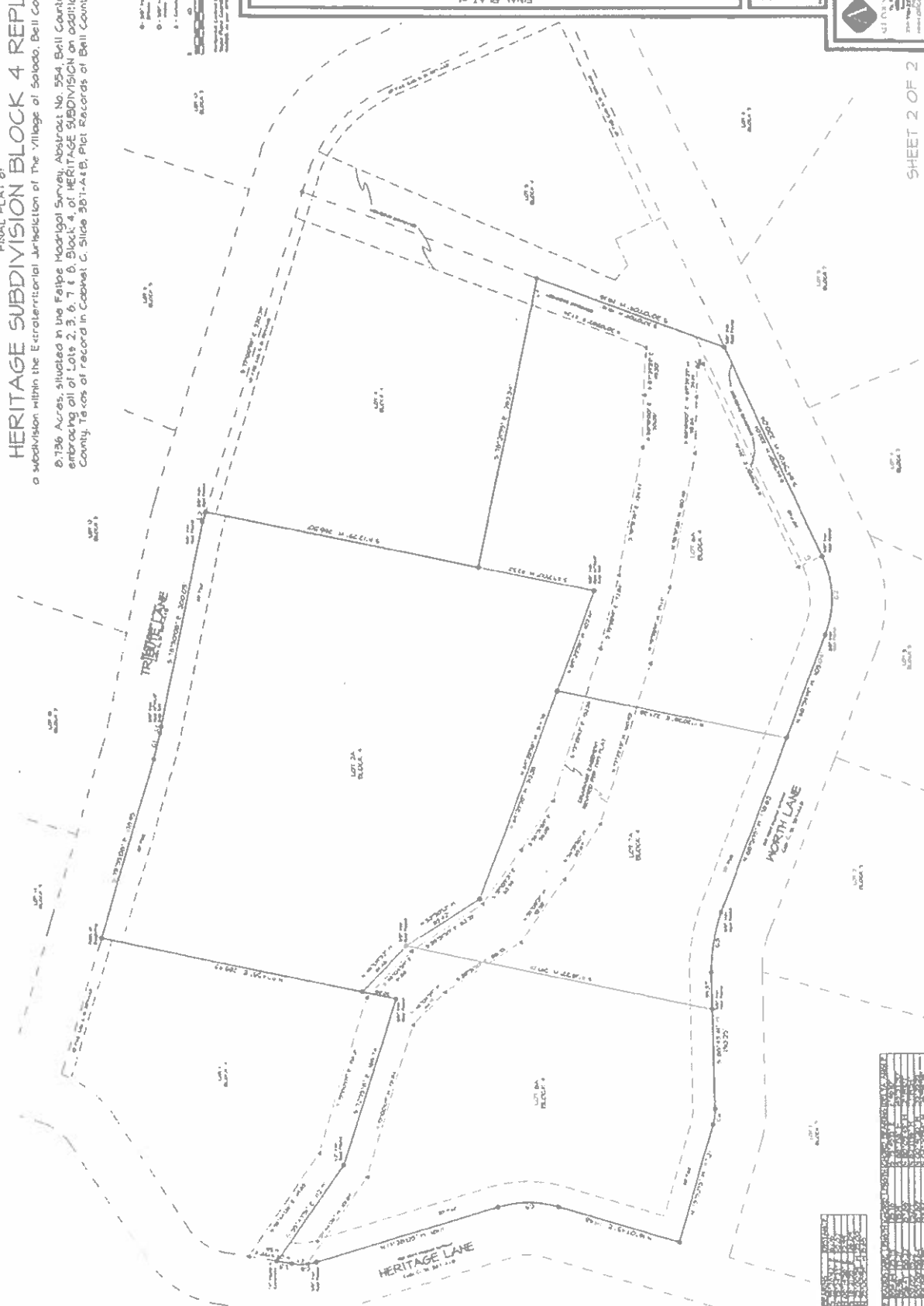
HERITAGE SUBDIVISION BLOCK 4 REPLAT
FINAL PLAT of
0.750 Acres, situated in the Palmdale Hydrographical Survey, Abstract No. 554, Ball County, Texas,
entering all of lots 2, 3, 4, 5, 6, 7 & 8, Block 4, of HERITAGE SUBDIVISION on a section in Ball
County, Texas of record in Chapter 1, Volume 361-1-A-13 Plat Records of Ball County, Texas.

101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-

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SHEET 2 OF 2



DRAINAGE

CY LONG SALADO ETJ REPLAT DRAINAGE AND CHANNEL STUDY

Bell County, Texas

Drainage Report

MARCH 2026



[Handwritten signature]

3-13-2026

Clark Associates, F-23184

Project No. 262751.00

DRAINAGE STUDY

Cy-Long Salado ETJ Replat – Drainage and Channel Study

BELL COUNTY, TEXAS

MARCH 2026

PROJECT: Cy-Long Salado ETJ Replat – Drainage and Channel Study

OWNER: Cy Long
2003 Worth Lane
Belton, TX 76513

ENGINEER: Clark Associates

INTRODUCTION

The subject existing Heritage Residential Subdivision (Refer to appendix "F") is located approximately 4,000 feet west of the Salado Creek and is located adjacent to Heritage Ln. and Tribute Ln. in Bell County, TX. The upstream drainage basin consists of a mixture of raw undeveloped land and residential properties which drain in a southeasterly direction into the existing drainage channel located within the subdivision. The Heritage Residential Subdivision drainage channel was recently regraded and cleaned by the owner.

There are multiple box culverts which drain stormwater within the reach of the Heritage Subdivision drainage channel. They are as listed below:

- 3-Barrel 5'x2' box culvert located beneath Heritage Ln. and upstream of the recent channel maintenance
- 4-Barrel 5'x2' box culvert located beneath Worth Ln. and downstream of the recent channel maintenance

Our analysis ends at the tailwaters of the 4-barrel 5'x2' box culvert located beneath Worth Ln.

The entire region is located within Zone 'X' and is not located within the special flood hazard area per FEMA Maps Number 48027C0340E effective September 26th, 2008. (See Appendix "G")

SITE DRAINAGE ANALYSIS

We have performed a regional drainage analysis in accordance with the Village of Salado's Drainage Manual to evaluate and assess the conditions of the Heritage Subdivision drainage basin and channel. (Refer to Appendix "A", sheet C1.1). On the ground topography survey was collected to correctly assess the recently maintained drainage channel thru the site. Composite "C" values were calculated for the future residential buildout of the RA1 and RA2 drainage basins. The individual contributing drainage basins were found to be less than 200 acres; therefore, the rational method equation was used to assess the conditions

The results of our calculations can be found within the table below.

Table 1: Existing Regional Stormwater Runoff		
	I	II
	Future RA1 Regional (cfs)	Future RA2 Regional (cfs)
Reference	C1.2	C1.3
2-Year	105.37	64.92
5-Year	140.18	85.21
10-Year	161.44	97.75
25-Year	190.44	115.15
50-Year	212.41	127.24
100-Year	237.13	142.25

To assess the effects of the storm water flows draining through the existing box culverts and the existing Heritage Subdivision drainage channel, a HEC-RAS model was created. The HEC-RAS model was created using on the ground topography survey and existing county Lidar to model the existing cross sections of the Heritage Subdivision drainage channel. We have included a map of the cross sections as a part of this report (Refer to appendix "C"). Additionally, the HEC-RAS model was used to analyze the effects of the future regional 100-year storm water flows through the existing Heritage Subdivision drainage channel (Refer to appendices "D" and "E").

The basin hydrographs were combined to determine the routed peak flows for the 25-year and 100-year storm event. The 100-year storm event was used for our analysis. The results of our combined regional drainage basin calculations can be found within the table below and attached appendices (Refer to Appendix "B", sheet C1.3).

Table 2: Routed Peak Flows of Combined Drainage Basins	
	RA1-2 Future Regional (cfs)
Reference	C1.3
COMBINED 25-Year	215.00
COMBINED 100-Year	266.60

From our analysis, we have calculated a 100-year peak flow of 237.13 cfs (Refer to Appendix B, Sheet C1.2) draining to the existing 3-Barrel 5'x2' box culvert located beneath Heritage Ln. and upstream of the recent channel maintenance. We also calculate a combined and routed 100-year peak flow of 266.60 cfs (Refer to Appendix B, Sheet C1.3) draining towards and through the existing Heritage Subdivision drainage channel and 4-barrel 5'x2' box culvert located beneath Worth Ln. downstream of the recent channel maintenance. From our calculations, we have determined that the existing Heritage Subdivision drainage channel and 4-barrel 5'x2' box culvert located beneath Worth Ln. has the capacity to sufficiently convey stormwater safely during the 100-year storm event with upstream future buildout accounted for. These conditions are shown within the provided HEC-RAS cross sections (Refer to Appendix "D").

CONCLUSION

In conclusion, drainage has been analyzed for the future developed drainage basin, located upstream of the existing Heritage Residential Subdivision utilizing the rational method and HEC-RAS. We calculate that the existing Heritage Subdivision drainage channel and downstream 4-barrel 5'x2' box culvert located underneath Worth Ln. will be able to convey the upstream 100-year stormwater runoff safely and will not demonstrate any adverse impacts on the existing adjacent residential housing. Please refer to the attached appendices for further information.

Appendix "A"
Future Regional Drainage Basin Map

Appendix "B"
Future Regional Rational Method Drainage Calculations

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CLARK ASSOCIATES
CIVIL ENGINEERS & ARCHITECTS

CY-LONG SALADO
ETJ REPI AT
DRAINAGE AND CHANNEL
STUDY
SAN ANTONIO, TEXAS

FUTURE REGIONAL DRAINAGE
CALCULATIONS - SHEET 2

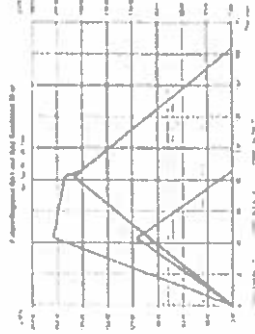
DRAWING INFORMATION

Project No.	20170131-00
Revision	3-17-2021

C1.3

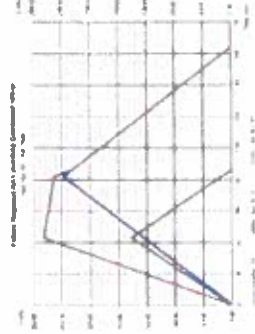
Hydrograph Report

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 Project: Future Regional Drainage Study
 Hydrograph: 10
 Peak Discharge: 1,100 cfs
 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



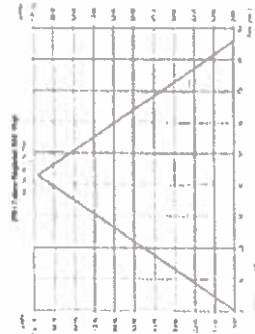
Hydrograph Report

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 Project: Future Regional Drainage Study
 Hydrograph: 11
 Peak Discharge: 1,100 cfs
 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



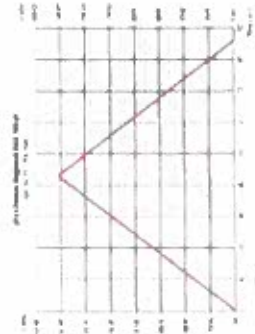
Hydrograph Report

Page: 12 of 10
 Project: Future Regional Drainage Study
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 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



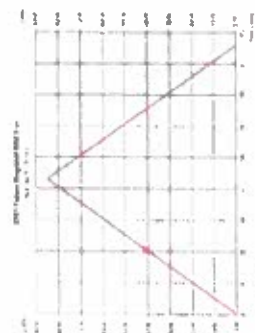
Hydrograph Report

Page: 13 of 10
 Project: Future Regional Drainage Study
 Hydrograph: 13
 Peak Discharge: 1,100 cfs
 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



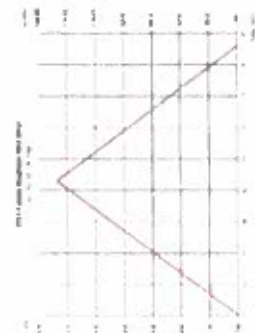
Hydrograph Report

Page: 14 of 10
 Project: Future Regional Drainage Study
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 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



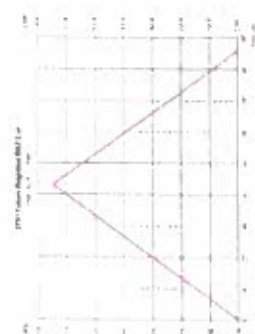
Hydrograph Report

Page: 15 of 10
 Project: Future Regional Drainage Study
 Hydrograph: 15
 Peak Discharge: 1,100 cfs
 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



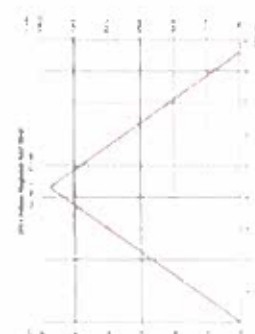
Hydrograph Report

Page: 16 of 10
 Project: Future Regional Drainage Study
 Hydrograph: 16
 Peak Discharge: 1,100 cfs
 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



Hydrograph Report

Page: 17 of 10
 Project: Future Regional Drainage Study
 Hydrograph: 17
 Peak Discharge: 1,100 cfs
 Time to Peak: 1.0 hr
 Base Flow: 100 cfs



Appendix "C"
HEC-RAS Cross Sections Map






CLARK ASSOCIATES
PLANNING ENGINEERING ARCHITECTURE

CY-LONG SALADO
ETJ REPLAT
DRAINAGE AND CHANNEL
STUDY
SALADO, TEXAS

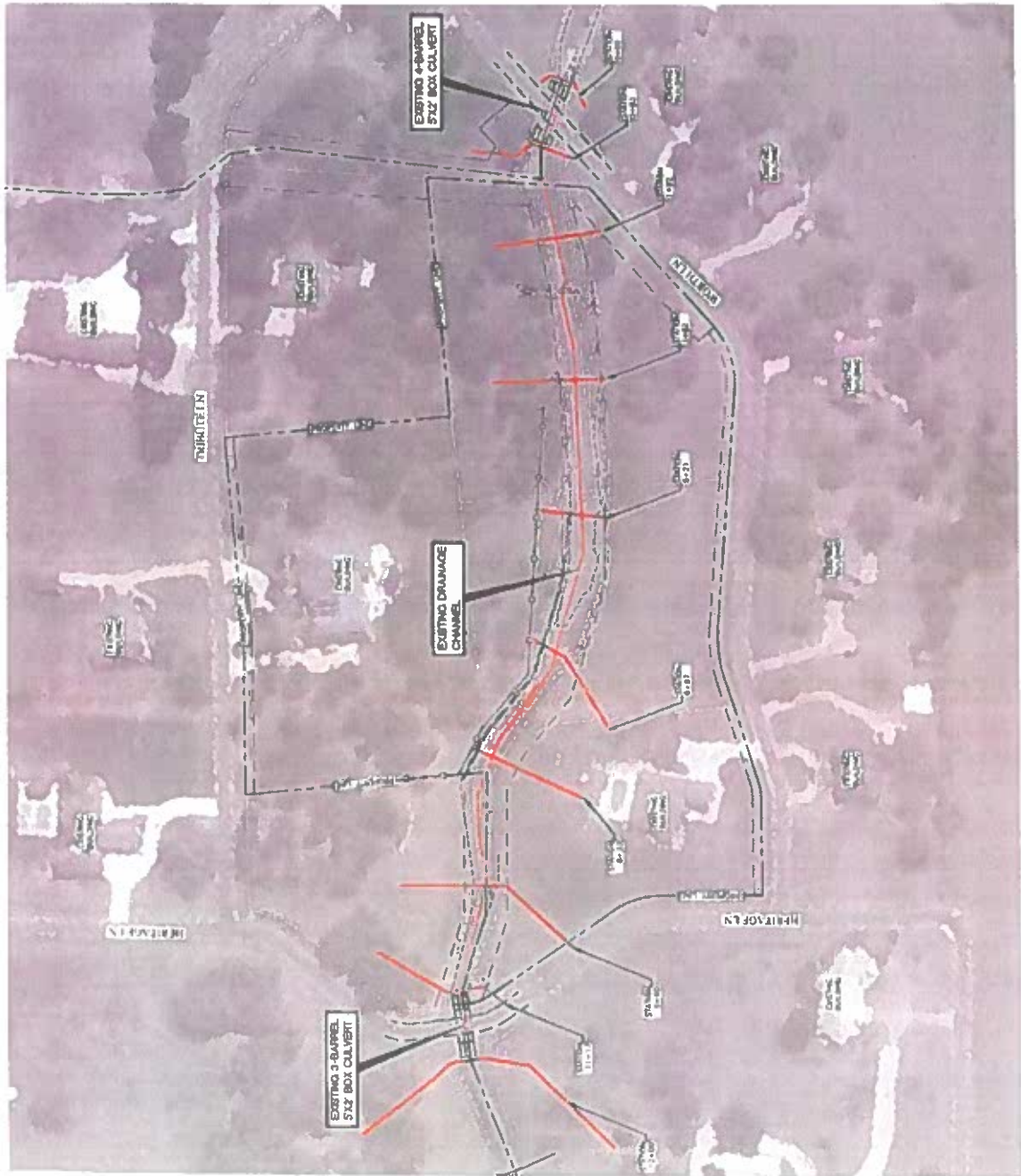
HEC-RAS CROSS
SECTIONS

DRAWING STATUS

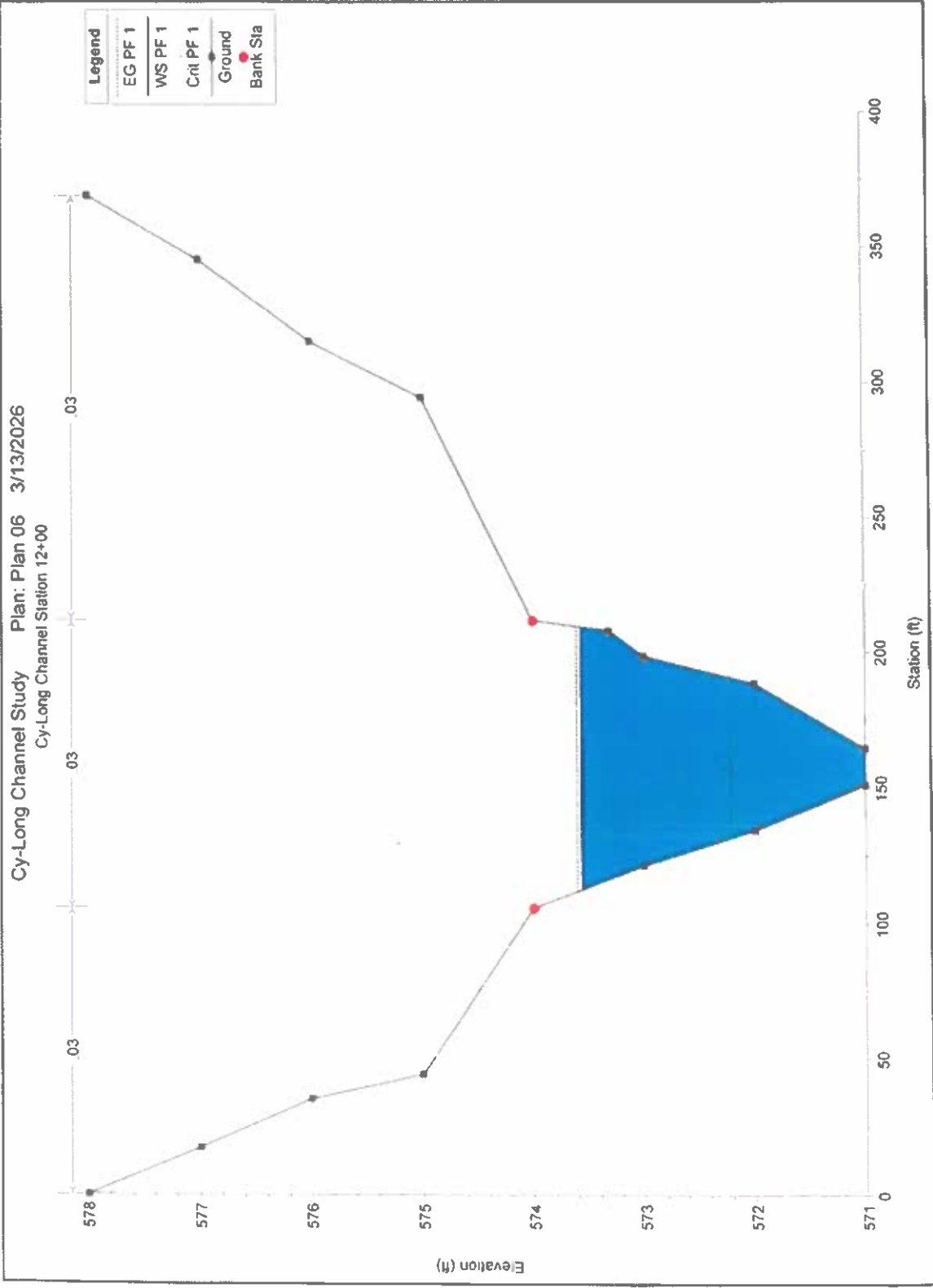
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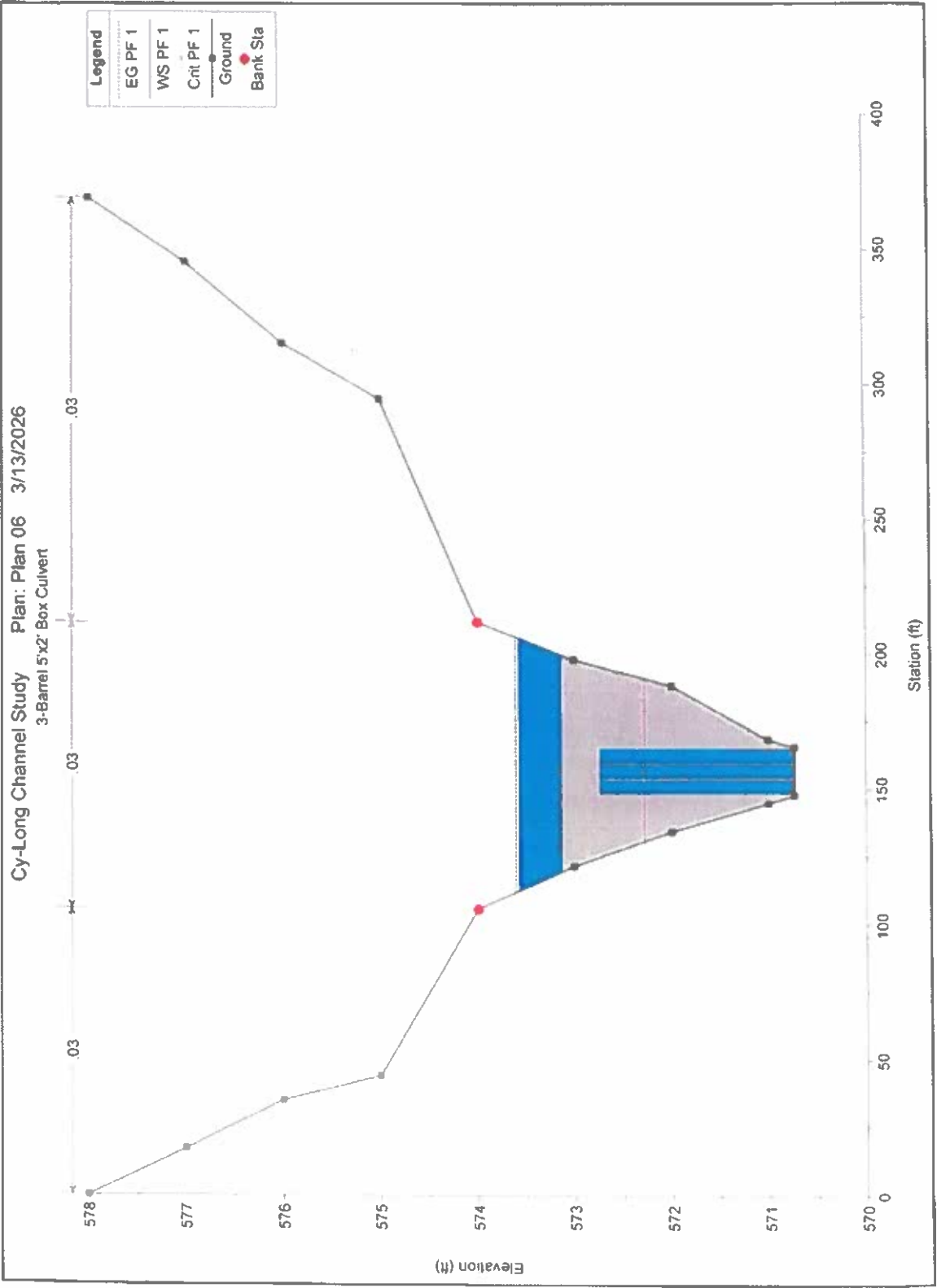


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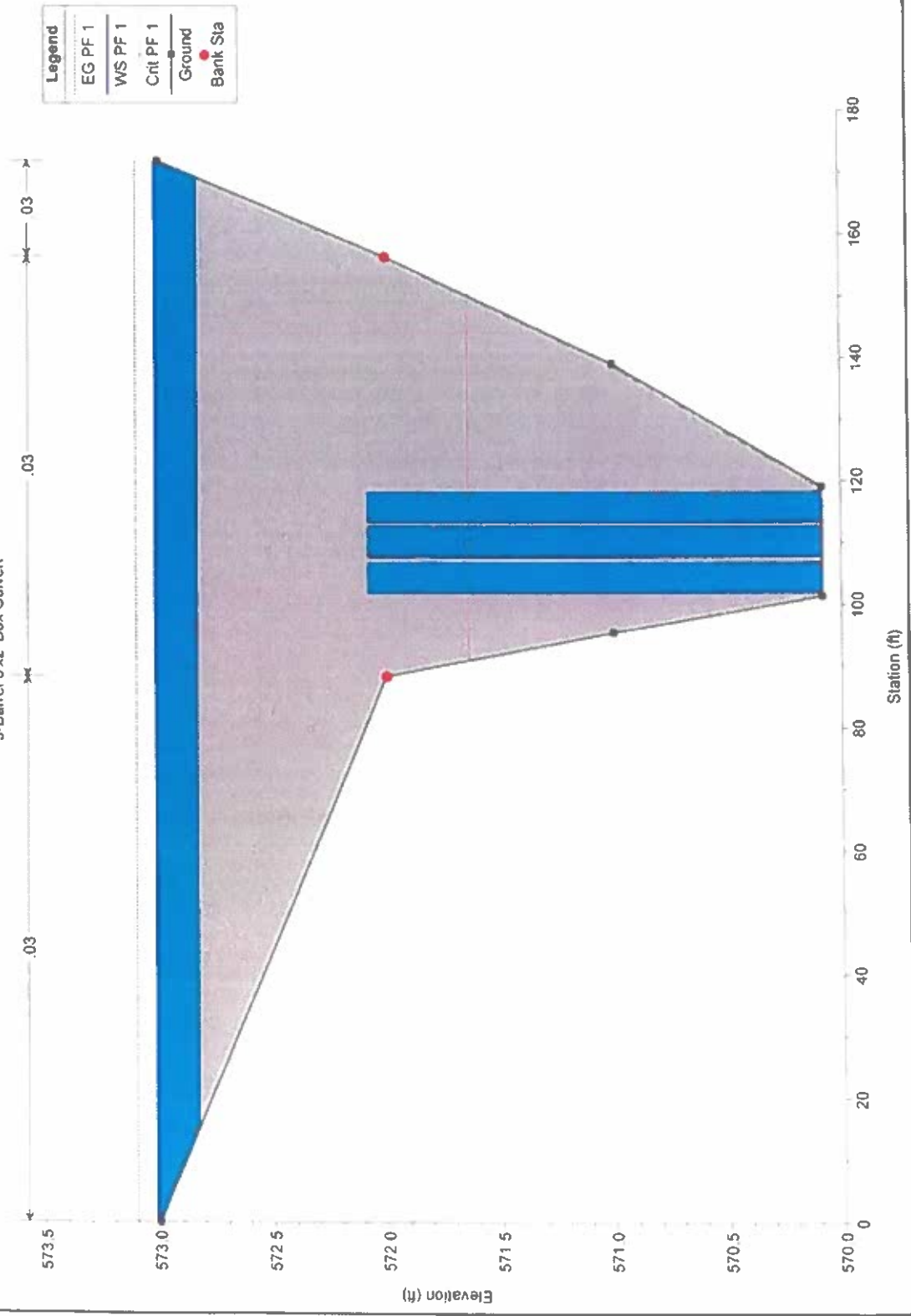


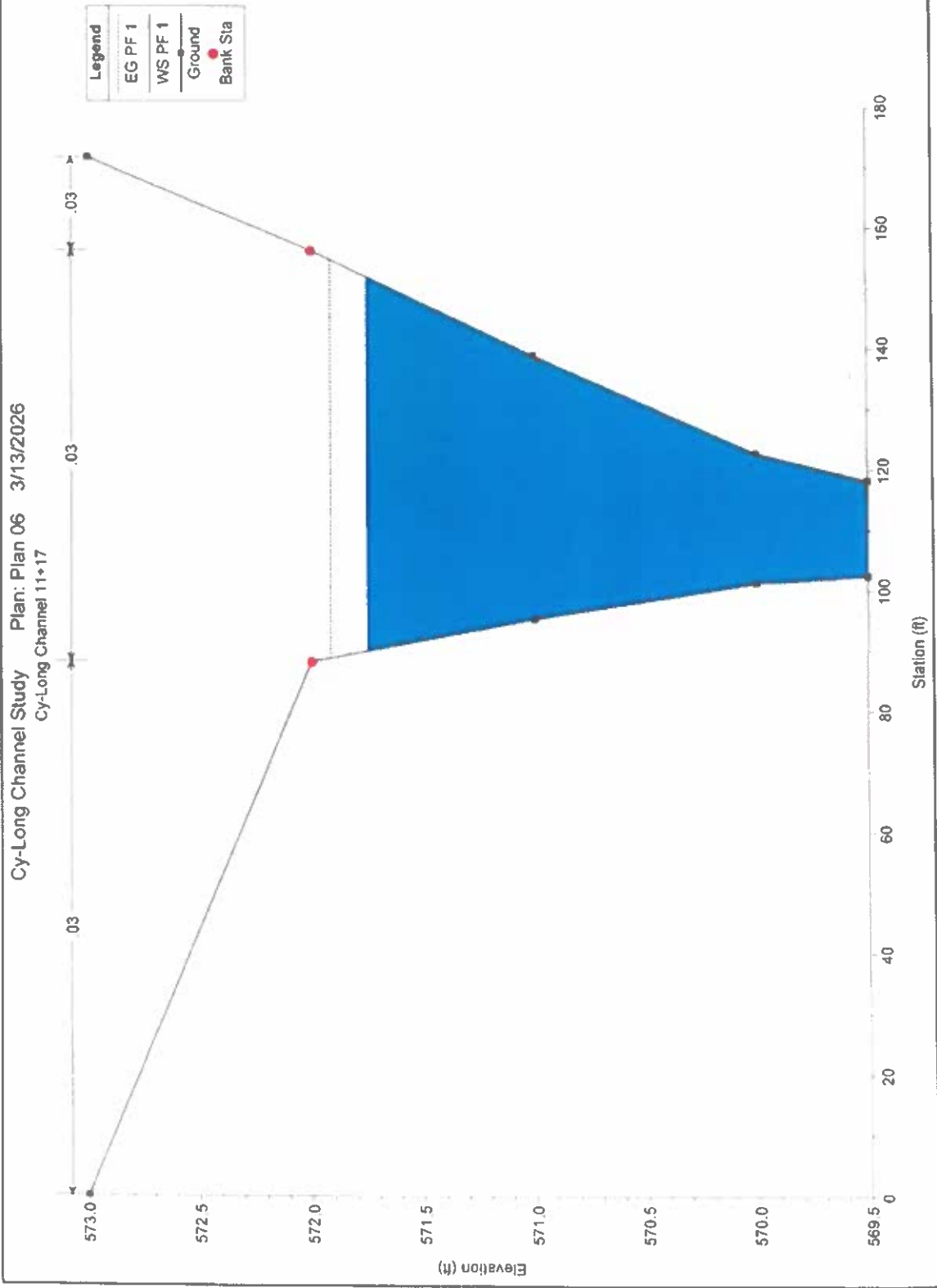
Appendix "D"
HEC-RAS Analysis – Future Conditions

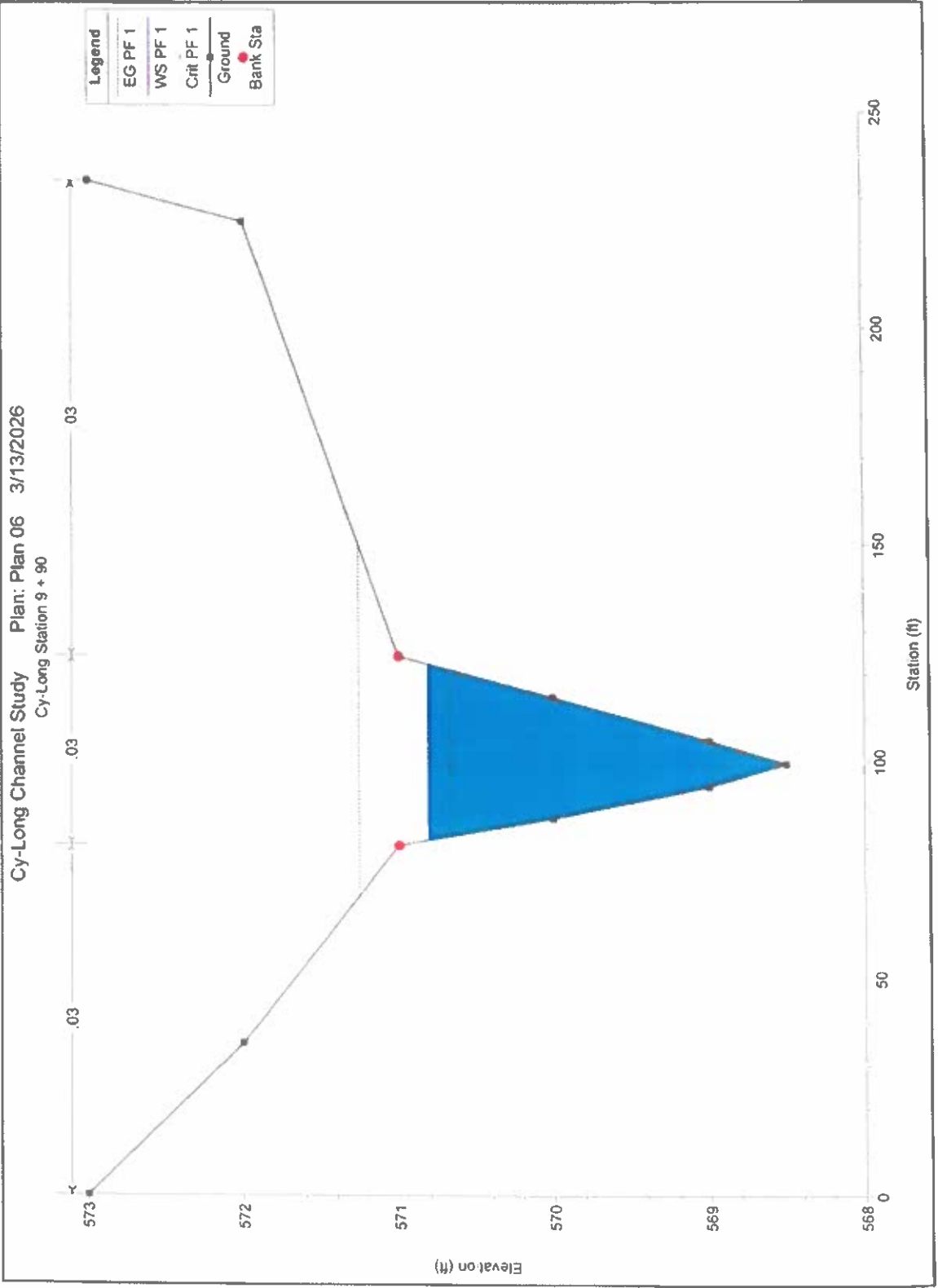




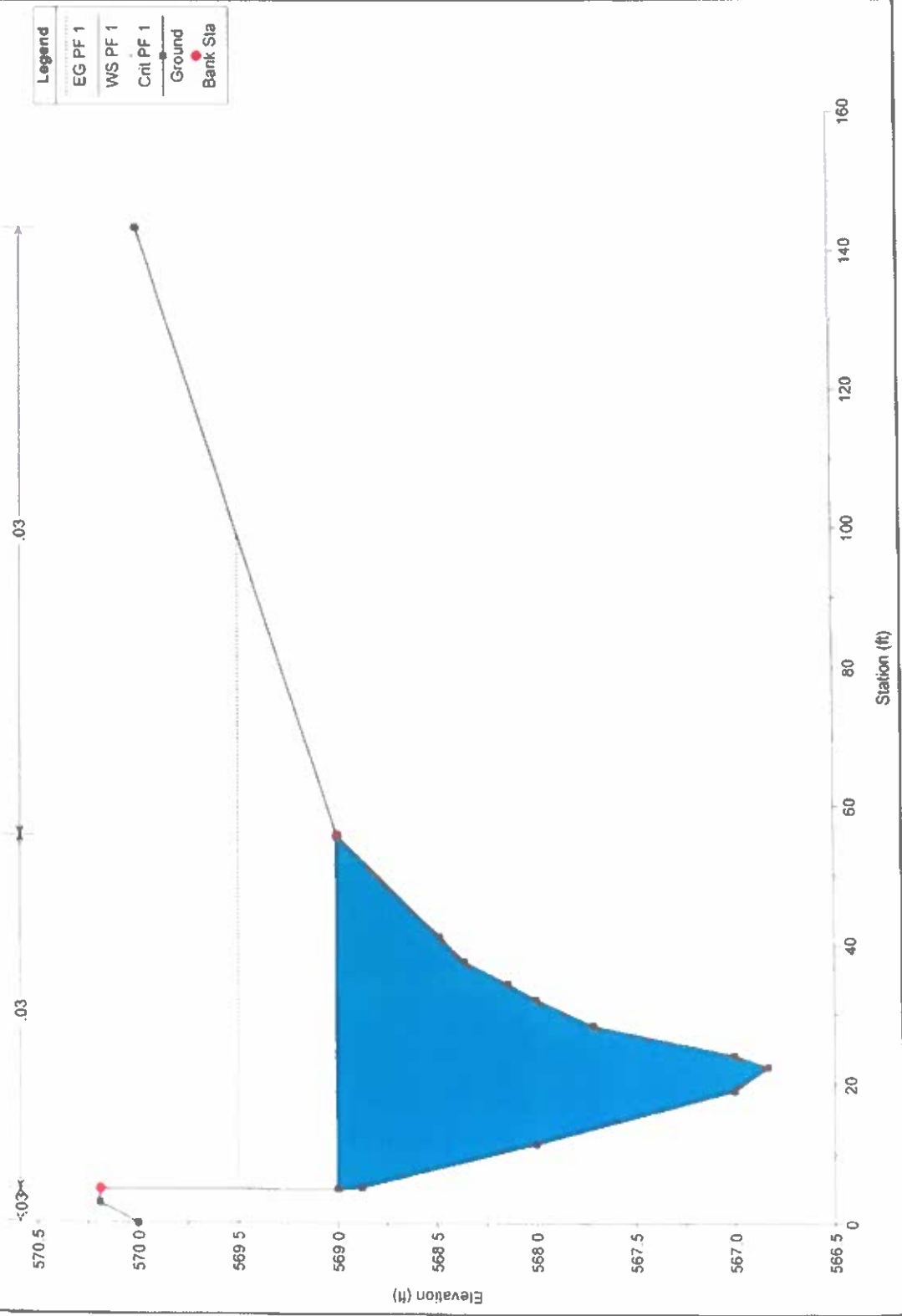
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3-Barrel 5'x2' Box Culvert

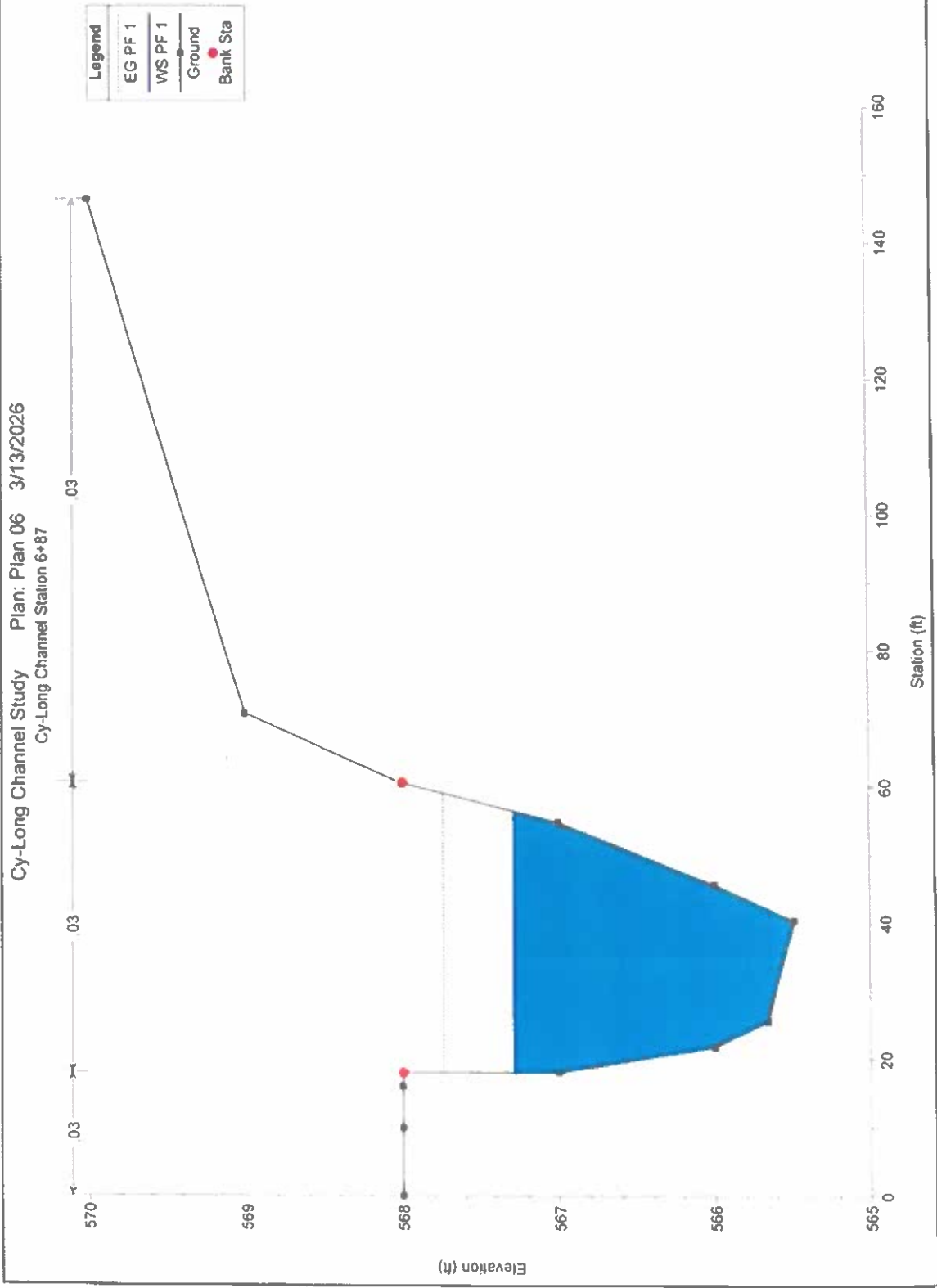




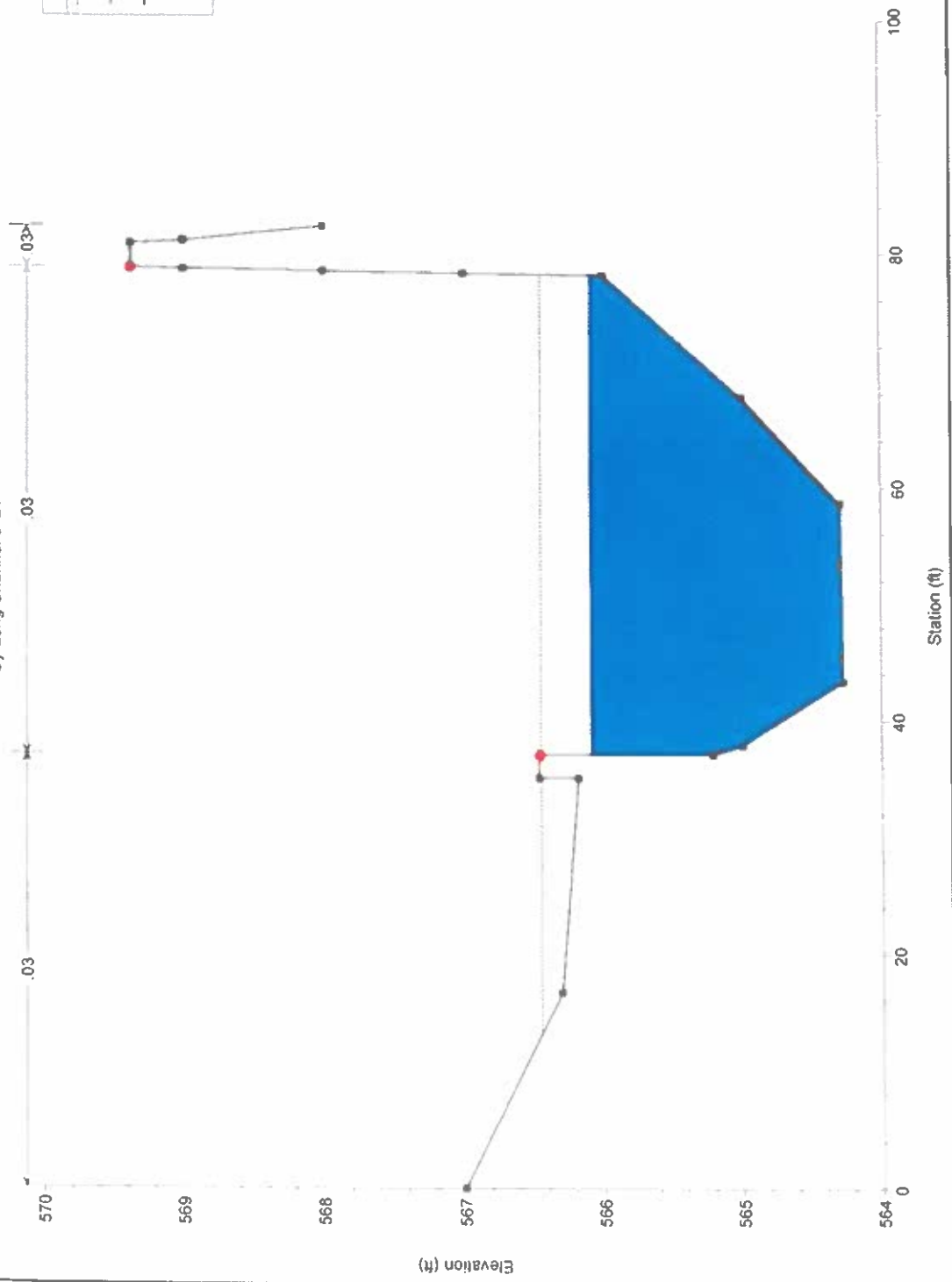


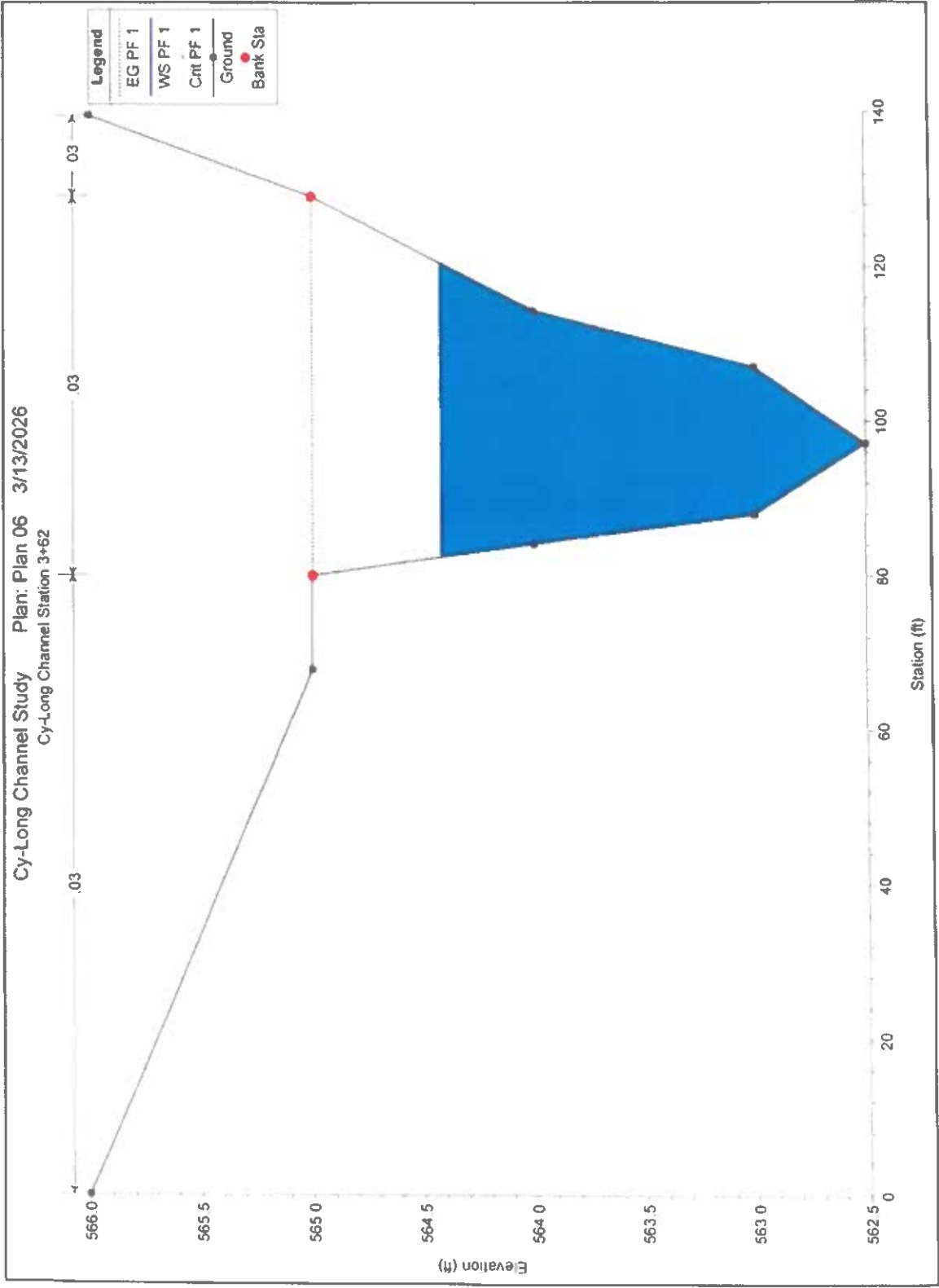
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Cy-Long Channel Station 8+33

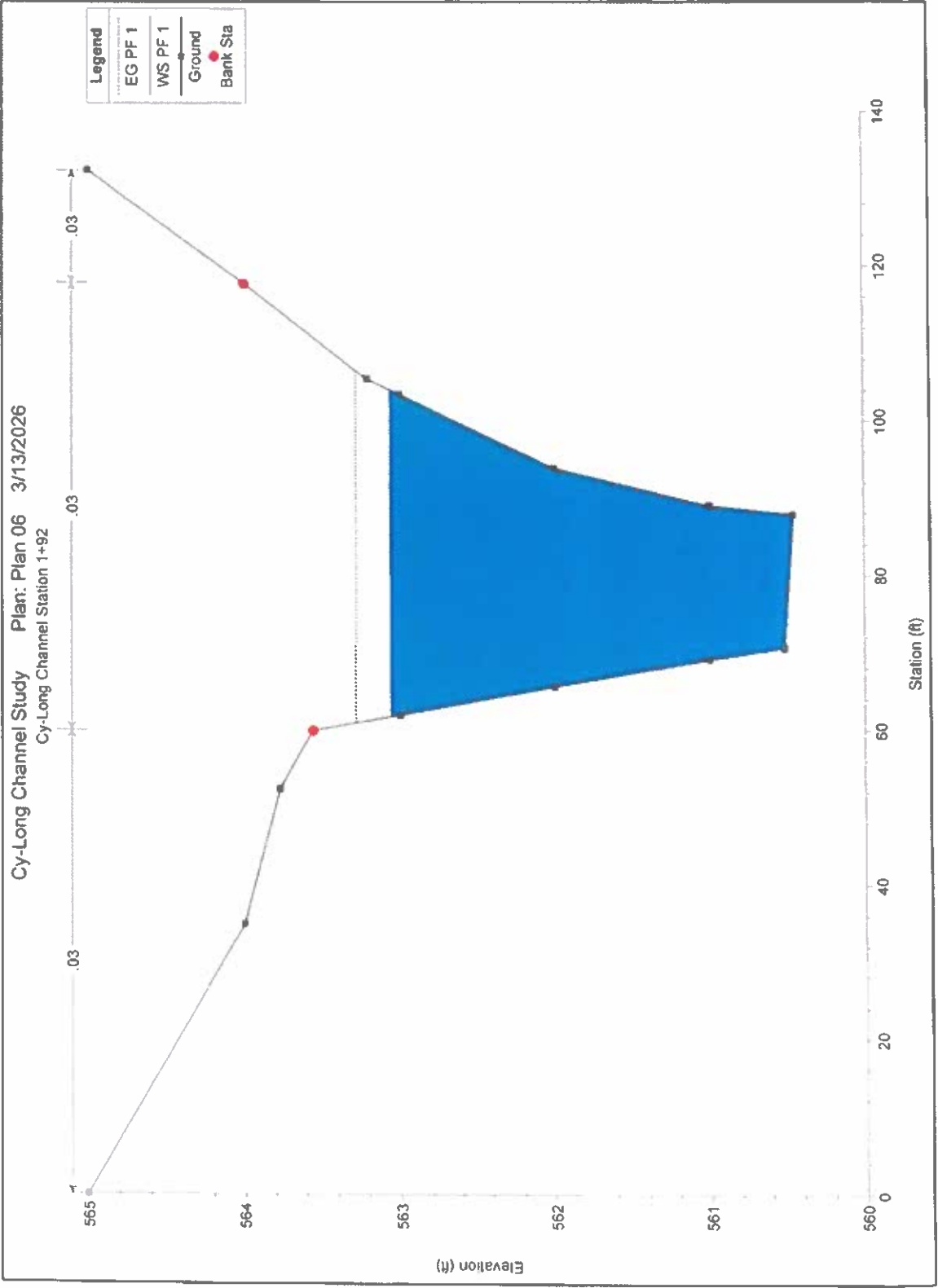


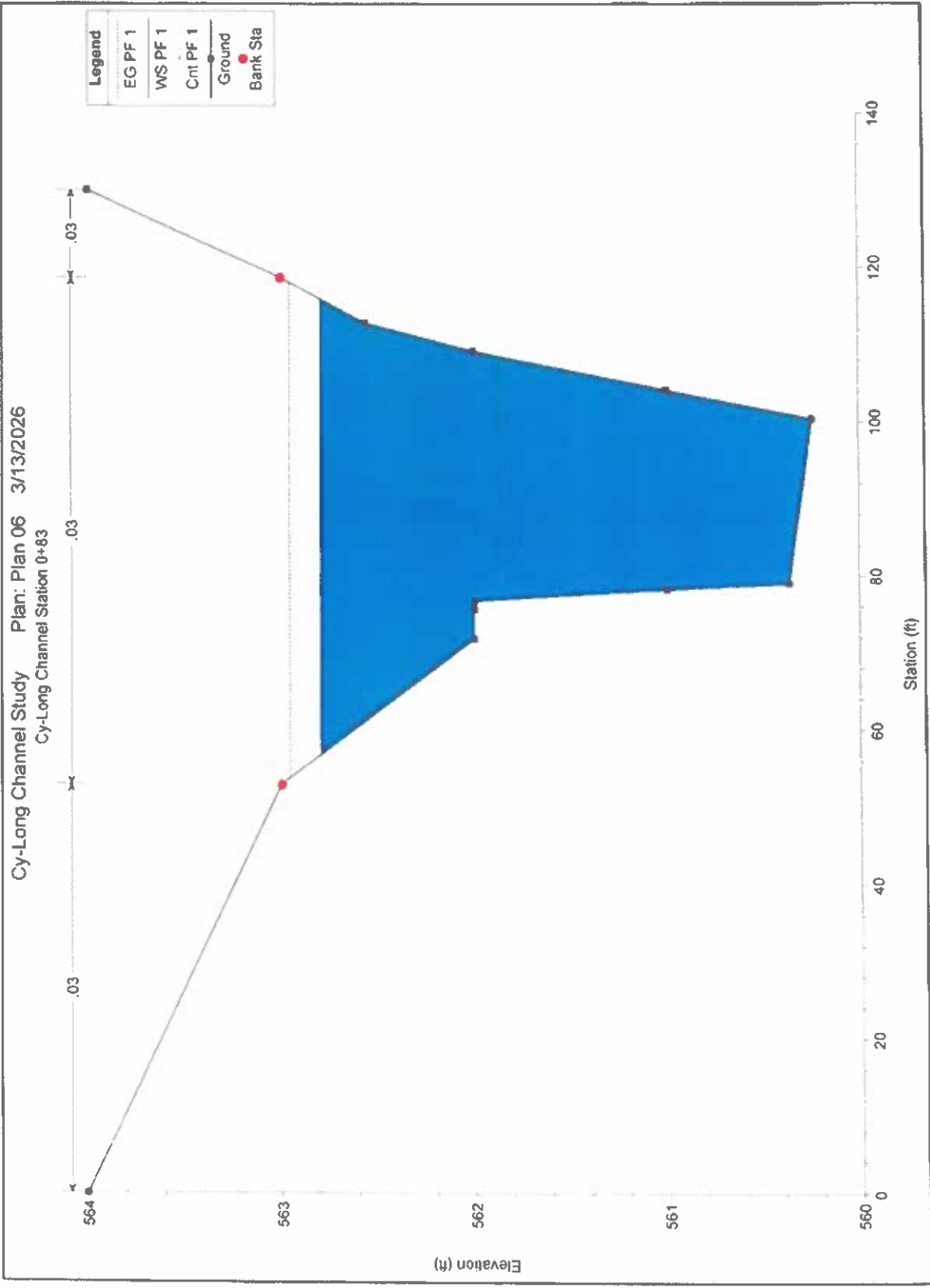


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Cy-Long Channel 5+21

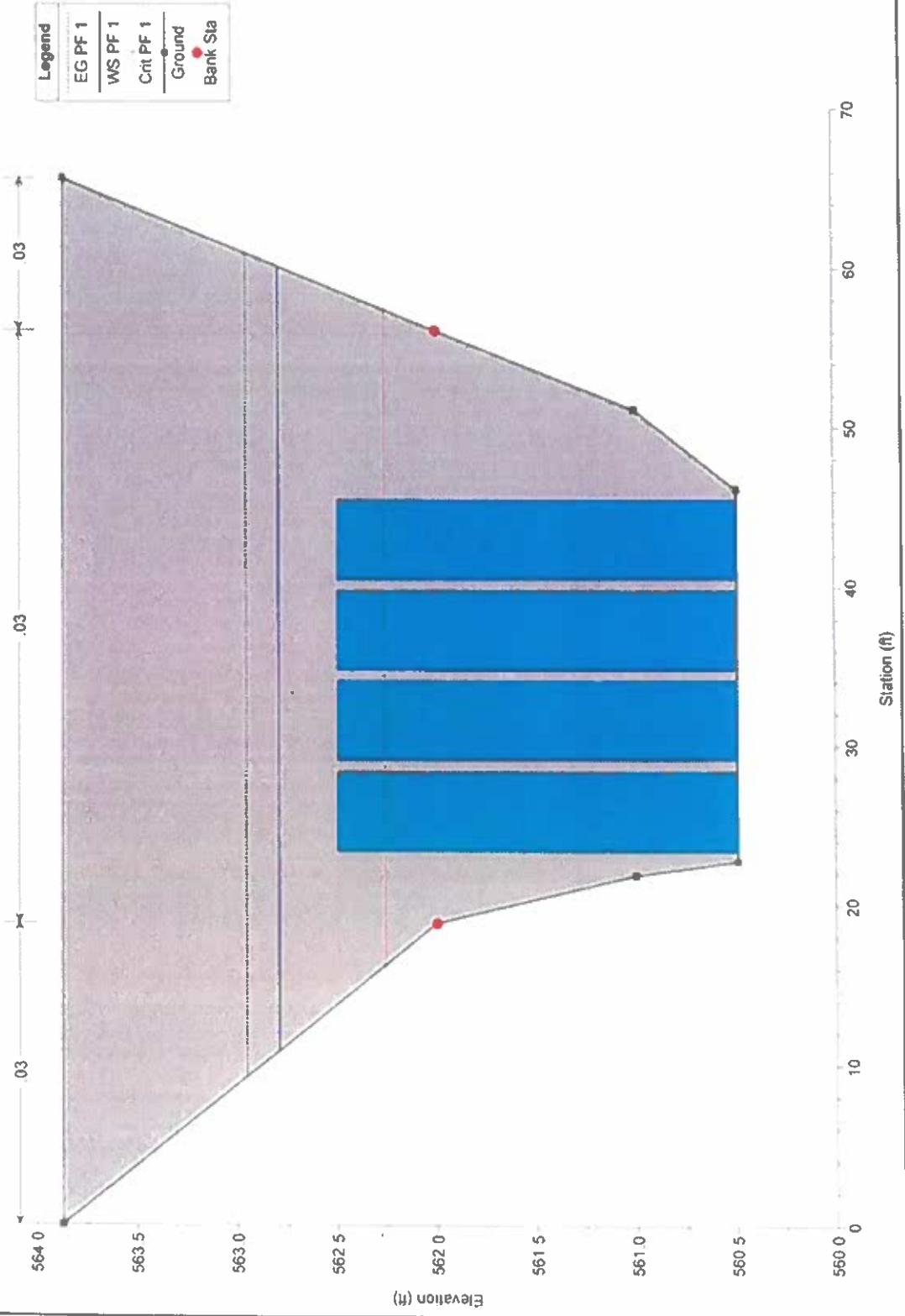




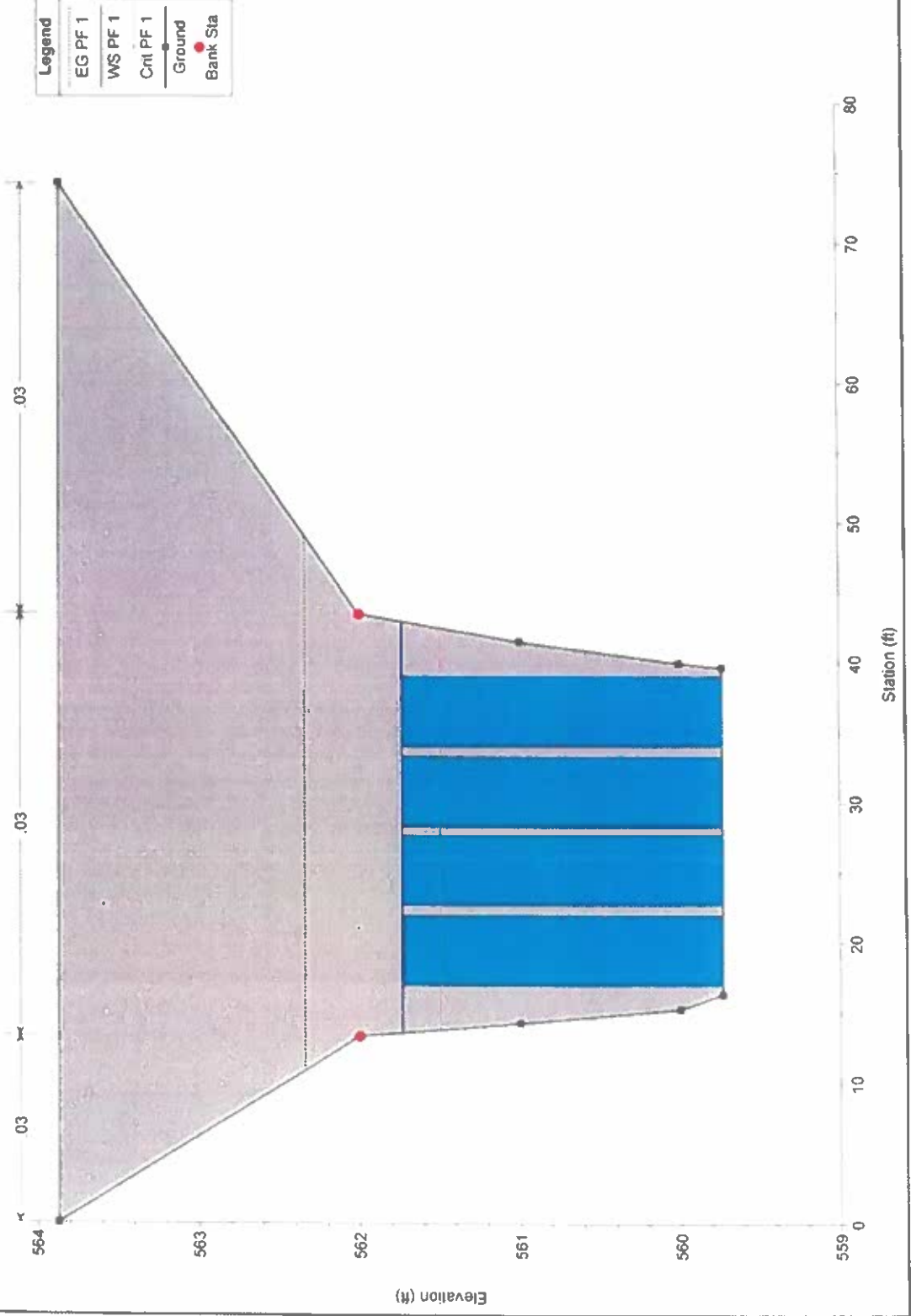


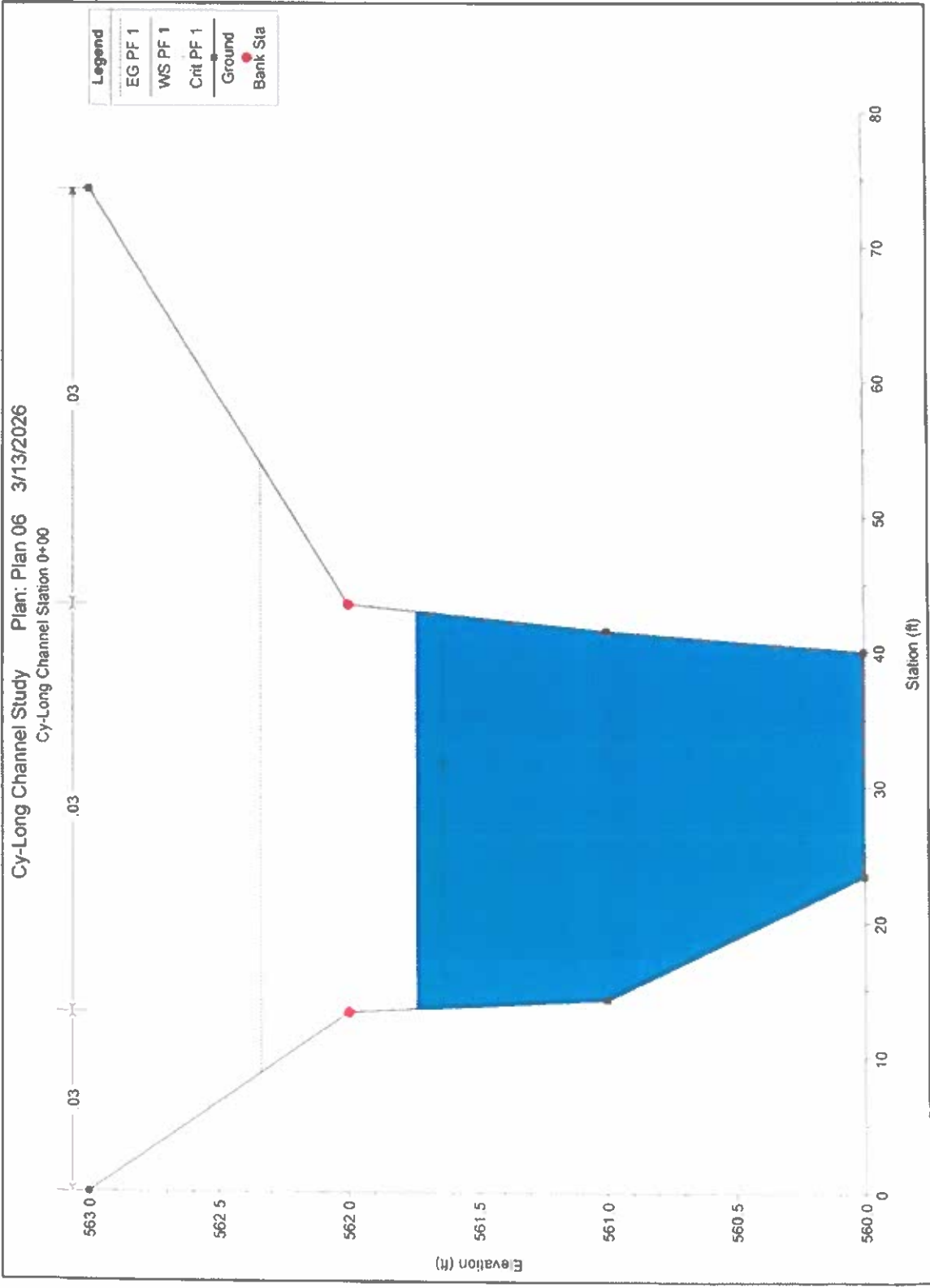


Cy-Long Channel Study Plan: Plan 06 3/13/2026
4-Barrel 5'x2' Box Culvert



Cy-Long Channel Study Plan: Plan 06 3/13/2026
4-Barrel 5'x2' Box Culvert





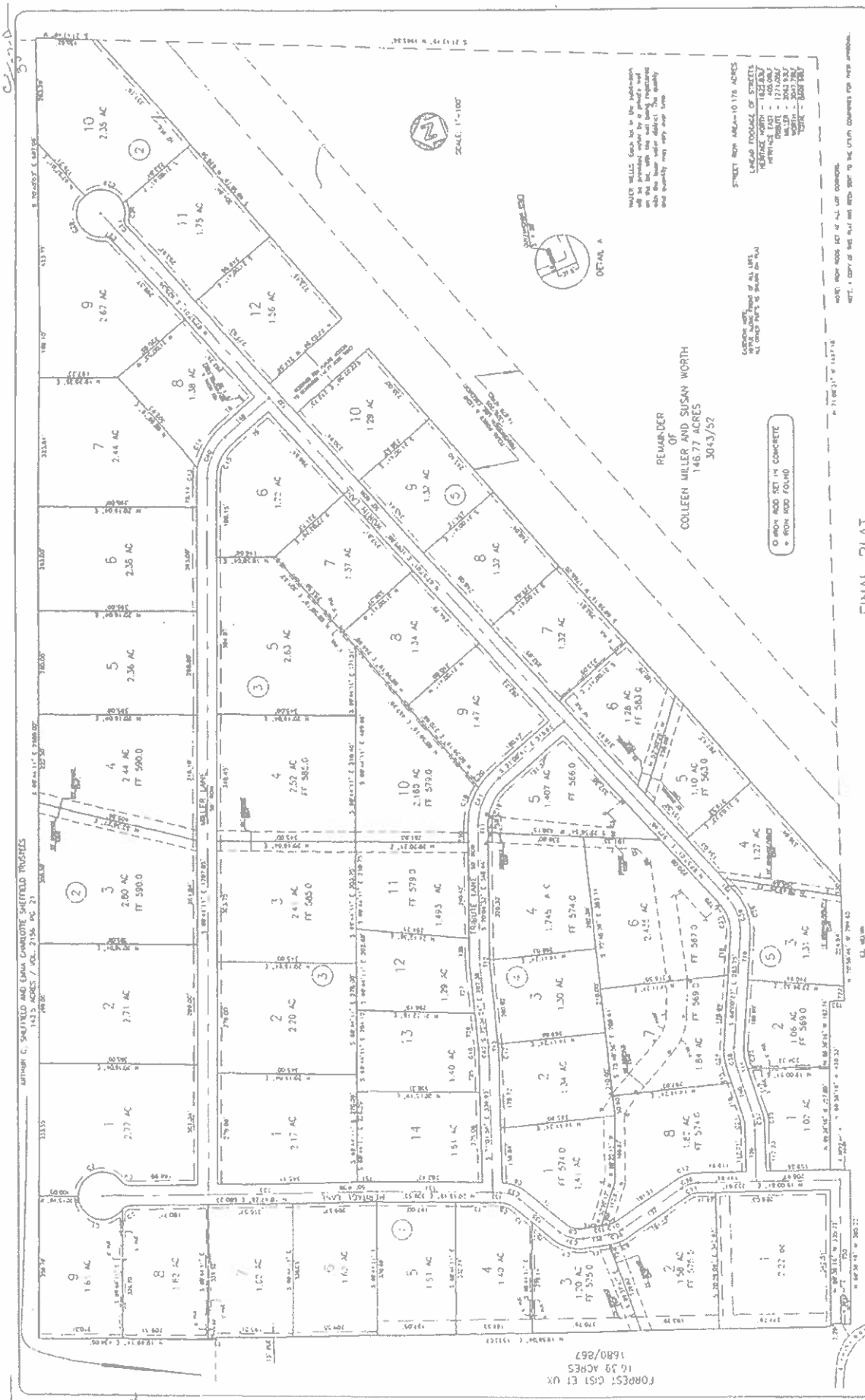
Appendix "E"
HEC-RAS Table – Future Conditions

HEC RAS Plan Plan 06 River C-L-1g Reach Channel Profile PF 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.B. Elev (ft)	Crit W.B. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Channel	1200	PF 1	237.00	571.00	573.57	572.23	573.01	0.000575	1.58	149.54	90.86	0.22
Channel	1158.40		Culvert									
Channel	1117	PF 1	267.00	568.50	571.75		571.92	0.003064	3.28	81.44	61.86	0.50
Channel	996	PF 1	267.00	568.50	570.81	570.68	571.26	0.009175	5.39	49.51	40.57	0.86
Channel	833	PF 1	267.00	568.63	569.00	569.00	569.49	0.014167	5.61	47.57	51.33	1.02
Channel	687	PF 1	267.00	565.49	567.28		567.74	0.008744	5.41	46.33	38.51	0.84
Channel	521	PF 1	267.00	564.28	566.09		566.45	0.006606	4.82	55.37	41.14	0.73
Channel	382	PF 1	267.00	562.50	564.42	564.42	565.00	0.012888	6.12	43.61	36.04	1.01
Channel	192	PF 1	267.00	560.46	563.06		563.26	0.002963	3.77	70.87	42.27	0.51
Channel	93	PF 1	267.00	560.25	562.79	561.66	562.95	0.002710	3.21	83.09	59.03	0.48
Channel	41.5		Culvert									
Channel	0	PF 1	267.00	560.00	561.74	561.64	562.34	0.010013	6.24	42.79	29.45	0.91

Appendix "F"
Heritage Subdivision Plat

1057A
387A



ARTHEUR C. SHAFIELD AND LANA CHARLOTTE SHAFIELD TRUSTS 143.5 ACRES / VOL. 2156, PG. 21		OWNER: 3 BAR 3, LTD	
APPROVED: HERITAGE SUBDIVISION 103.53 ACRES OUT OF THE FELIPE MADRIGAL SURVEY, ABS # 554 SALADO BELL COUNTY TEXAS		AGENT: BILL BARTLETT	
TEMPLE CIVIL ENGINEERING COMPANY INC. ENGINEERS, PLANNERS, SURVEYORS 1000 W. 10TH ST. SUITE 100 DALLAS, TEXAS 75201 (214) 742-1111		DATE: 03/27/2009 SCALE: 1"=100' DRAWN BY: GSI/UX CHECKED BY: GSI INCH. AC. 143.53 SHEET # 1 OF 1	

Indication of 5363 Page 117

19/12/20



Point	North	East
-------	-------	------

CLAUDE LINDEN WOLF
BEARING
ON JAN 15 1964
NO. 0114101

CENTRIFUGAL CURVE TABLE			
NO.	CHORD	RADIUS	CHORD LENGTH
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
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THESE RESULTS ARE PRESENTED IN TABLE 1. THE RESULTS SHOW THAT THE PROPOSED METHOD IS EFFECTIVE IN REDUCING THE NUMBER OF ITERATIONS AND THE NUMBER OF FUNCTION EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF GRADIENT EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF HESSIAN EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF JACOBIAN EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF LAGRANGE MULTIPLIER EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF KKT MULTIPLIER EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF SENSITIVITY ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF SCENARIO ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF RISK ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF ROBUSTNESS ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF SENSITIVITY ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF SCENARIO ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF RISK ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM. THE PROPOSED METHOD IS ALSO EFFECTIVE IN REDUCING THE NUMBER OF ROBUSTNESS ANALYSIS EVALUATIONS REQUIRED TO FIND THE OPTIMUM.

FINAL PLAT CERTIFICATES

HERITAGE SUBDIVISION
103.65 ACRES OUT OF THE

TEMPLE CIVIL ENGINEERING COMPANY INC.



.....

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Orientation vif 5563 Page 117

Appendix "G"
FEMA Firmette Map

National Flood Hazard Layer FIRMette



97°29'29"W 30°56'18"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X	Future Conditions 1% Annual Chance Flood Hazard. Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee. Zone D
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OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard. Zone X	Effective LOMRs	Area of Undetermined Flood Hazard. Zone D
GENERAL STRUCTURES			Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance	Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature
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MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2026 at 3:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Elevating Communities

April 9, 2026

Mr. Uryan Nelson, Interim Village Administrator
Village of Salado
301 N. Stagecoach Rd.
Salado, TX 76571

**Re: MRB Group Project No. 1963.22000.000 Phase 10 Development Review
Task 81 Sanctuary Salado South Commercial – Construction Plat (R3)
Review Comments Letter**

Dear Mr. Nelson,

MRB Group has completed our review of the referenced project and offers the following comments.
Please contact me if you have any concerns or questions.

Construction Plat

1. All previous comments have been addressed.

Drainage Report

1. All previous comments have been addressed.

Sincerely,

A handwritten signature in black ink that reads 'Logan S. Proctor'.

Logan Proctor, PE

N:\1963.22000.000\10 - Plat and Plan Reviews\81 - Sanctuary Salado South Commercial\2026.04.09 3rd Submittal Review Comments\2026.04.09
Sanctuary Salado South Commercial Review Comments (R3).docx

303 W. Calhoun Ave, Temple, TX 76501 • 254.771.2054
TBPE Firm No. F-10615

MRBGroup.com

STRUCTURE P1 SALADO SOUTH COMMERCIAL PLAZA

1. The structure is a three-story commercial building with a total height of 30.0 meters. The ground floor is a parking area with a height of 3.0 meters. The second and third floors are office spaces with a height of 2.5 meters each. The building is located in a commercial area with a high level of traffic and pedestrian activity. The structure is designed to provide a safe and secure environment for the occupants and visitors. The building is constructed with reinforced concrete and steel framing. The foundation is a deep pile foundation with a total length of 15.0 meters. The building is designed to withstand seismic forces and wind loads. The structure is a three-story commercial building with a total height of 30.0 meters. The ground floor is a parking area with a height of 3.0 meters. The second and third floors are office spaces with a height of 2.5 meters each. The building is located in a commercial area with a high level of traffic and pedestrian activity. The structure is designed to provide a safe and secure environment for the occupants and visitors. The building is constructed with reinforced concrete and steel framing. The foundation is a deep pile foundation with a total length of 15.0 meters. The building is designed to withstand seismic forces and wind loads.

STRUCTURE P1 SALADO SOUTH COMMERCIAL PLAZA

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STRUCTURE P1 SALADO SOUTH COMMERCIAL PLAZA

STRUCTURE P1 SALADO SOUTH COMMERCIAL PLAZA



823 Washington Ave., Suite 100
Waco, Texas 76701

March 4, 2026

Pape-Dawson

10801 N Mopac Exwy, Bldg 3, Ste. 200

Austin, TX 78759

Attn: Sarah Ulusoy, P. E.

Re: Sanctuary Town Square South Commercial
Water Availability Letter
Sanctuary Phase I

Dear Sarah:

As the engineer for Salado WSC, I review all proposed developments within their service area for water availability for the development. The Sanctuary development is located within the service area of Salado WSC as designated by the Public Utility Commission of Texas. As such, Salado WSC is required to provide service. Due to the size and complexity of the development, a non-standard agreement was entered between Salado WSC and Sanctuary for water service.

The Sanctuary requested a total of 1,537 Living Unit Equivalents (LUEs) for the development after final build out. Improvements to the Salado WSC system were funded by the Sanctuary. As currently constructed, those improvements allow up to 600 LUEs in Phase 1.

Since the initial LUE allocations, numerous changes in plans and allocated LUEs for the development. The Sanctuary currently has permitted 464.8 LUEs of their 600 LUE Phase 1 allotment at this point. A summary of the current permitted LUE count is attached hereto. Therefore, the Sanctuary has up to 135.2 LUEs available for the proposed Town Square South development at this time. Additional LUEs will be available, if needed, after the construction of an additional ground storage tank at the Sanctuary Pump Station.

If you have any question, please contact me.

Sincerely,

John Winkler, P. E.

www.WalkerPartners.com

Sanctuary LUE Count March 2, 2026					
Parcel	Units	LUEs/Unit	LUEs	Phase 1 Approved	Phase 1 Unallocated
Town North Square					
Apartments	210.0	0.75	157.5	157.5	
Townhomes	53.0	1.00	53.0	53.0	
2" Irrigation Meters	2.0	29.25	58.5	58.5	
1" Irrigation Meters	1.0	1.40	1.4	1.4	
Sub Total Town North Square				270.4	
Town Square South					
Commercial	-	-	-	-	135.2
East Tract					
Institutional (Civic Center)	1.0	14.00	14.0	14.0	
Single Family Homes	175.0	1.00	175.0	175.0	
1" Irrigation Meters	1.0	1.40	1.4	1.4	
5 8"x3 4" Irrigation Meters	4.0	1.00	4.0	4.0	
Sub Total East Tract				194.4	
Total Permitted LUEs (Phase 1)				464.8	
Total Available LUEs (Phase 1)				600	



Clearwater Underground Water Conservation District

700 Kennedy Court, Belton, Texas 76513
Phone: (254) 933-0120 Fax: (254) 933-8396
www.cuwcd.org

Jody Williams, President
Leland Gersbach, Vice President
C. Gary Young, Secretary
Jim Brown, Director
Scott A. Brooks, Director

Memo Signature Required

To: Sarah Ulusoy sulusoy@pape-dawson.com

From: Whitney Ingram wingram@cuwcd.org
General Manager

CC: Corey Dawson cdawson@cuwcd.org
Gina Pence gpence@saladotx.gov

Date: 2/5/2026

Re: Proposed Sanctuary Salado South Commercial Plat

Clearwater UWCD (CUWCD) has completed a database investigation and records review for groundwater wells per your request. The Bell CAD properties reviewed were PIDs #492697 (57.04 acres), #495920 (2.227 acres), #495921 (23.156 acres), and #45705 (78.78 acres), based on the proposed subdivision known as Sanctuary Salado South Commercial Plat.

Item 1: Database review determined two wells exist on the proposed subdivision known as the Sanctuary Salado South, on PID #492697. E-02-060G is located at latitude 30.927501 longitude -97.53704. This well is abandoned and deteriorated, and it must be plugged before construction begins and the District signs the final plat. E-19-082GU is located at latitude 30.931249 longitude -97.53804. To retain commercial use of E-19-082GU, the owners must obtain approval from the Village of Salado and an operating permit from the District which requires an application and public hearing before the CUWCD Board of Directors. Otherwise, this well must also be plugged before construction begins and the District signs the final plat. The owners are encouraged to contact the District as soon as possible to discuss their groundwater options. A third well, TW-24-003P, was a test well for Salado WSC and has been plugged. A fourth well, E-19-121GU on PID #495920 has also been plugged. Neither plugged well will affect this project.

Item 2: Once the subdivision replat for commercial use is approved and subdivided as requested, permitted wells on tracts less than 10 acres and greater than or equal to 2 acres is possible under District rules if the purpose of the well meets the definition of beneficial use. Per District rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1st, 2004, is not possible. All current and future wells must meet the 100-ft setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduced to a minimum of 50-feet.

1 Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution. Texas Water Code Chapter 36: the District's enabling act. Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172) as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336) (omnibus districts bill) and the applicable general laws of the State of Texas, and confirmed by voters of Bell County on August 21, 1999.

Item 3: The proposed subdivision is located in the Salado Water Supply Corporation's CCN #10879, therefore public water supply to the proposed subdivision is solely the authority of Salado WSC.

Item 4: The following is language to be placed on the dedication/notes/certification under the signature.

Clearwater Underground Water Conservation District (CUWCD) District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells for domestic use on tracts of land platted to less than 10 acres after March 1st, 2004. Permitting of wells on tracts less than 10 acres and greater than or equal to 2 acres is possible under District rules if the purpose of the well meets the definition of beneficial use. Per District rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1st, 2004, is not possible. All current and future wells must meet the 100-ft setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduced to a minimum of 50-feet. Clearwater UWCD District Rules are at: <http://www.cuwcd.org>

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

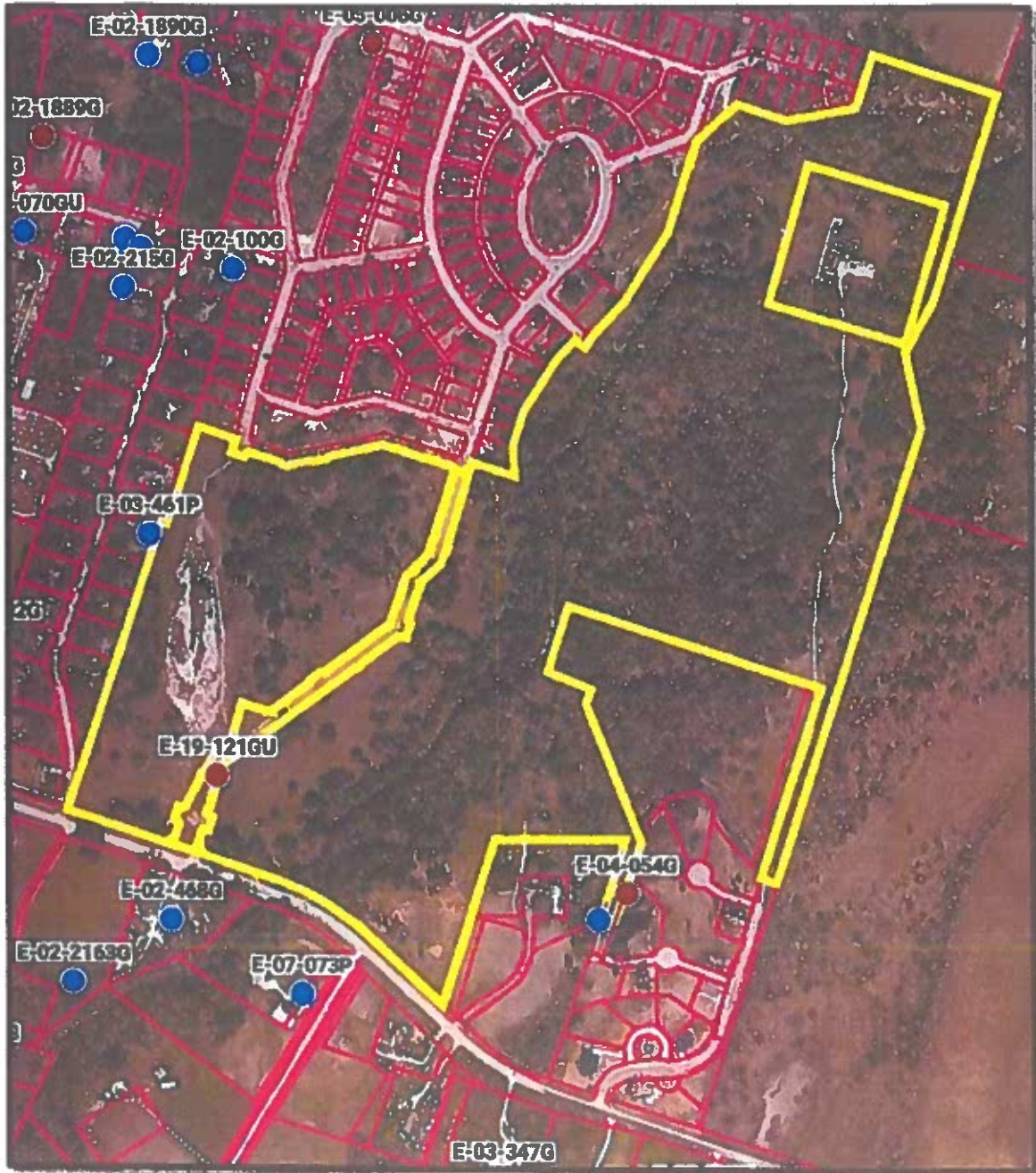
CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff.

_____	_____	_____
Name	Title	Date

2| Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution, Texas Water Code Chapter 36; the District's enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172) as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404); Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755); and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill); and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999



3| Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution Texas Water Code Chapter 36, the District's enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172) as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1753) and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill), and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999

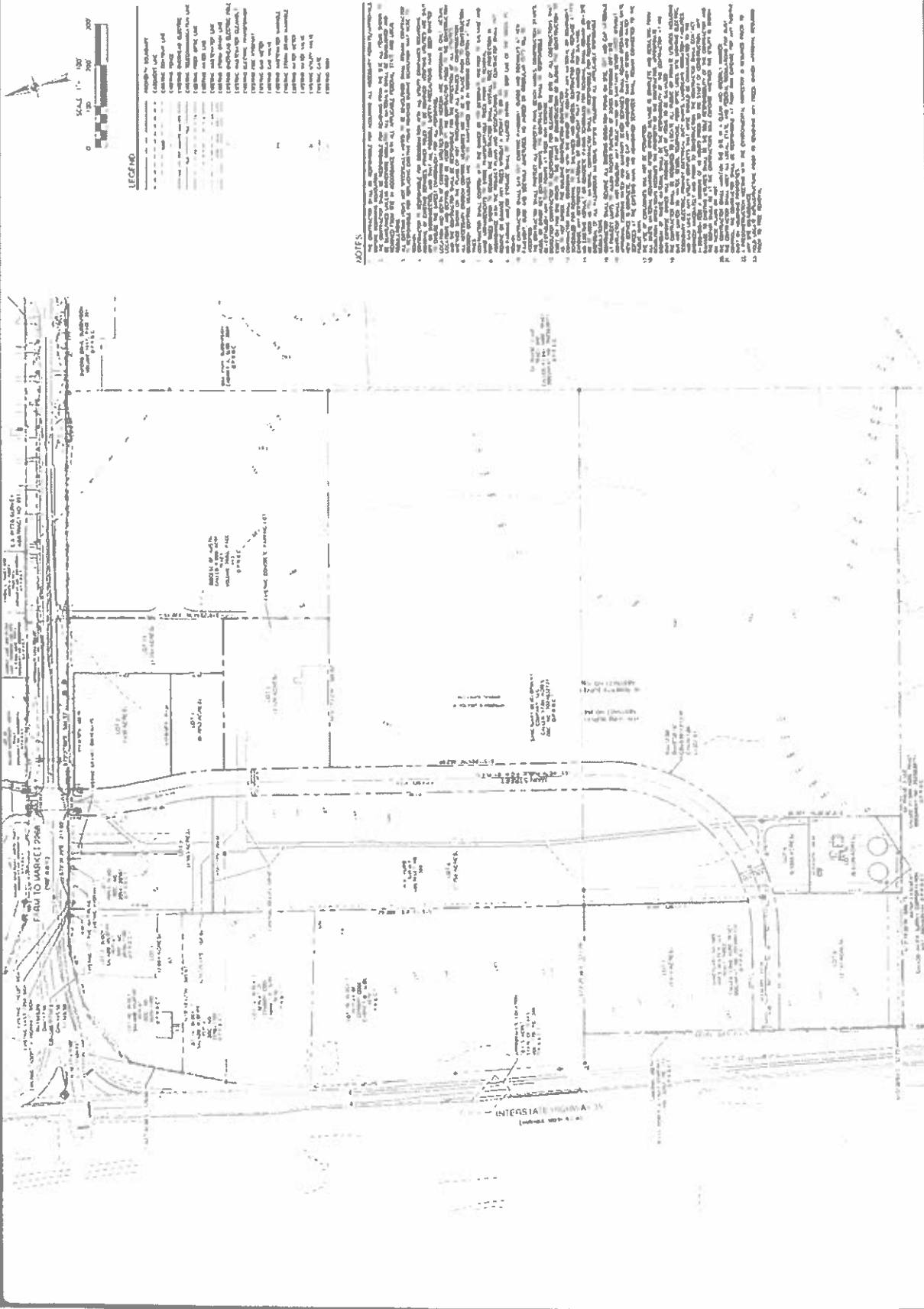


4| Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36, the District's enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336) (omnibus districts bill); and the applicable general laws of the State of Texas, and confirmed by voters of Bell County on August 21, 1999.

SALADO SOUTH SALADO, TEXAS EXISTING CONDITIONS EXHIBIT

PAPE-DAWSON
ENGINEERS & ARCHITECTS
1000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75208
TEL: 214-760-1234
FAX: 214-760-1235

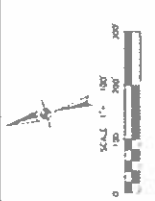
THIS EXHIBIT IS A PART OF THE PROJECT AND IS NOT TO BE USED SEPARATELY FROM THE PROJECT. IT IS THE PROPERTY OF PAPE-DAWSON ENGINEERS & ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PAPE-DAWSON ENGINEERS & ARCHITECTS.



NOTES

1. ALL EXISTING CONDITIONS ARE SHOWN AS THEY EXIST ON THE DATE OF THE SURVEY.
2. THE EXISTING CONDITIONS ARE BASED ON THE MOST RECENT AVAILABLE AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA.
3. THE EXISTING CONDITIONS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.
4. THE EXISTING CONDITIONS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.
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10. THE EXISTING CONDITIONS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.

LEGEND





Clearwater Underground Water Conservation District

700 Kennedy Court, Belton, Texas 76513
Phone: (254) 933-0120 Fax: (254) 933-8396
www.cuwcd.org

Jody Williams, President
Leland Gersbach, Vice President
C. Gary Young, Secretary
Jim Brown, Director
Scott A. Brooks, Director

Memo Signature Required

To: Mike Smith mike@allcountysurveying.com

From: Whitney Ingram wingram@cuwcd.org
General Manager

CC: Corey Dawson cdawson@cuwcd.org
Mitchell Grimm office@allcountysurveying.com
Gary Stermer gary.stermer@bellcounty.texas.gov
Duane Herrera duane.herrera@bellcounty.texas.gov
Gina Pence gpence@saladotx.gov

Date: 12/3/2025

Re: Proposed Heritage Subdivision Block 4 Replat

Clearwater UWCD (CUWCD) has completed a desktop geodatabase investigation and records review for groundwater wells per your request. The Bell CAD properties reviewed were PIDs #348523 (1.818 acres), #348517 (2.64 acres), #348522 (1.84 acres), and #348521 (2.435 acres), based on the proposed subdivision known as the Heritage Subdivision Block 4 Replat.

Item 1: Database review determined four wells exist on the proposed subdivision known as the Heritage Subdivision Block 4 Replat. E-04-064GU is located at latitude 30.973186 longitude -97.485973, E-17-0028P is located at latitude 30.97268 longitude -97.48719, E-25-041P is located at latitude 30.97262 longitude -97.48645, and E-25-042P is located at latitude 30.97245 longitude -97.48543. The property owners have contacted the District and obtained groundwater rights encumbrances in the original tract configuration to retain the groundwater rights for the four existing wells.

Item 2: Once the subdivision replat is approved and subdivided as requested, all tracts in the replat will retain an exempt well associated with an encumbrance agreement.

Item 3: The proposed subdivision is located in City of Belton's CCN #11133, therefore public water supply to the proposed subdivision is solely the authority of the City of Belton.

Item 4: The following is language to be placed on the dedication/notes/certification under the signature.

1] Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36, the District's enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 75th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1753), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336) (omnibus districts bill); and the applicable general laws of the State of Texas, and confirmed by voters of Bell County on August 21, 1999.

Clearwater Underground Water Conservation District (CUWCD) District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells for domestic use on tracts of land platted to less than 10 acres after March 1st, 2004. Permitting of wells on tracts less than 10 acres and greater than or equal to 2 acres is possible under District rules if the purpose of the well meets the definition of beneficial use. Per District rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1st, 2004, is not possible. All current and future wells must meet the 100-ft setback requirement of all on-site septic systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site septic to be reduced to a minimum of 50-feet. Clearwater UWCD District Rules are at: <http://www.cuwcd.org>

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff.

Name

Title

Date

2| Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36, the District's enabling act; Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172) as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404); Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755); and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336) (omnibus districts bill) and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999.

MERCHANTS
BONDING COMPANY™

MERCHANTS NATIONAL BONDING COMPANY

PHONE:

FAX:

**PUBLIC IMPROVEMENT
MAINTENANCE BOND**

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 100300429

That DRAKE LAND DEVELOPMENT, LLC

of

SALADO, TX

as Principal, and the Merchants National Bonding Company, Inc. as Surety are held and firmly bound unto
VILLAGE OF SALADO

in the penal sum of Ninety Eight Thousand Four Hundred Eighty-Six and NO/100*****

(\$98,486.00) DOLLARS, lawful money of the United States of America, for the payment of
which, well and truly to be made, the Principal and Surety bind themselves, their and each of their
heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and delivered this 24th day of April, 2024.

WHEREAS, the Principal furnished certain material and labor necessary for the construction of the
Public Infrastructure Improvements including Streets, Curb and Storm Water at Drakes Landing Phase II

project in conformity with certain specifications; and

WHEREAS, the Principal is required to furnish a bond of indemnity, guaranteeing to remedy any defects
in workmanship or materials that may develop in certain items of said work within a period of Two years
from the date of acceptance of the work;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal does
and shall, at the Principal's own cost and expense, remedy any and all defects that may develop in said
items of work, within the period of Two years from the date of acceptance of the work, by reason
of bad workmanship or poor material used in the construction of said work, and shall keep all work in
continuous good repair during said period, and shall in all other respects, comply with all requirements
with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise to
be and remain in full force and virtue in law.

It is agreed that while the Principal shall be and remain liable for failure to adhere to the specifications
which form the basis for the work, the Surety, inasmuch as the original work was not bonded, shall be
obligated only to assure the maintenance of the work in the condition in which it existed at the time the
work was accepted. Any obligation beyond this shall be that of only the Principal.

DRAKE LAND DEVELOPMENT, LLC

Principal

By

Approved _____

By _____

Merchants National Bonding Company, Inc.

By

Michael N. Rudberg, Atty-in-Fact

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Bond No. 100300429

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Jill Schirru; Massimo Schirru; Michael N Rudberg; Tayler K Owen

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

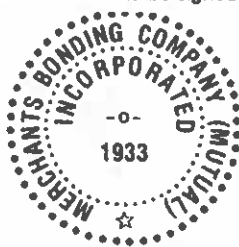
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 22nd day of May, 2019.



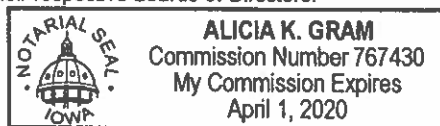
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this this 22nd day of May, 2019, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Alicia K. Gram
Notary Public

(Expiration of notary's commission
does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 24th day of April, 2024,



William Warner Jr.
Secretary

DATE: April 22, 2026

MEMORANDUM

PROJECT #: Salado Drakes Landing Phase 1 and Phase 2

TO: Drake Land Development, LLC

CC: City of Salado

FROM: MRB Group

RE: Salado Drakes Landing Phase 1 and 2 Warranty Walk Through Punch List (Round 2) – Follow Up Based on Original Design

A recent walk-thru of the project site has been performed: The following items either have not been completed, or the work has not been completed in conformance with the contract documents

- Haley Lane inlet box tops have separated (x2)





Follow up on April 9, 2026:



The repair corrects the visual appearance of the separation but does not address the separation in the boxes nor the differing elevations between the boxes. The issue is likely to continue to degrade over time.

- Drainage issues that were present a year ago are still an issue



Follow up on April 9, 2026:





A small valley gutter was installed. Minimal or no ditch work was performed. The solution cannot be assessed for adequacy without a large rainfall or engineering design calculations provided for review.

Follow up after discussion with the Village of Salado and the developer:

The original plan has details for a valley gutter that was signed and sealed by a licensed engineer, Monty Clark. The valley gutter has a depth of 3". The sealing engineer is responsible for the effectiveness of the design. At the time of original design, KPA Engineers was the reviewing engineering firm. The Village of Salado and KPA Engineers accepted the plans. Therefore, MRB Group does not object to the installation since it is per signed and sealed plans.

TECHNICAL MEMORANDUM



July 12th, 2024

Solomon Thomas, P.E.
303 W Calhoun Ave
Temple, TX 76501

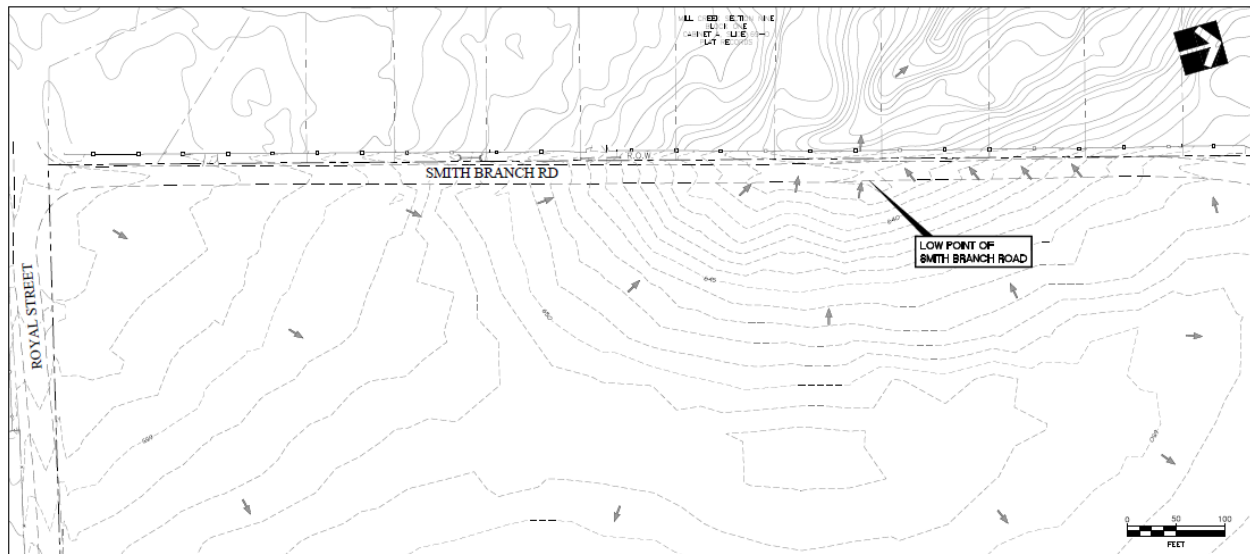
Drake's Landing PH II – Development Runoff Across Smith Branch Rd

To whom it may concern:

This technical memorandum was written in response to the concerns raised by MRB Group in their Drake's Landing PH II – Development Runoff Across Smith Branch Rd letter.

Background:

Drakes Landing is a planned three phase residential development located at the northeast intersection of Smith Branch Road and Royal Street in Salado, Texas. During the projects design development phase, an on-the-ground topography survey for the site was conducted to determine existing site elevations and drainage patterns. A portion of this survey is shown below.



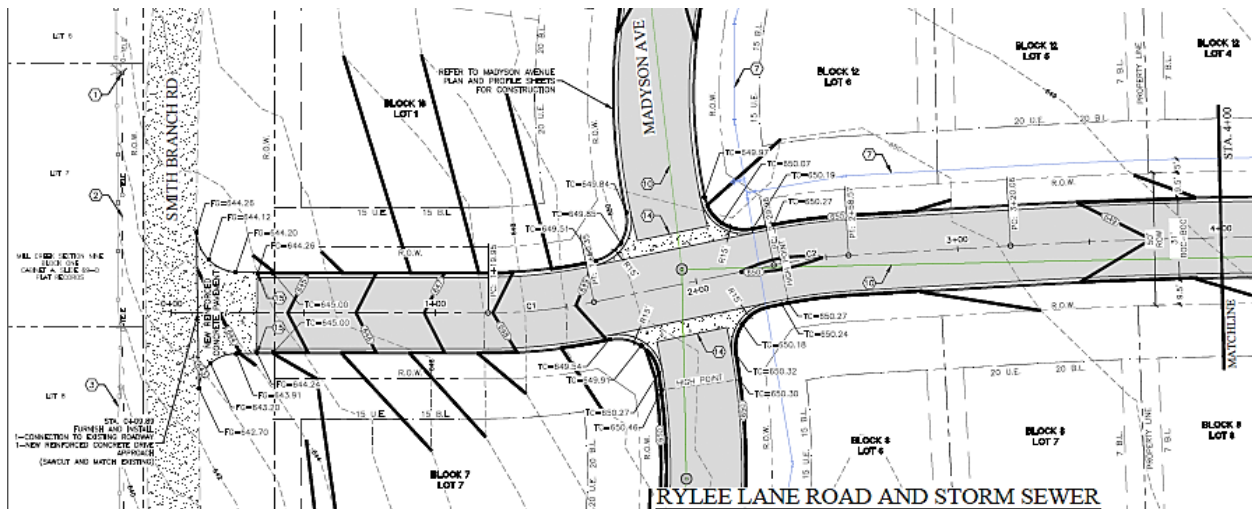
Per this survey, storm water flowing in westerly direction from the Drakes Landing site enters the Smith Branch Road ROW and sheet flows across the road into the rear of the existing residential lots located on the west side of Smith Branch Road. A portion of the drainage remains within the existing eastern ROW and drains to a low point where it crosses the road in a concentrated flow. During topographic survey acquisition and also during site visits, no culverts draining beneath Smith Branch Road could be located and no outfall location for a culvert could be located.

Additionally, during the project design development, we met with City Staff and an adjacent property owner to discuss the downstream drainage conditions for the existing subdivision located on the west side of Smith Branch Road. We were concerned with the fencing

configuration and downstream residential buildings. During this meeting, it was stated that there were existing downstream drainage issues, and the neighbors' concern was for us not to increase downstream storm water flowrates. The above information was the basis for the hydrologic drainage design for the Drakes Landing subdivision.

Drainage Design:

Clark Associates began the Drakes Landing Hydrologic drainage design with the above concerns in mind. We took major steps to mitigate and account for the concerns listed above. Most notable, portions of Phase 1, 2, and 3, that drain toward Smith Branch Road in the pre-development condition, will instead be routed to the two new detention ponds on the northeast and southeast corners of the property. We achieved this by cutting and filling on site to move high point locations westward and installing additional storm sewer collection devices. After accounting for these measures, we calculated a reduction in downstream drainage flows to the Smith Branch Road drainage basin. Presently, Drakes Landing Phase 3 has not been constructed, but when roadway grading is completed, additional stormwater will be conveyed to the new detention pond located at the northeast corner of the Drakes Landing project.



Moreover, the intersections of Rylee Lane and Logan Blvd with Smith Branch Road were of particular interest to us while designing. We intentionally chose to transition our curbs within the Drakes Landing development and have the entire approach be concrete and conform to the existing topography of Smith Branch Road. This allows stormwater to flow into Smith Branch Road ROW instead of discharging directly into Smith Branch. Our intention here was to match the existing drainage patterns we previously discussed. A portion of stormwater will inevitably sheet flow across Smith Branch Road, like the pre-development condition, while another portion will be collected into the Smith Branch ROW, like the pre-development condition.

Review and Approvals:

The Drakes Landing subdivision conceptual plan and preliminary drainage plans were submitted to the Village of Salado in the fall of 2019, after review and comments, the preliminary drainage design and conceptual plan were approved. This submission included the drainage mitigation methods we previously discussed in this letter. In the spring of 2020, Drakes Landing Phase I civil construction plans were submitted to the Village of Salado. We received and answered comments from Don Ferguson, then Village Administrator, and John Simcik, P.E., of KPA Engineers. After all comments were met, the Drakes Landing Phase I civil plans were approved by both the Planning and Zoning Commission and the Board of Aldermen. In the fall of 2022, Drakes Landing Phase II civil construction plans were submitted to the village of Salado. We again received and answered comments from Don Ferguson, then Village Administrator, and John Simcik, P.E., of KPA Engineers. Then again, after all comments were met, the Drakes

Landing Phase II civil plans were approved by both the Planning and Zoning Commission and the Board of Aldermen. It is our understanding that the Village staff and Village engineer adequately reviewed our drainage design and agreed with our design and intent.

Construction and Current Conditions:

The morning of June 12th, 2024, the Village of Salado was subject to a high intensity rainfall event. Residents reported upwards of 5" of rainfall within an hour of two. Shortly after this event, Trey Simpson, P.E. made a site visit and met with the Drake's Landing contractor, Village Staff, the Village Mayor and numerous Aldermen on Site. At this time, stormwater was no longer flowing across Smith Branch Road. There were minor signs of stormwater having crossed Smith Branch Road during the storm. Again, this would be in accordance with Pre-development drainage conditions. The letter written by Solomon Thomas P.E. of MRB group was written in response to the previously mentioned rainfall event and the on site meeting.

As previously mentioned, during topographic survey acquisition and also during site visits, no culverts draining beneath Smith Branch Road could be located. However, with the recent rain, the developer has stated that there may be one buried by silt and debris. We have requested, from Solomon Thomas (MRB Engineers), if there are any maps or record drawings supporting the existence of this culvert. In addition, during site visits, we were not able to determine an outfall location. If a culvert does exist, minor ROW grading could be provided to better drain storm water adjacent to the eastern ROW of Smith Branch while also removing some of the existing sheet flow drainage which has historically flowed across the road.

Regarding the observed silt. We met on-site with the contractor and developer and have discussed the erosion control plan and SWPPP with them. The subdivision silt fencing and erosion control measures should remain in place throughout the duration of Phase 1, 2, and 3 construction. The individual residential lot construction, as well as, the new subdivision infrastructure construction is part of a "larger common plan" of development. Therefore, all erosion control measures, i.e. silt fencing, should not be removed until site stabilization (re-vegetation) conforms to the requirements required by TCEQ.

Please feel free to contact us if you have any questions or comments.

Sincerely,



Monty Clark, P.E.



7.12.2024

Workshop Meeting

Date Submitted:

May 7, 2026



Agenda Item: 3.

ADJOURNMENT