Minutes of Budget/Tax Rate Special Meeting

The Board of Trustees
Navarro Independent School District

A Budget/Tax Rate Special Meeting of the Board of Trustees of Navarro Independent School District was held Wednesday, August 27, 2025, beginning at 6:00 PM in the Intermediate School Cafeteria, 588 Link Rd, Seguin, TX 78155.

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. **Call to Order:** Board Vice President, Clint Scheib, called the meeting to order at 6:00 PM and established a quorum. Present, in addition to Clint Scheib, were Dan Reinhard, Joel Frederick, Lacey Gosch, Donna Gilliam, and Becki Stephenson. Melissa Sartain attended remotely.

A. Announcement that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meetings Act, Section 551.043 of the Texas Government Code.

2. **Public Hearing on the Proposed 2025-2026 Budget and the 2025 Tax Rate** – Paul Neuhoff, Navarro ISD Chief Financial Officer, presided over the hearing. The proposed budget includes the salary increases for district employees that were previously adopted and the adjustments to other expenses for anticipated activity of the District in the coming fiscal year. Debt service includes payments on the new 2025 bond issue. The 2025-26 budget as proposed includes the following budgeted expenditure totals: General Fund at $35,008,825; Child Nutrition at $2,062,747; Debt Service at $10,770,45. The proposed tax rate for 2025 is a total rate of $1.2228. $ 0.7228 for the purpose of maintenance and operations, and $ 0.5000. The budget and tax rate hearing was advertised as required.

There were no questions or comments from the public.

3. **Public Participation:**
Individuals wishing to participate in this portion of the meeting shall sign up before the meeting is called to order and shall indicate the topic about which they wish to speak.[Ref. Board Policy BED(LOCAL)]

A. Public Comments on Posted Agenda Items
Public comments regarding a specific agenda item or items listed on the posted notice for this meeting.

B. Public Comments on General Topics
Public comments regarding subjects not listed as an agenda item for this meeting

There was no public comment.

4. **Action Items:**

A. Approval of the 2025/2026 Budget – Paul Neuhoff presentd the budget for the new fiscal year. The proposed budget includes the salary increases for district employees that were previously adopted and the adjustments to other expenses for anticipated activity of the District in the coming fiscal year. Debt service includes payments on the new 2025 bond issue. The 2025-26 budget as proposed includes the following budgeted expenditure totals: General Fund at $35,008,825; Child Nutrition at $2,062,747; Debt Service at $10,770,453

Dan Reinhard motions to approve the 2025/2026 Budget for the Gereral Fund, Food Service Fund, and Debt Service Fund as presented. Donna Gilliam seconded the motion. Vote 7-0; motion carried. FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

B. Approval of Ordinance Setting 2025-26 Tax Rate of $1.2228 – Paul Neuhoff present the tax rate to fund the budget for the new fiscal year. The Board of Trustees must adopt a tax rate for 2025 to fund the 2025-26 budget as follows: $0.7228 for Maintenance and Operations, and $0.500 for Interest and Sinking, for a Total Combined Rate of $1.2228 using language prescribed in the Tax Code. This tax rate will enable the district to support the proposed budget and advance academic

quality and extracurricular programs. The Maintenance and Operations rate remained the same as the previous year at $0.7228. The debt service rate increased by $0.0401 over the prior year. This increase is due to the increase in debt service caused by the sale of $65 million in bonds in 2025.

Joel Frederick motioned to approve that the property tax rate be increased by the adoption of a tax rate of $1.2228 which is effectively a 0.97 percent decrease in the tax rate. This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 9.68 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $ 0.00. Dan Reinhard seconded the motion. Vote 7-0; motion carried. FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson.

C. Budget Amendment 2025/2026 Budget – Paul Neuhoff present the budget amendment. This budget amendment is to budget for the total cost of the base bid to refurbish the current baseball field. $250,000 was provided in the budget, and the actual low bid was $278,520. This amendment will reduce the 2025-26 budgeted surplus by $28,520.

Dan Reinhard motioned to approve the budget amendment as presented. Joel Frederick seconded the motion. Vote 7-0; motion carried. FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson.

D. Approval for the Renovation of the Current High School Baseball Field - This project includes removal of existing grass, installation of a new irrigation system, sod, infield mix and conditioner, and tilling, grading, and rolling of the infield topcoat. Additional improvements include installation and leveling of bases, pitchers' rubber, and home plate, along with UILcompliant first base and signage. The renovation also covers relocation of the existing scoreboard, including electrical/data reconnection and foundation work if needed. $250,000 was provided for this project in the 2025-26 budget. The balance of $28,520 will be provided from unallocated fund balance surplus currently provided in the 2025/2026 budget.

Melissa Sartain motioned to approve the use of CT Fieldscapes for the renovaiton of the high school baseball field with their base bid with not alternates included. Joel Frederic seconded the motion. Vote 7-0; motion carried. FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson.

5. **Reports:**

A. Financial Reports – There were no questions about the financial reports.

6. **Consent Items:**

A. Budget Amendment

B. Consideration and Possible Adoption of a Resolution Authorizing the Conveyance of a Proposed Easement to GVEC at the New Navarro Athletics Facility Site

Donna Gilliam motioned to approve the Consent Items as presented. Dan Reinhard seconded the motion. Vote 7-0; motion carried. FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson.

7. **Adjourn:** Clint Scheib adjourned the meeting at 6:54 PM.

Melissa Sartain, President
NISD Board of Trustees

Donna Gilliam, Secretary
NISD Board of Trustees

Resolution of the Board to Set Tax Rate

Date: August 27, 2025

On this date, we, the Board of Trustees of the Navarro Independent School District, hereby levy or set the tax rate on $100 valuation for the District for the tax year 2025 at a total tax rate of $1.2228, which is effectively a 3.39 percent increase in the tax rate, to be assessed and collected by the duly specified assessor and collector as follows:

$ 0.7228 for the purpose of maintenance and operations, and

$ 0.5000 for the purpose of payment of principal and interest on debts.

Such taxes are to be assessed and collected by the tax officials designated by the District.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 9.68 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $ 0.00.

Adopted this 27th day of August, 2025, by the Board of Trustees.

President's signature

Secretary's signature

THE BOARD OF TRUSTEES OF THE
NAVARRO INDEPENDENT SCHOOL DISTRICT

RESOLUTION AUTHORIZING CONVEYANCE OF EASEMENT

WHEREAS, the District is authorized by Texas Local Government Code section 272.001(b)(5), to convey interests in real property to a governmental entity with the power of eminent domain;

WHEREAS, the Guadalupe Valley Electric Cooperative ("GVEC") has requested that the District convey a certain Electric Right-of-Way Easement ("Easement") on the property described in attached Exhibit "A" (the "Easement Property");

WHEREAS, the GVEC provides services to District property and the surrounding areas;

WHEREAS, the Easement will facilitate the provision of electric services to the new Navarro ISD Athletics Facility;

WHEREAS, on Aug. 27, 2025 at its Special Board Meeting the Board of Trustees approved the conveyance of the Easement to the GVEC;

WHEREAS, the District desires to enter into an Easement Agreement for the conveyance of the Easement Property as outlined herein; and

Now Therefore Be it Resolved,

1. That the findings and recitals in the preamble of this Resolution are hereby found to be true and correct and are hereby approved and adopted.

2. That the Board of Trustees of the Navarro Independent School District approves and authorizes the conveyance of the Easement as outlined herein and approves and authorizes the Superintendent to negotiate and finalize the Easement Agreement in a substantially similar form to the Easement Agreement attached hereto as Exhibit "B".

3. That the Board of Trustees of the Navarro Independent School District authorizes the Superintendent to move forward with the conveyance of the Easements on behalf of the District.

4. That the Board of Trustees authorizes the President of the Board of Trustees to execute the fully negotiated Easement Agreement and other documents necessary to complete the conveyance of the Easements.

5. That it is hereby found, determined and declared that sufficient written notice of the date, time, place and subject of the meeting of the Board of Trustees of the Navarro Independent School District at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public for the time required by law preceding this meeting, as required by Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. The Board of Trustees further ratifies, approves and confirms such written notice and posting thereof.

CERTIFICATE FOR RESOLUTION

I hereby certify that the foregoing Resolution was presented to the Board of Trustees of the Navarro Independent School District during a meeting on August 27, 2025. A quorum of the Board of Trustees being then present, it was then duly moved and seconded that the Resolution be adopted, and such Resolution was then adopted according to the following vote:

Ayes: 7
Nays: 0
Abstentions: 0

To certify which, witness my hand this 27 day of August 2025.

Melissa Sartain, President, Board of Trustees

STATE OF TEXAS }
} ACKNOWLEDGMENT
COUNTY OF GUADALUPE }

BEFORE ME, a Notary Public, on this day personally appeared Melissa Sartain, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Navarro Independent School District; that she was authorized to execute such instrument pursuant to Resolution of the Board of Trustees adopted on August 27, 2025; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of August 2025.

Notary Public, State of Texas

RUTH MORDECAI
NOTARY PUBLIC
STATE OF TEXAS
ID # 134680095
My Comm. Expires 12-13-2027

FINALLY PASSED AND ADOPTED this 27 day of August 2025.

By: _____
Melissa Sartain, President
Board of Trustees of the
Navarro Independent School District

ATTEST:

_____
Donna Gilliam, Secretary
Board of Trustees of the
Navarro Independent School District

Docusign Envelope ID: EEAAC9AD-0DD7-4920-B5CE-FBB8C9194593

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS,
COUNTY OF GUADALUPE

That the Undersigned, **Board of Trustees of the Navarro Independent School District** (hereinafter referred to as Grantor) for a good and valuable consideration, the receipt of which hereby acknowledged, do hereby grant unto GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. (hereinafter referred to as GVEC), a cooperative corporation, whose post office address is P.O. Box 118, Gonzales, Texas 78629, and to its successors or assigns, an easement for the purpose of erection, construction, reconstruction, replacement, removal, maintenance and use of one or more electric distribution lines, fiber optic and other communications equipment, (collectively "Facilities") for the transmission of electricity and communications upon and over the lands of the undersigned, and more particularly described as follows: Being a tract of 70.290 acres of land, more or less out of the Antonio M. Esnaurrizar Survey, Abstract No. 20, identified as parcel number **190760**, and being the same land described in a deed from Layne L. Puls, etal to Navarro ISD, dated the 4th day of May, 2022, of record as Document Number 202299014677 of the Official Public Records of Guadalupe County, Texas.

- **Easement Area shown in Exhibit "A" attached hereto and made a part of this Easement**

GVEC shall have all rights necessary for the full use herein granted, including, but not limited to, the right of ingress and egress for pedestrians, equipment and vehicles over Grantor's adjacent lands to and from said right-of-way for the purpose of constructing said Facilities, including the installation of a variable number of guy wires, anchors, and appurtenances as needed, improving, reconstructing, upgrading, repairing, inspecting, patrolling, installing, said Facilities on Grantor's land described above, operating, maintaining, providing adequate clearances and removing said Facilities, over, under, and upon said land, and the right to remove, trim, cut down or chemically treat with herbicides, trees or shrubbery or parts thereof within 15 feet of said Facilities or any other obstructions which may endanger, interfere or impair the efficiency, safety or convenient operation of said Facilities and their appurtenances. Grantee agrees to promptly restore any damage to Grantor's adjacent lands and any improvements, used to access the Easement Tract, to its previous physical condition if changed or damaged by the use of the rights granted herein.

Grantor hereby retains, reserves, and shall continue to enjoy the use of the surface of the Easement Tract for any and all purposes which do not interfere with or prevent the use by Grantee of the easements herein granted. Grantor shall not construct any structure or improvement, nor impound any water without prior written consent of Grantee, which consent shall not be unreasonably withheld. Grantor shall not place any temporary or permanent erection of any mast-type equipment or appurtenances nearer than 15 feet to Facilities in any manner as to conflict with the National Electric Safety Code or any applicable law, as either of the same now exists or may be amended in the future, and this restriction shall be a covenant running with the l and. Such prohibited construction within the easement shall include but not be limited to new construction or major modification to a preexisting habitable structure, as well as, stock tanks, swimming pools, spas, water wells or oil wells including construction both above and below existing grade.

Grantee's right to use the Easement Property is nonexclusive, and Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to use all or part of the Easement Tract in conjunction with Grantee, as long as such use by Grantor and Grantor's heirs, successors, and assigns does not interfere with Grantee's use of the Easement Tract for the Easement Purpose, Grantor reserves the right to convey to others the right to use all or part of the Easement Tract in conjunction with Holder, as long as such further conveyance is subject to the terms of this Easement Agreement.

Grantee shall exercise all reasonable precautions in the exercise of its rights hereunder with respect to its safety and the safety of others using said privileges under the Grantee's authority. Grantee shall comply with all applicable laws, rules and regulations regarding its activities on the Easement Tract and shall be responsible for obtaining all approvals, permits and other necessary permissions to carry out its activities hereunder. The Grantor makes no representation or warranty regarding the condition of the Easement Property and shall not be liable or responsible for any damages or injury caused by any vices or defects therein whether to the Grantee, its agents, or employees.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

This easement runs with the land, is assignable in whole or in part, and inures to the benefit of the parties and their respective successors and assigns.

The undersigned warrant that they are the owners of the above described lands.

Dated this 16th day of September, 20 25

Signature Page to Immediately Follow

Docusign Envelope ID: EEAAC9AD-0DD7-4920-B6CE-FBB8C9194593

Board of Trustees of the Navarro Independent School District

By: Melissa Sartain

As: President

Signed by:
Melissa Sartain

Signature of Grantor or Authorized Signatory

RUTH MORDECAI
NOTARY PUBLIC
STATE OF TEXAS
ID # 134680095
My Comm. Expires 12-13-2027

THE STATE OF TEXAS,
COUNTY OF Guadalupe

This instrument was acknowledged before me on this the 16 day of September, 2025 by Melissa Sartain as NISD Board President of **Board of Trustees of the Navarro Independent School District.** (Grantor or Authorized Signatory)

Ruth Mordecai

Notary Public in and for the State of Texas

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Docusign Envelope ID: EEAAC9AD-0DD7-4920-B6CE-FBB8C9194593

Open Range Field Services, LLC
P. O. Box 2372, Pampa, TX 79066-2372
39350 IH-10 West, Ste. 1, Boerne, TX 78006

"EXHIBIT A"

GVEC WO#: 2055982, 2056731, 2075562
RIGHT-OF-WAY EASEMENT
1.317 ACRES
CENTERLINE LENGTH: 1,920.76 FEET

BEING 1.317 ACRES, SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NO. 20, OF GUADALUPE COUNTY, TEXAS; SAID 1.317 ACRES BEING OUT OF THE BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT, CALLED 70.290 ACRE TRACT RECORDED IN DOCUMENT NO. 202299014677, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (OPRGCT), AND OUT OF THE BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT, CALLED 20.082 ACRE TRACT RECORDED IN DOCUMENT NO. 202399000520, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (OPRGCT), SAID 1.317 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2-inch rebar with a cap stamped "BYRN" for the Southeast corner of the BARTOSKEWITZ FARM FOUNDATION called 15.92 acre tract recorded in Document No. 201105019, OPRGCT, and being on the West Right-of-Way of STATE HIGHWAY 123 (120' WIDE PUBLIC R.O.W.);

THENCE South 89°06'36" West along the South line of said BARTOSKEWITZ FARM FOUNDATION tract, at a distance of 842.42 feet passing a found 1/2-inch rebar with cap stamped " TRI COUNTY" for the Southwest corner of said BARTOSKEWITZ FARM FOUNDATION tract, continuing along the common line of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 70.290 acre tract and said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 20.082 acre tract for a total distance of 2013.07 feet to a point the **POINT OF BEGINNING;**

THENCE through the interior of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 20.082 acre tract the following courses:

South 46°45'44" East, a distance of 286.49 feet;

South 58°37'38" East, a distance of 20.72 feet;

North 89°06'36" East, a distance of 510.00 feet to the Northwest corner of an existing GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. easement called "Exhibit A-2" as recorded in Document No. 202499000661, OPRGCT;

South 00°53'24" East, along the West line of said GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. easement at a distance of 30.00 feet passing the Southwest corner of said GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. easement, continuing for a total distance of 31.07 feet to the South line of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 20.082 acre tract, from which a 5/8-rebar with no identification found for the Southeast corner of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 20.082 acre tract on the West Right-of-Way of said STATE HIGHWAY 123, bears North 89°06'36" East a distance of 1,277.23 feet;

THENCE South 89°06'36" West, along the South line of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 20.082 acre tract, a distance of 559.21 feet

THENCE through the interior of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 20.082 acre tract the following courses:

North 00°53'24" West, a distance of 31.07 feet;

North 46°45'44" West, a distance of 302.37 feet to the common line of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 20.082 acre tract and said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 70.290 acre tract;

THENCE through the interior of said BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT called 70.290 acre tract the following courses:

North 46°45'44" West, a distance of 353.17 feet;

North 71°12'25" West, a distance of 447.71 feet;

North 05°38'17" East, a distance of 108.49 feet;

South 84°21'43" East, a distance of 30.00 feet;

South 05°38'17" West, a distance of 79.32 feet;

South 61°21'51" East, a distance of 30.61 feet;

South 71°12'25" East, a distance of 435.22 feet;

North 15°50'04" East, a distance of 87.49 feet;

South 74°09'56" East, a distance of 30.00 feet;

South 15°50'04" West, a distance of 118.77 feet;

South 46°45'44" East, a distance of 318.85 feet to the **POINT OF BEGINNING.**

CONTAINING: 1.317 acres (57,376 SQ.FT.) of land.

The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. Distances and acreages are reported in surface values. This
on the ground under my supervision
a map of survey was prepared and made

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Job No. B25-131 (KAS|JMR) | August 8, 2025
39350 IH-10 West, Suite 1
Boerne, TX 78006
830.428.0290 | BTX@openrangefs.com

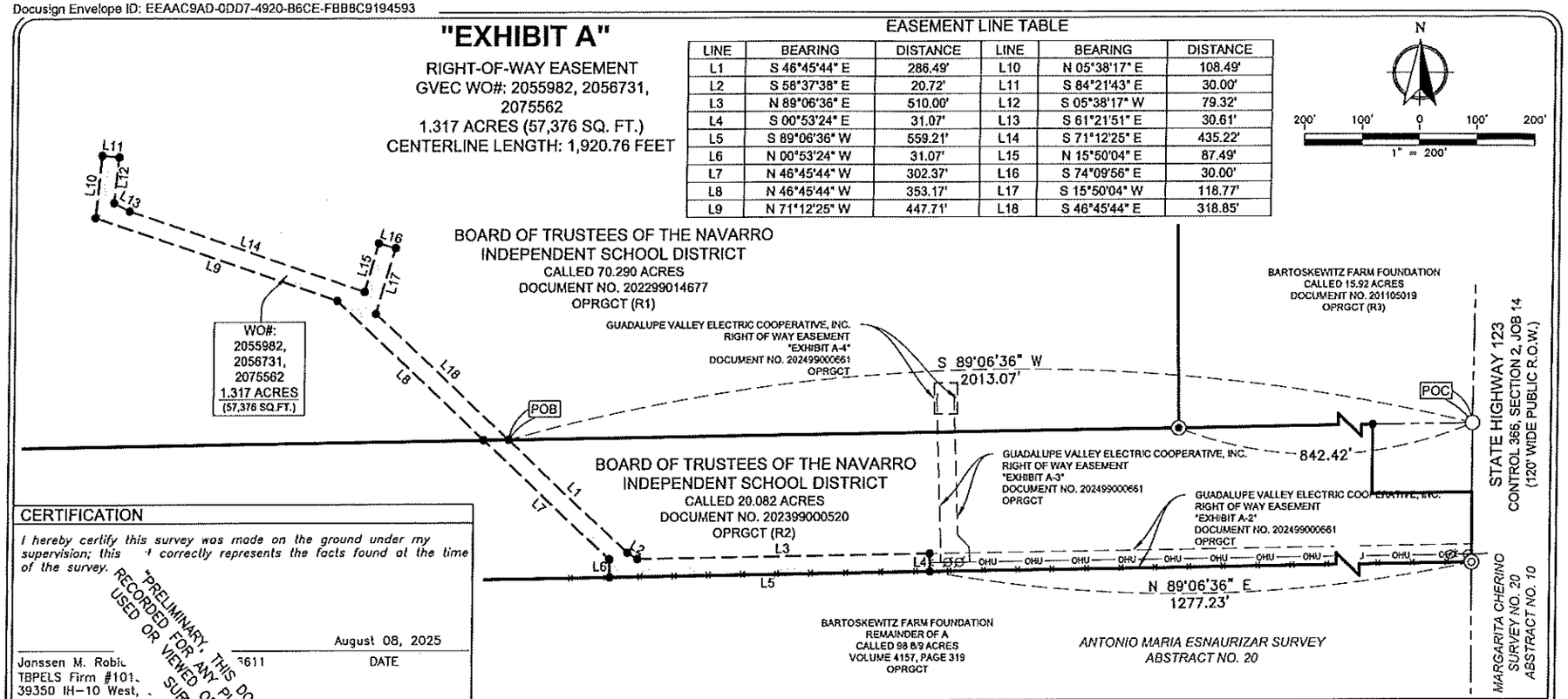
Docusign Envelope ID: EEAAC9AD-0DD7-4920-B6CE-FBB8C9194593

"EXHIBIT A"

RIGHT-OF-WAY EASEMENT
GVEC WO#: 2055982, 2056731, 2075562
1.317 ACRES (57,376 SQ. FT.)
CENTERLINE LENGTH: 1,920.76 FEET

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 46°45'44" E	286.49'	L10	N 05°38'17" E	108.49'
L2	S 58°37'38" E	20.72'	L11	S 84°21'43" E	30.00'
L3	N 89°06'36" E	510.00'	L12	S 05°38'17" W	79.32'
L4	S 00°53'24" E	31.07'	L13	S 61°21'51" E	30.61'
L5	S 89°06'36" W	559.21'	L14	S 71°12'25" E	435.22'
L6	N 00°53'24" W	31.07'	L15	N 15°50'04" E	87.49'
L7	N 46°45'44" W	302.37'	L16	S 74°09'56" E	30.00'
L8	N 46°45'44" W	353.17'	L17	S 15°50'04" W	118.77'
L9	N 71°12'25" W	447.71'	L18	S 46°45'44" E	318.85'



CERTIFICATION

I hereby certify this survey was made on the ground under my supervision; this ... correctly represents the facts found at the time of the survey.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

August 08, 2025

Janssen M. Robic ...3611 DATE
TBPELS Firm #101...
39350 IH-10 West, ...
Boerne, TX 78006
830.428.0290 | BTX@ope...
JOB No.: B25-131 (KAS)...

OPEN RANGE®
FIELD SERVICES, LLC.

LEGEND

- Found 5/8" rebar with no identification
- Found 1/2" rebar with cap stamped "TRI COUNTY"
- Found 1/2" rebar with cap stamped "BYRN"
- Calculated Point

OPRGCT Official Public Records of Guadalupe County, Texas
ESMT Easement
ROW Right-of-Way
DIA Diameter

- Boundary
- Proposed Easement
- Adjacent Tract Line
- Existing Easement
- OHU — OHU — Overhead Utility Line
- X — X — Fence
- Ø Power Pole
- Guy Anchor

SURVEY NOTES

(1) CLIENT: GVEC
SITUS: TX-123, Seguin, TX 78155
Lat./Lon.: 29.6467422/-97.9737897
(2) DATE SURVEY COMPLETED: August 01, 2025
(3) BASIS OF BEARINGS is the State Plane Coordinate System, NAD 83, Texas South Central (4204). Distances and acreages are reported as surface values.
(4) REFERENCES:
R1 – Document No. 202299014677, OPRGCT.
R2 – Document No. 202399000520, OPRGCT.
(5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. This survey was performed without the benefit of a title commitment. Only those improvements near the easement created in this document are shown hereon.
(6) Roads, fences, & surface sites shown hereon are for visual reference purposes only.
(7) Abstract lines are approximate and for general reference only.