

**The Lockhart Independent School District
Board of Trustees
M.L. Cisneros Education Support Center Boardroom, 2nd Floor, Room 200, 419 Bois D'Arc Street,
Lockhart, TX 78644
Regular Meeting, October 27, 2025 – 6:30 PM**

Notice is hereby given that on October 27, 2025, the Board of Trustees of the Lockhart Independent School District will hold a Regular meeting at 6:30 PM in the M.L. Cisneros Education Support Center Boardroom, 2nd Floor, Room 200, 419 Bois D'Arc Street, Lockhart, TX 78644. 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
2. Presentation of Colors by JROTC
3. Invocation
4. Recognitions
 - A. Community School Supplies Donor
 1. Connie S. Amaya Education Aide Foundation
 - B. Best of Caldwell County LISD Winners 2025
 - C. Mexican American School Boards Association (MASBA) Outstanding Educator Support Initiative Award
5. Public Comment
6. Business: Consent Agenda
 - A. Approval of Minutes:
 1. September 22, 2025 4
 - B. Approve 2025 Tax Roll Resolution 8
 - C. Approve 2025-2026 LISD District Improvement Plan and Campus Improvement Plans 19
 - D. Approve Budget Amendments 21
 - E. Review Tax Collection Report 24
 - F. Review Quarterly Investments Report 27
7. COMMUNICATION:
 - A. Fall Bilingual/English as a Second Language Program Report 34
 - B. 2025-2026 Budget Update 36
 - C. District Achievement Dashboard: Progress towards targets 38
 - D. Student Athletic Ticket Admission Proposal 40
 - E. Review of Continuing Education Credit Requirements for Board Members under Senate Bill 1566 42
 - F. Middle School #2 Naming Process 44
 - G. Guarantee Maximum Price (GMP) No.1 for Middle School #2 46
 - H. Elementary Playground Equipment 48
8. COMMUNICATION/ACTION:
 - A. Consider and/or Approve Board Appointees to the District's School Health Advisory Council (SHAC) 50
 - B. Consider and/or Approve Bid for Replacing HVAC units throughout the District
 - C. Consider and/or Approve Bid for Upgrading Access Controls for all Campuses
 - D. Consider and/or Approve Purchase of Windows ¹ Computer Lab Equipment for CTE

E. Consider and/or Approve Re-Keying the District funded through the Security Grant 52

F. Approve Staffing for the 2025-2026 School Year 54

9. CLOSED SESSION:

A. Adjourned to Closed Session: Pursuant to Texas Government Code Section 551.072 (Deliberation Regarding Real Property); Texas Government Code Section 551.074 (Personnel, to deliberate regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee); specifically to discuss:

1. Pursuant to Texas Government Code Section 551.072, deliberate the purchase, exchange, lease, or value of real property located at the following addresses:

1. Caldwell County Appraisal District Property ID #14667: (Approximately 40 acres thereof) Tract 1: Being 5.215 acre tract of land, more or less, in the Cornelius Crenshaw League, Abstract No. 68, situated in Caldwell County, Texas, being all of a called 5.21 acre tract, called Tract 1 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County. Tract 2: Being 139.059 acre tract of land, more or less, in the Cornelius Crenshaw League, Abstract No. 68, situated in Caldwell County, Texas, being all of a called 139.09 acre tract, called Tract 2 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County, Texas.

2. Caldwell County Appraisal District Property ID #11810: (Approximately 50 acres) Being 180.782 acres of land, more or less, in the Thomas Maxwell Survey, Abstract No. 188, situated in Caldwell County, Texas, and being also all of a tract of land called 180.889 acres and conveyed to David Schulle and described in Volume 110 Page 383 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 1.00 acres and conveyed to the said David Schulle by deed recorded in Volume 51 Page 424 of the said Official Public Records and being also all of a tract of land called 15.000 acres and conveyed to the said David Schulle by deed recorded in Instrument #130723 of the said Official Public Records (all of these tracts contained entirely within the 180.889 acre tract) and as more particularly described in Caldwell County Records.

10. COMMUNICATION/ACTION:

A. Consider and possible action to authorize the purchase of real property, including possible Resolution Authorizing the Purchase of Real Property which includes but is not limited to a delegation of authority to Administration to make offers, negotiate a contract, conduct reviews of the real property with professionals, and execute a contract for the purchase property located at the following addresses: 56

1. Caldwell County Appraisal District Property ID #14667: (Approximately 40 acres thereof) Tract 1: Being 5.215 acre tract of land, more or less, in the Cornelius Crenshaw League, Abstract No. 68, situated in Caldwell County, Texas, being all of a called 5.21 acre tract, called Tract 1 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County.

Tract 2: Being 139.059 acre tract of land, more or less, in the Cornelius Crenshaw League, Abstract No. 68, situated in Caldwell County, Texas, being all of a called 139.09 acre tract, called Tract 2 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County, Texas.

2. Caldwell County Appraisal District Property ID #11810: (Approximately 50 acres) Being 180.782 acres of land, more or less, in the Thomas Maxwell Survey, Abstract No. 188, situated in Caldwell County, Texas, and being also all of a tract of land called 180.889 acres and conveyed to David Schulle and described in Volume 110 Page 383 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 1.00 acres and conveyed to the said David Schulle by deed recorded in Volume 51 Page 424 of the said Official Public Records and being also all of a tract of land called 15.000 acres and conveyed to the said David Schulle by deed recorded in Instrument #130723 of the said Official Public Records (all of these tracts contained entirely within the 180.889 acre tract) and as more particularly described in Caldwell County Records.

11. BOARD AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST*

12. BENEDICTION

13. ADJOURNMENT

*BOARD AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST: Items of community interest are limited to: 1) expressions of thanks, congratulations or condolence; 2) information regarding holiday schedules; 3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; 4) a reminder about an upcoming event organized or sponsored by the governing body; 5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official employee of the school district.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting. [See BEC(LEGAL)]

Texas Government Code Section:

551.071	Consultation with Attorney; Closed Meeting
551.072	Deliberation Regarding Real Property; Closed Meeting
551.073	Deliberation Regarding Prospective Gift; Closed Meeting
551.074	Personnel Matters; Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee; Closed Meeting
551.075	Conference Relating to Investments and Potential Investments Attended by Board of Trustees of Texas Growth Fund; Closed Meeting
551.076	Deliberation Regarding Security Devices; Closed Meeting
551.082	School Children; School District Employees; Disciplinary Matter or Complaint
551.083	Certain School Boards; Closed Meeting Regarding Consultation with Representative of Employee Group
551.084	Investigation; Exclusion of Witness from Hearing

Should any final action, final decision, or final vote be required in the opinion of the School Board with regard to any matter considered in such closed or executive meeting or session, then the final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or,
- (b) at a subsequent public meeting of the School Board upon notice thereof; as the School Board shall determine.

On this day of October 21, 2025, this Notice was mailed or faxed to news media who had previously requested such Notice and an original copy was posted on the display window in the School District Administration Building on said date.



Superintendent

Minutes of Regular Meeting

The Board of Trustees Lockhart Independent School District

A Regular meeting of the Board of Trustees of Lockhart Independent School District was held Monday, September 22, 2025, beginning at 6:30 PM in the M.L. Cisneros Education Support Center Boardroom, 2nd Floor, Room 200, 419 Bois D'Arc Street, Lockhart, TX 78644.

1. Call to Order was at 6:30 P.M. by Board President Michael Wright. Other members present were Rene Rayos, Rebecca Pulliam, Tom Guyton, Sam Lockhart and Chris Charles. Dr. Barbara Sanchez was absent.
2. Presentation of Colors by JROTC
3. Invocation was given by Trustee Guyton
4. Recognition:
 - A. Community School Supplies Donors
 1. Domitilia H & Timoteo R Juarez, Sr. Excellence in Education Fund and Promiseland Church
 2. 4:12 Kids
 3. Stuff the Bus: H-E-B & Wal-Mart
 4. Game Day
 5. Public Comment

N/A

6. Business: Consent Agenda
 - A. Approve Minutes
 1. August 25, 2025
 - B. Approve Resolution Regarding Board Review of Board Policy CDA (local) - OTHER REVENUES - INVESTMENT
 - C. Approve Capital Area Council of Governments (CAPCOG) General Assembly Representative
 - D. Approve Board Resolution for World Teachers' Day
 - E. Approve Budget Amendments
 - F. Review Tax Collection Report
 - G. Review Cash Investment Report

Trustee Pulliam made the motion that the Board approve the Consent agenda as presented. Trustee Rayos seconded the motion. The motion carried 6-0.

**Voting for: Rebecca Pulliam Rene Rayos, Michael Wright, Tom Guyton,
Sam Lockhart, Chris Charles**

Voting against:

7. COMMUNICATION:

A. District Achievement Dashboard: Progress towards targets.

This presentation was given by the Deputy Superintendent, Dr. Stephaine Camarillo, the Director of Elementary Education, Dr. Belinda Vasquez, and the Executive Director of Secondary Education, Ty Davidson. No action was taken.

B. 2025-2026 LISD District Improvement Plan and Campus Improvement Plans

This presentation was given by the Deputy Superintendent, Dr. Stephaine Camarillo. No action was taken.

C. Campus Actions Plans

This presentation was given by the following campus principals: Jamee Griebel-Borchert Loop & Plum Creek, Amalia Villarreal-Carver, Michelle Hale- Clear Fork, and Daniel Martinez-Pride High School. No action was taken.

D. Budget Update

This update was provided by CFO Nicole Weiser. No action was taken.

E. 2022 Bond Update

This update was provided by CFO Nicole Weiser. No action was taken.

F. Review Bid Release for Interactive Panels for the Classrooms

This update was provided by the Purchasing Director, Tanya Homann. No action was taken.

G. Review Bid Release for Replacing HVAC Units throughout the District

This update was provided by the Purchasing Director, Tanya Homann. No action was taken.

H. Discussion regarding Student Admission Fees to Sporting Events

This update was provided by the Superintendent, Mark Estrada. No action was taken.

8. COMMUNICATION/ACTION:

A. Consider and/or Approve Request for Maximum Class Size Waivers

Trustee Guyton made the motion that the Board approve the request for the maximum class size waiver exceptions for the 2025-2026 school year. Trustee Lockhart seconded the motion. The motion carried 5-1. Trustee Charles voted against the motion.

Voting for: Tom Guyton, Sam Lockhart, Rene Rayos, Michael Wright, Rebecca Pulliam

Voting against: Chris Charles

B. Consider and/or Approve Caldwell County Appraisal District Board of Directors Nominees

Trustee Charles made the motion that the Board nominate Alfredo Munoz for a position on the Caldwell County Appraisal District Board of Directors. Trustee Rayos seconded the motion. The motion carried 6-0.

Voting for: Chris Charles, Rene Rayos, Michael Wright, Tom Guyton, Sam Lockhart, Chris Charles

Voting against:

9. CLOSED SESSION:

A. Adjourned to Closed Session: Texas Government Code Section 551.071 (Consultation with Attorney); Texas Government Code Section 551.129 (Consultation with attorney may be handled telephonically); Texas Government Code Section 551.072 (Deliberation Regarding Real Property); Texas Government Code Section 551.074 (Personnel, to deliberate regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee); specifically to discuss:

- 1. Discussion regarding Superintendent’s recommendation to terminate the contract of non-certified educator (classroom teacher).**
- 2. Consultation with legal counsel regarding Superintendent’s recommendation to terminate the contract of non-certified educator (classroom teacher). This consultation may take place telephonically.**

The Board did not enter closed session.

10. COMMUNICATION/ACTION:

A. Consideration and possible action regarding Superintendent’s recommendation to terminate the contract of non-certified educator (classroom teacher).

No action taken. The classroom teacher resigned mid-day.

11. BOARD AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST*
12. BENEDICTION was given by Trustee Guyton
13. ADJOURNMENT was at 9:28 p.m. by Board President Michael Wright

Michael Wright, Board President

Dr. Barbara Sanchez, Board Secretary

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
2. Every campus will have an A rating by 2028 through exemplary teaching and student-centered learning.
3. Cultivate an environment where our employees choose Lockhart Independent School District.

AGENDA TITLE:

BACKGROUND INFORMATION:

ATTACHMENT(S):

RECOMMENDATION:

RECOMMENDED MOTION:

Caldwell County Appraisal District

10/20/25

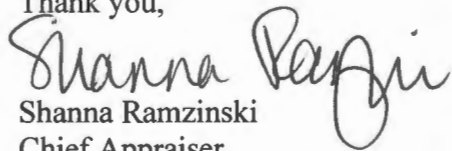
Lockhart ISD
Superintendent
PO Box 120
Lockhart TX 78644

RE: Resolution for 2025 tax roll

I have enclosed for your use a resolution to be used for approval of the 2025 tax roll, along with a copy of the totals from the tax roll. The resolution should be adopted at the next meeting of your governing body as formal approval of the 2025 tax roll. Kindly send the adopted resolution via email to Vicki Schneider at vickis@caldwellcad.org or to my email address at shannar@caldwellcad.org within ten days following its adoption.

If you have any questions, please feel free to contact me at (512) 398-5550 ext #207.

Thank you,


Shanna Ramzinski
Chief Appraiser

Encl: Resolution
Levy Totals



211 Bufkin Ln
P.O. Box 900
Lockhart, Texas 78644
United States

PHONE (512) 398-5550
FAX (512) 398-5551
E-MAIL general@caldwellcad.org
WEB SITE www.caldwellcad.org

RESOLUTION

WHEREAS, Section 26.09 of the Property Tax Code requires approval by the Board of Trustees of the Lockhart ISD appraisal roll with tax amounts entered by the assessor, for the tax year 2025, and

WHEREAS, such roll was presented to the Lockhart ISD on _____ and appears in all things correct as under the applicable laws of Texas, and

WHEREAS, said Board of Trustees voted in open session to approve said roll.

IT IS HEREBY RESOLVED by the Lockhart ISD that the appraisal roll with amounts due totaling \$35,125,913.48 for the year 2025 is approved and is the tax roll for the Lockhart ISD for the year 2025.

Presiding Officer

Date

ATTEST:

Secretary

2025 LEVY TOTALS

SLH - Lockhart ISD

Property Count: 28,323

10/8/2025

3:02:57PM

Land		Value			
Homesite:		624,408,250			
Non Homesite:		1,221,684,367			
Ag Market:		2,680,579,714			
Timber Market:		1,375,680		Total Land	(+) 4,528,048,011
Improvement		Value			
Homesite:		1,467,355,598			
Non Homesite:		1,713,466,046		Total Improvements	(+) 3,180,821,644
Non Real		Count	Value		
Personal Property:		1,392	449,285,628		
Mineral Property:		6,706	16,692,117		
Autos:		0	0	Total Non Real	(+) 465,977,745
				Market Value	= 8,174,847,400
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,676,825,874	5,129,520			
Ag Use:	13,987,014	18,960		Productivity Loss	(-) 2,662,821,860
Timber Use:	17,000	0		Appraised Value	= 5,512,025,540
Productivity Loss:	2,662,821,860	5,110,560		Homestead Cap	(-) 184,997,784
				23.231 Cap	(-) 42,338,917
				Assessed Value	= 5,284,688,839
				Total Exemptions Amount	(-) 1,413,525,605
				(Breakdown on Next Page)	
				Net Taxable	= 3,871,163,234

Freeze	Assessed	Taxable	Actual Tax	Calling	Count		
DP	47,088,843	10,999,150	42,662.60	45,520.80	236		
DPS	150,494	0	0.00	0.00	2		
OV65	626,063,095	200,014,995	558,601.57	570,264.25	2,544		
Total	673,302,432	211,014,145	601,264.17	615,785.05	2,782	Freeze Taxable	(-) 211,014,145
Tax Rate	0.9396000						
						Freeze Adjusted Taxable	= 3,660,149,089

Levy Info			
M&O Rate:	0.6819000	M&O Tax:	25,487,276.05
I&S Rate:	0.2577000	I&S Tax:	9,632,014.40
Protected I&S Rate:	0.0000000	Protected I&S Tax:	0.00
		Ag Penalty:	6,623.03
		PP Late Penalty:	0.00
		Late Correction Penalty:	0.00
		Total Levy	35,125,913.48
Tax Increment Finance Value:			0
Tax Increment Finance Levy:			0.00

2025 LEVY TOTALS

SLH - Lockhart ISD

Property Count: 28,323

10/8/2025

3:03:23PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	250	0	7,918,180	7,918,180
DPS	2	0	10,494	10,494
DV1	57	0	378,047	378,047
DV1S	1	0	5,000	5,000
DV2	40	0	277,899	277,899
DV2S	1	0	7,500	7,500
DV3	59	0	407,197	407,197
DV3S	2	0	5,000	5,000
DV4	222	0	1,484,577	1,484,577
DV4S	6	0	55,176	55,176
DVHS	235	0	55,985,487	55,985,487
DVHSS	1	0	86,400	86,400
EX	13	0	5,912,166	5,912,166
EX-XA	1	0	16,846,669	16,846,669
EX-XD	2	0	127,350	127,350
EX-XF	3	0	45,350	45,350
EX-XG	7	0	4,091,538	4,091,538
EX-XL	2	0	283,080	283,080
EX-XR	65	0	80,409,036	80,409,036
EX-XU	2	0	1,800,410	1,800,410
EX-XV	362	0	278,359,059	278,359,059
EX-XV (Prorated)	1	0	160,149	160,149
EX366	2,821	0	331,399	331,399
FR	4	1,098,912	0	1,098,912
HS	6,918	0	840,887,619	840,887,619
HT	4	0	0	0
OV65	2,704	6,118,148	107,817,911	113,936,059
OV65S	15	38,673	632,765	671,438
PC	1	325,580	0	325,580
SO	114	1,618,834	0	1,618,834
Totals		9,200,147	1,404,325,458	1,413,525,605

2025 LEVY TOTALS

SLH - Lockhart ISD
Under ARB Review Totals

Property Count: 36

10/8/2025 3:02:57PM

Land	Value			
Homesite:	605,070			
Non Homesite:	5,959,200			
Ag Market:	1,094,960			
Timber Market:	0	Total Land	(+)	7,659,230

Improvement	Value			
Homesite:	1,377,890			
Non Homesite:	8,067,938	Total Improvements	(+)	9,445,828

Non Real	Count	Value		
Personal Property:	3	69,630		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				69,630
				17,174,688

Ag	Non Exempt	Exempt		
Total Productivity Market:	1,094,960	0		
Ag Use:	4,830	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	1,090,130	0		16,084,558
			Homestead Cap	(-)
			23.231 Cap	(-)
				68,864
			Assessed Value	=
				2,017,130
				13,998,564
			Total Exemptions Amount	(-)
			(Breakdown on Next Page)	453,201
			Net Taxable	=
				13,545,363

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	179,588	31,477	288.55	288.55	3		
Total	179,588	31,477	288.55	288.55	3	Freeze Taxable	(-)
Tax Rate	0.9396000						31,477
						Freeze Adjusted Taxable	=
							13,513,886

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2025 LEVY TOTALS

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	5	0	417,679	417,679
OV65	3	652	9,780	10,432
SO	1	25,090	0	25,090
Totals		25,742	427,459	453,201

2025 LEVY TOTALS

SLH - Lockhart ISD
Grand Totals

Property Count: 28,359

10/8/2025 3:02:57PM

Land	Value			
Homesite:	625,013,320			
Non Homesite:	1,227,643,567			
Ag Market:	2,681,674,674			
Timber Market:	1,375,680	Total Land	(+)	4,535,707,241
Improvement				
Homesite:	1,468,733,488			
Non Homesite:	1,721,533,984	Total Improvements	(+)	3,190,267,472
Non Real				
	Count	Value		
Personal Property:	1,395	449,355,258		
Mineral Property:	6,706	16,692,117		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				8,192,022,088
Ag				
	Non Exempt	Exempt		
Total Productivity Market:	2,677,920,834	5,129,520		
Ag Use:	13,991,844	18,960	Productivity Loss	(-)
Timber Use:	17,000	0	Appraised Value	=
Productivity Loss:	2,663,911,990	5,110,560		5,528,110,098
			Homestead Cap	(-)
			23.231 Cap	(-)
			Assessed Value	=
				5,298,687,403
			Total Exemptions Amount	(-)
			(Breakdown on Next Page)	1,413,978,806
			Net Taxable	=
				3,884,708,597

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	47,088,843	10,999,150	42,662.60	45,520.80	236		
DPS	150,494	0	0.00	0.00	2		
OV65	626,242,683	200,046,472	558,890.12	570,552.80	2,547		
Total	673,482,020	211,045,622	601,552.72	616,073.60	2,785	Freeze Taxable	(-)
Tax Rate	0.9396000						211,045,622
						Freeze Adjusted Taxable	=
							3,673,662,975

Levy Info			
M&O Rate:	0.6819000	M&O Tax:	25,487,276.05
I&S Rate:	0.2577000	I&S Tax:	9,632,014.40
Protected I&S Rate:	0.0000000	Protected I&S Tax:	0.00
		Ag Penalty:	6,623.03
		PP Late Penalty:	0.00
		Late Correction Penalty:	0.00
		Total Levy	35,125,913.48
Tax Increment Finance Value:	0		
Tax Increment Finance Levy:	0.00		

2025 LEVY TOTALS

SLH - Lockhart ISD

Property Count: 28,359

Grand Totals

10/8/2025

3:03:23PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	250	0	7,918,180	7,918,180
DPS	2	0	10,494	10,494
DV1	57	0	378,047	378,047
DV1S	1	0	5,000	5,000
DV2	40	0	277,899	277,899
DV2S	1	0	7,500	7,500
DV3	59	0	407,197	407,197
DV3S	2	0	5,000	5,000
DV4	222	0	1,484,577	1,484,577
DV4S	6	0	55,176	55,176
DVHS	235	0	55,985,487	55,985,487
DVHSS	1	0	86,400	86,400
EX	13	0	5,912,166	5,912,166
EX-XA	1	0	16,846,669	16,846,669
EX-XD	2	0	127,350	127,350
EX-XF	3	0	45,350	45,350
EX-XG	7	0	4,091,538	4,091,538
EX-XL	2	0	283,080	283,080
EX-XR	65	0	80,409,036	80,409,036
EX-XU	2	0	1,800,410	1,800,410
EX-XV	362	0	278,359,059	278,359,059
EX-XV (Prorated)	1	0	160,149	160,149
EX366	2,821	0	331,399	331,399
FR	4	1,098,912	0	1,098,912
HS	6,923	0	841,305,298	841,305,298
HT	4	0	0	0
OV65	2,707	6,118,800	107,827,691	113,946,491
OV65S	15	38,673	632,765	671,438
PC	1	325,580	0	325,580
SO	115	1,643,924	0	1,643,924
Totals		9,225,889	1,404,752,917	1,413,978,806

2025 LEVY TOTALS
SLH - Lockhart ISD

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
2. Every campus will have an A rating by 2028 through exemplary teaching and student-centered learning.
3. Cultivate an environment where our employees choose Lockhart Independent School District.

AGENDA TITLE:

BACKGROUND INFORMATION:

ATTACHMENT(S):

RECOMMENDATION:

RECOMMENDED MOTION:

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
2. Every campus will have an A rating by 2028 through exemplary teaching and student-centered learning.
3. Cultivate an environment where our employees choose Lockhart Independent School District.

AGENDA TITLE:

BACKGROUND INFORMATION:

ATTACHMENT(S):

RECOMMENDATION:

RECOMMENDED MOTION:

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

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RECOMMENDED MOTION:

LOCKHART I.S.D. BOARD

Tax Collection Report

SEPTEMBER 2025

	September	Prior Months	TOTAL	PRIOR YEAR
2025 Tax Collection	\$0.00	\$0.00	\$0.00	\$0.00
2024 & Prior Collection	\$192,034.91	\$511,157.33	\$703,192.24	\$454,945.00
Total Tax Collection =	\$192,034.91	\$511,157.33	\$703,192.24	\$454,945.00

note: Above figures include penalties and interest collected

2025 Original Levy \$0.00

September 30, 2025 Percent of 2025 Tax Collected (2025 Levy is not created until October)	0.00%
September 30, 2024 Percent of 2024 Tax Collected (On September 30, 2024, 2024 Levy had not been created)	0.00%
September 30, 2023 Percent of 2023 Tax Collected (On September 30, 2023, 2023 Levy had not been created)	0.00%
September 30, 2025 - Balance of Delinquent Tax	\$4,234,907.20
September 30, 2024 - Balance of Delinquent Tax	\$3,727,246.74
September 30, 2023 - Balance of Delinquent Tax	\$2,793,746.49

Corrections made to Current Tax Roll \$0.00

Corrections made to Delinquent Tax Roll \$216,358.64

NOTE:

Caldwell County Appraisal District has collected and disbursed Attorney Fees in the amount of \$23,023.73

Submitted by:

Shanna Ramzinski

Shanna Ramzinski
Chief Appraiser
Caldwell County Appraisal District

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

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LOCKHART INDEPENDENT SCHOOL DISTRICT
REPORT OF INVESTMENT ACTIVITY
For the period ending September 30, 2025

Introduction

House Bill 2459, which was passed during the 1995 legislative session, amended a section of the Education Code dealing with investments. Code Section 2256.023 as amended, requires that the Investment Officer of the District prepare a report of investment activity and position. Monthly financial reports and invested fund statements are included in Board agendas and become a part of the permanent record. However, it is prudent to provide more detailed information on a regular basis. This report covers the quarter July 1, 2025 through September 30, 2025.

Cash

The District's funds are required to be deposited and invested under the terms of a depository contract pursuant to the School Depository Act. First Lockhart National Bank (FLNB) deposits for safekeeping and trust with the Federal Reserve System, pledged securities in an amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of securities is waived only to the extent of Federal Deposit Insurance Corporation (FDIC) insurance.

The District's cash balances were properly collateralized and insured at all times during the period. The highest combined balances of bank deposits at FLNB for the quarter ended September 30, 2025, occurred during the month of August 2025, in the amount of \$9,161,353. FDIC insurance for government accounts is \$250,000 for the combined amount of all time deposits, and an additional \$250,000 for the combined amount of all interest-bearing demand deposits. The total pledged amount by the Letter of credit from FHL Bank Dallas is \$10,000,000. FLNB provides a minimum interest rate of 1.00% on an annual basis, per the bank depository contract. Interest is credited on investments as earned on a monthly basis and is recorded on the District's books as earned. Interest accrues on investments with maturities longer than one month. As of September 30, 2025, the District General Fund has earned interest from all investments in the amount of \$220,267.

Investments

Temporary investments balances are held by Texas Local Government Investment Pools (TexPool, and Texas Range).

TexPool Prime is a public funds investment pool created by the Texas Treasury Safekeeping Trust Company (the Trust Company) to provide a safe, efficient, and liquid investment alternative for the placement of local government funds in authorized, short-term, fully-collateralized investment. TexPool Prime invests in U.S. Government securities, repurchase agreements collateralized by U. S. Government securities and AAA-rated no-load money market mutual funds, commercial paper and certificate of deposits. TexPool Prime is rated AAAM by Standard & Poor's, the highest rating a local government pool can

LOCKHART INDEPENDENT SCHOOL DISTRICT
REPORT OF INVESTMENT ACTIVITY
For the period ending September 30, 2025

achieve. The weighted average maturities may be authorized longer than one year provided legal limits are not exceeded.

The State, with the authority of the Texas Legislature, created the Texas Treasury Safekeeping Trust Company (the Trust Company). This is a special purpose trust company with direct access to the service of the Federal Reserve Bank to manage, disburse, transfer, safe-keep and invest public funds and securities more efficiently and economically. The Comptroller of Public Accounts is the sole officer, director and shareholder of the Trust Company. Federated Investors manage the daily operations of the pool under a contract with the State Comptroller. Federated Investors is the administrator for the TexPool program providing Participant Services and Marketing functions to TexPool participants. Federated Investors is also the investment manager and provides for accounting, custodial, and transfer agency services to TexPool. Interest is accrued daily and paid monthly.

Texas Range is a portfolio established by the Texas Range advisory board pursuant to the provisions of the Texas Term common investment contract. Texas Range offers governmental entities such as Texas schools a convenient method of pooling funds for temporary investment. It operates as a money market fund and seeks to maintain a constant net asset value of \$1.00 per share, while offering liquidity and as high a level of current income as is consistent with the preservation of principal. The net income of Texas Daily is calculated daily and each month is reinvested in additional shares of the Daily Portfolio.

Investment Strategy by Fund

The strategy of the Maintenance and Operations Fund, Capital Projects, Payroll, and School Nutrition Fund is to closely match projected cash needs during the year through legal, authorized investments. Only investments authorized by Board Policy CDA (Legal) and CDA (Local) will be purchased. Investments should be purchased with the intent of holding until maturity. Liquidity and safety are predominant considerations with continued emphasis on yield, but not to the impairment of the other two objectives.

Debt Service Fund - All legal authorized investments should closely match projected cash needs during the year. Investment maturities may be authorized longer than one year provided legal limits are not exceeded. Only investments authorized by Board Policy CDA (legal) and CDA (local) will be purchased, with the objective of timing maturity with the dates that the districts' debt is due. Investments should be purchased with the intent of holding until maturity. The same comments affecting M&O investment operations are applicable to the Debt Service fund investments.

LOCKHART INDEPENDENT SCHOOL DISTRICT
REPORT OF INVESTMENT ACTIVITY
For the period ending September 30, 2025

2023 Bond Proceeds - Bond funds are invested only as authorized by Board Policy CDA (legal) and CDA (local), with the objective of timing maturity with the District's bond draw schedule. While interest earned monthly is recorded on the District's books as earned interest, interest accrues on investments with maturity dates longer than one month. Investment maturities may be authorized longer than one year provided legal limits are not exceeded. Only investments authorized by Board Policy CDA (legal) and CDA (local) will be purchased.

Student Activity / Agency Funds - All legal authorized investments should closely match projected cash needs during the year. Investment maturities may be authorized longer than one year provided legal limits are not exceeded. Only investments authorized by Board Policy CDA (legal) and CDA (local) will be purchased.

Conclusion

Interest is credited on investments as earned on a monthly basis and is recorded on the District's books as earned. Therefore, the District's investment earnings will always reflect compounded interest earned in relation to capital invested, term of investment, and market conditions. The investment pools are in relatively short-term securities; consequently the risk to the District is minimal.

Compliance

We, the approved Investment Officers of Lockhart ISD, hereby certify that the above Investment Report represents the investment position of the district in compliance with the Board approved Investment Policy, the Public Funds Investment Act (Texas Government Code 2256), and Generally Accepted Accounting Principles (GAAP).

Respectfully submitted,



Nicole Weiser, Chief Financial Officer



Michelle Wylie, Director of Finance

	First Lockhart National Bank	Texpool Prime	Texas Daily	Texas Term
<u>July-25</u>				
Average Monthly Return	3.00%	4.42%	4.30%	4.43%
Weighted Average Maturity	N/A	41	45	46
Annualized Expense Ratio	N/A	0.06%	0.08%	0.08%
Standard & Poor's Rating	N/A	AAAm	AAAf	AAAf
<u>August-25</u>				
Average Monthly Return	3.00%	4.42%	4.37%	4.16%
Weighted Average Maturity	N/A	45	51	63
Annualized Expense Ratio	N/A	0.06%	0.08%	0.16%
Standard & Poor's Rating	N/A	AAAm	AAAf	AAAf
<u>September-25</u>				
Average Monthly Return	3.00%	4.36%	4.22%	4.38%
Weighted Average Maturity	N/A	51	46	45
Annualized Expense Ratio	N/A	0.06%	0.08%	0.08%
Standard & Poor's Rating	N/A	AAAm	AAAf	AAAf

N/A = not applicable

n/av = not available at the time of report

Glossary:

AAAm= Extremely strong capacity to meet its financial commitments. Safety is excellent and has a superior capacity to maintain principal value and limit exposure to loss.

AAAf/S1+ = The fund's portfolio holdings provide extremely strong protection against losses from credit. The S1+ rating indicates that bond funds possess low sensitivity to changing market conditions. The level of risk is less than or equal to a portfolio of government securities maturing within 1-3 years.

AAAV-1+ = Funds with this rating are considered to have the lowest market risk (stable value). The rating is assigned to only money market funds or local government investment pools that should not experience loss of principal value to shareholders or participants even in severely adverse interest rate environments. (Rating by Fitch IBCA, a nationally recognized rating agency.)

Quarterly Investment Report
For Quarter Ended: September 30, 2025

Texpool	Balance on 09/30/2025	Balance on 06/30/2025	Net Change
Interest & Sinking Fund	\$ 1,105,004	\$ 9,265,514	\$ (8,160,510)
General/Operating Fund	\$ 22,689,530	\$ 20,459,678	\$ 2,229,853
School Nutrition	\$ 177,653	\$ 965,743	\$ (788,090)
C.D. Marshall JHS Scholarship	\$ 33,736	\$ 33,365	\$ 371
GF Hudnall Scholarship	\$ 17,622	\$ 17,428	\$ 194
Latricia White Scholarship	\$ 16,478	\$ 16,296	\$ 181
Mary B. C. Sanders Scholarship	\$ 7,020	\$ 6,943	\$ 77
Canning Engineering Scholarship	\$ 27,568	\$ 27,264	\$ 303
Mohle Scholarship Fund	\$ 1,178	\$ 1,166	\$ 13
Total Funds	\$ 24,075,790	\$ 30,793,397	\$ (6,717,608)
Interest Rate	4.26%	4.46%	

Texas Term/Texas Daily	Balance on 09/30/2025	Balance on 06/30/2025	Net Change
Texas Daily/Texas Term 2023 Bond Proceeds	\$ 17,013,480	\$ 23,456,299	\$ (6,442,818)
Texas Daily/Texas Term 2025 Bond Proceeds	\$ 93,619,387	\$ -	\$ 93,619,387
Texas Daily/Texas Term General Funds	\$ 403,712	\$ 399,399	\$ 4,314
Texas Daily School Nutrition Funds	\$ 409,797	\$ 7,666	\$ 402,131
Texas Daily/Texas Term Debt Svce	\$ 1,531,324	\$ 1,511,991	\$ 19,333
Total Funds	\$ 112,977,700	\$ 25,375,355	\$ 87,602,346
Interest Rate	4.28%	4.30%	

First Lockhart National Bank	Balance on 09/30/2025	Balance on 06/30/2025	Net Change
Interest & Sinking Fund	\$ 131,433	\$ 277,870	\$ (146,438)
General/Operating Fund	\$ 2,466,149	\$ 1,945,387	\$ 520,762
Redemption Account	\$ 2,341	\$ 2,323	\$ 17
Payroll	\$ 969,786	\$ 343,064	\$ 626,722
School Nutrition	\$ 343,295	\$ 410,348	\$ (67,053)
Fiduciary Funds	\$ 21,031	\$ 29,198	\$ (8,167)
Top Ten Scholarship Funds	\$ 142,362	\$ 145,299	\$ (2,937)
Roland Endowment Funds	\$ 22,171	\$ 22,007	\$ 164
2023 Bond Porceeds	\$ 694,961	\$ 210,695	\$ 484,266
2025 Bond Porceeds	\$ 96,149	\$ -	\$ 96,149
Total Funds	\$ 4,889,677	\$ 3,386,191	\$ 1,503,486
Interest Rate	3.00%	3.00%	

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

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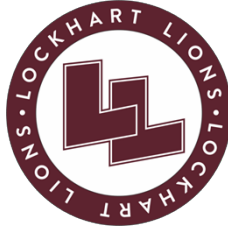
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RECOMMENDATION:

RECOMMENDED MOTION:



**BOARD OF TRUSTEES OF LOCKHART INDEPENDENT SCHOOL DISTRICT
RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY**

WHEREAS, pursuant to Section 11.151 of the Texas Education Code, the Board of Trustees (“Board”) of the Lockhart Independent School District (“District”) is authorized to acquire and hold real and personal property;

WHEREAS, the Board is currently acquiring real property to meet the educational needs of the District;

WHEREAS, the real property described in **Exhibit A** and **Exhibit B**, attached hereto and incorporated herein for all purposes, (hereinafter the “Property”) is necessary to meet the educational needs of the District; and,

WHEREAS, the District’s Administration recommends that the Board move forward with making an offer as discussed in closed session at the Board’s October 2025 Regular Board meeting and entering into a Real Estate Purchase and Sales Agreement with the owner(s) of the Property for purchase of the Property by the District in a form approved by the District’s legal counsel.

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 Lockhart Independent School District approves and authorizes the purchase of the Property described in **Exhibit A** and **Exhibit B** as discussed in closed session.
3. That the Superintendent and/or his designee are authorized to make an offer on the Property up to the amount discussed in closed session and to negotiate a purchase price and Real Estate Purchase and Sales Agreement for the purchase of the Property and to execute a Real Estate Purchase and Sales Agreement for the purchase of the Property with the current owners in a form approved by legal counsel.
4. The Superintendent and/or his designee shall report back to the Board about any executed Real Estate Purchase and Sales Agreement for the purchase of the Property and keep the Board updated about the purchase through Closing on the Property.

5. That the Superintendent and/or his designee are further authorized to tender the purchase price of the Property and the amount of closing and other costs to the title company for payment to the sellers of the Property and to execute any documents necessary to effect the purchase, including any extension of deadlines and other documents related to the purchase either before or at Closing.

6. The Superintendent and/or his designee are also authorized to select, rank, and contract with professionals to evaluate the Property at the Superintendent's and/or his designee's discretion, including but not limited to any surveyors, geotechnical engineers, home inspectors, and/or other professionals as the Superintendent deems is necessary to evaluate the Property and its suitability for the District's purposes. The Superintendent and/or his designee also have the authority to terminate the Real Estate Purchase and Sales Agreement if he determines that the property is not suitable for the District's purposes.

7. That it is hereby found, determined and declared that a sufficient written notice of the date, time, place and subject of the meeting of the Board of Trustees of the Lockhart 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.

FINALLY PASSED AND ADOPTED this ____ day of October, 2025.

By: _____
Michael Wright, President
Board of Trustees of the
Lockhart Independent School District

ATTEST:

By: _____
Dr. Barbara Sanchez, Secretary
Board of Trustees of the
Lockhart Independent School District

Certificate for Resolution

I hereby certify that the foregoing resolution was presented to the Board of Trustees of the Lockhart Independent School District during a regularly scheduled meeting on October ____, 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: _____
Noes: _____
Abstentions: _____

To certify which, witness my hand this ____ day of October, 2025

By: _____
**Michael Wright, President
Board of Trustees of the
Lockhart Independent School District**

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF CALDWELL §

BEFORE ME, a Notary Public, on this day personally appeared **Michael Wright**, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is the President of the Board of Trustees of the Lockhart Independent School District; that he was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on October ____, 2025; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes expressed therein.

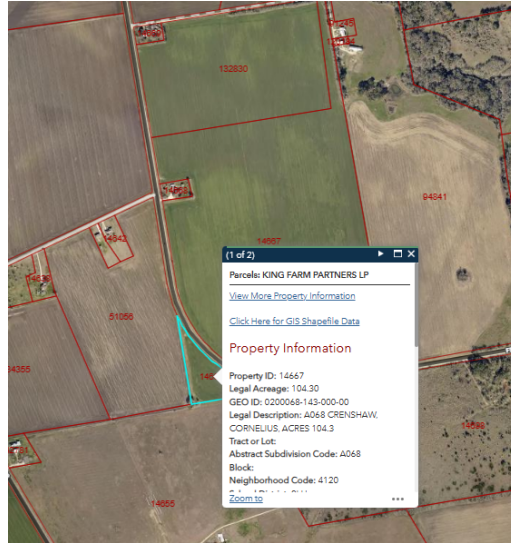
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of October, 2025.

[seal]

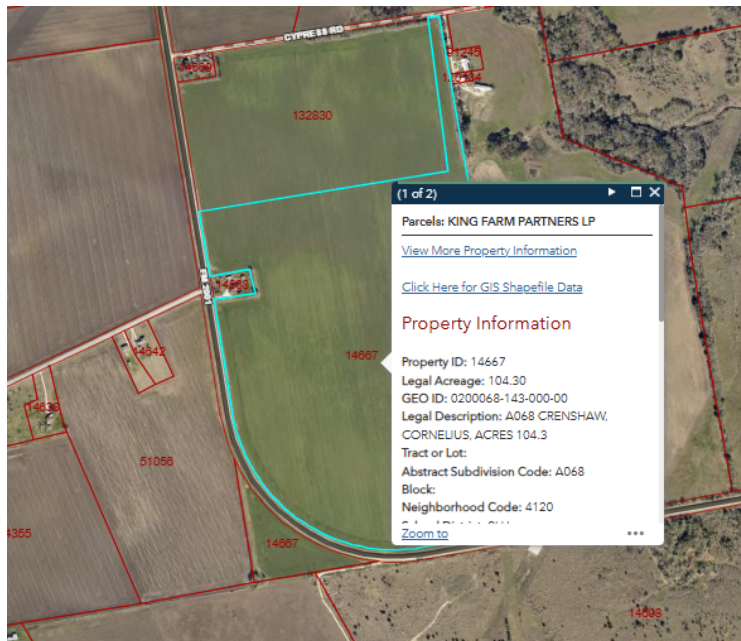
Notary Public, State of Texas

Exhibit A
(King Farm Partners LP – Approximately 40 acres)
Caldwell County Appraisal District Property ID #14667:

Tract 1: Being 5.215 acre tract of land, more or less, in the Cornelius Crenshaw League, Abstract No. 68, situated in Caldwell County, Texas, being all of a called 5.21 acre tract, called Tract 1 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County.



Tract 2: Being 139.059 acre tract of land, more or less, in the Cornelius Crenshaw League, Abstract No. 68, situated in Caldwell County, Texas, being all of a called 139.09 acre tract, called Tract 2 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County, Texas.



Copy of Current Deed For Reference

2022-005503 WD Fee: 50.00
07/14/2022 03:13:42 PM Total Pages: 8
Teresa Rodriguez, County Clerk - Caldwell County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: Effective July 12, 2022
Grantor: Beau King
Grantee: King Farm Partners LP, a Texas limited partnership
Grantee's Mailing Address: 2301 S. Capital of Texas Hwy.
Building J-101
Austin, Texas 78746

COPY IDOR TIME 22-0305-A

Consideration: \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and the amount of \$2,905,500.00 advanced to Grantor on Grantee's behalf under a promissory note of even date executed by Grantee, which will be described in this paragraph and referred to in this deed as the "note". The note is in the principal amount of \$2,905,500.00 and is payable to the order of First State Bank of Uvalde. The note is secured by the first and superior vendor's lien and superior title retained in this deed for First State Bank of Uvalde and is also secured by a deed of trust lien of even date from Grantee to Robert C. Rigney, Trustee.

Property (including any improvements):

TRACT 1: Being 5.215 acre (227,149 square feet) tract of land, more or less, in the CORNELIUS CRENSHAW LEAGUE, ABSTRACT NO. 68, situated in Caldwell County, Texas, being all of a called 5.21 acre tract, called Tract 1 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County, Texas and as more particularly described by metes and bounds in Exhibit A attached hereto.

TRACT 2: Being 139.059 acre (6,057,408 square feet) tract of land, more or less, in the CORNELIUS CRENSHAW LEAGUE, ABSTRACT NO. 68, situated in Caldwell County, Texas, being all of a called 139.09 acre tract, called Tract 2 and conveyed in Document No. 2016-004763, of the Official Public Records of Caldwell County, Texas and as more particularly described by metes and bounds in Exhibit A attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

Easement granted to Texas Power and Light Company, dated September 3, 1928, recorded in Volume 136, Page 345, of the Deed Records of Caldwell County, Texas.

WARRANTY DEED

Page 1 of 5

Easement granted to Texas Power and Light Company, dated September 3, 1928, recorded in Volume 137, Page 145, of the Deed Records of Caldwell County, Texas.

Easement granted to Texas Power and Light Company, dated April 25, 1936, recorded in Volume 171, Page 183, of the Deed Records of Caldwell County, Texas.

Easement granted to Polonia Water Supply Corporation, dated July 24, 1971, recorded in Volume 346, Page 685, of the Deed Records of Caldwell County, Texas.

Easement granted to Phillips Petroleum Company, dated December 18, 1975, recorded in Volume 374, Page 725, of the Deed Records of Caldwell County, Texas.

Easement granted to Houston Pipe Line Company, and Gulf Energy Pipeline Company, dated November 4, 1988, recorded in Volume 18, Page 677, of the Official Public Records of Caldwell County, Texas.

Easement granted to Koch Refining Company, dated October 18, 1989, recorded in Volume 33, Page 414, of the Official Public Records of Caldwell County, Texas.

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, and recorded in Volume 115, Page 100, of the Deed Records of Caldwell County, Texas.

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, and recorded in Volume 122, Page 556, of the Deed Records of Caldwell County, Texas.

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, and recorded in Volume 286, Page 471, of the Deed Records of Caldwell County, Texas.

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, and recorded in Volume 383, Page 588, of the Deed Records of Caldwell County, Texas.

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, and recorded in Volume 33, Page 206, of the Official Public Records of Caldwell County, Texas.

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, and recorded in Document No. 2016-004763, of the Official Public Records of Caldwell County, Texas.

Oil, Gas and Mineral Lease dated June 22, 1934, between A. W. Livengood and Hertha Livengood, as Lessor, and R. T. Clark, as Lessee, recorded in Volume 164, Page 313, affected by instruments recorded in Volume 166, Page 145, of the Deed Records of Caldwell County, Texas, together with all rights incident thereto.

WARRANTY DEED

Page 2 of 5

Oil, Gas and Mineral Lease dated July 6, 1934, between A. W. Livengood and Hertha Livengood, as Lessor, and R. T. Clark, as Lessee, recorded in Volume 165, Page 4, affected by instruments recorded in Volume 166, Page 164, of the Deed Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated September 1, 1933, between A. W. Livengood and Hertha Livengood, as Lessor, and R. P. Whitfield, as Lessee, recorded in Volume 161, Page 223, affected by instruments recorded in Volume 164, Page 277, of the Deed Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated July 15, 1935, between A. W. Livengood and Hertha Livengood, as Lessor, and Black Development Co., as Lessee, recorded in Volume 168, Page 212, affected by instruments recorded in Volume 193, Page 86, of the Deed Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated March 29, 1950, between Hertha Livengood, as Lessor, and Southern Production Company, Inc., as Lessee, recorded in Volume 236, Page 132, affected by instruments recorded in Volume 235, Page 351, Volume 235, Page 469, Volume 241, Page 63, Volume 267, Page 477, and Volume 295, Page 135, of the Deed Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated October 2, 1965, between Albert W. Livengood, Frances Livengood, and Geraldine Livengood, as Lessor, and Suerte Oil Corporation, as Lessee, recorded in Volume 311, Page 282, affected by instruments recorded in Volume 311, Page 286, and Volume 311, Page 588, of the Deed Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated April 30, 1981, between Albert W. Livengood, Frances Livengood, and Geraldine Livengood, as Lessor, and Charles S. Landram, as Lessee, recorded in Volume 426, Page 476, of the Deed Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated June 24, 2010, between Burt Russell Livengood, as Lessor, and Benchmark Texas Petroleum, L.L.C., as Lessee, recorded in Volume 617, Page 152, affected by instruments recorded in Volume 619, Page 731, Volume 619, Page 733, Volume 624, Page 52, and Document No(s). 112280 and 113490, of the Official Public Records of Caldwell County, Texas together with all rights incident thereto.

Oil, Gas and Mineral Lease dated June 24, 2010, between Janis Lynn Pittman aa. Management Trust, as Lessor, and Benchmark Texas Petroleum, L.L.C., as Lessee, recorded in Volume 617, Page 155, affected by instruments recorded in Volume 619, Page 731, Volume 619, Page 733, Volume 624, Page 52, and Document No(s). 112280 and 113490, of the Official Public Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated June 24, 2010, between Jill Ann Reed McCan, as Lessor, and Benchmark Texas Petroleum, L.L.C., as Lessee, recorded in Volume 617, Page 158, affected by instruments recorded in Volume 619, Page 731, Volume 619, Page 733, Volume 624, Page 52, and Document No(s). 112280 and 113490, of the Official Public Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated July 6, 2010, between Dorothy J. Livengood, as Lessor, and Benchmark Texas Petroleum, L.L.C., as Lessee, recorded in Volume 618, Page 314, affected by instruments recorded in Volume 619, Page 731, Volume 619, Page 733, Volume 624, Page 52, and Document No(s). 112280 and 113490, of the Official Public Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated July 6, 2010, between Jessica Livengood, as Lessor, and Benchmark Texas Petroleum, L.L.C., as Lessee, recorded in Volume 618, Page 317, affected by instruments recorded in Volume 619, Page 731, Volume 619, Page 733, Volume 624, Page 52, and Document No(s). 112280 and 113490, of the Official Public Records of Caldwell County, Texas, together with all rights incident thereto.

Oil, Gas and Mineral Lease dated July 6, 2010, between Zane Livengood, as Lessor, and Benchmark Texas Petroleum, L.L.C., as Lessee, recorded in Volume 618, Page 343, affected by instruments recorded in Volume 619, Page 731, Volume 619, Page 733, Volume 624, Page 52, and Document No(s). 112280 and 113490, of the Official Public Records of Caldwell County, Texas, together with all rights incident thereto.

Subject property lies within the boundaries of Plum Creek Conservation District and may be subject to taxes or special assessments as provided by law.

Subject property lies within the boundaries of Plum Creek Underground Water District and may be subject to taxes or special assessments as provided by law.

Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

First State Bank of Uvalde has advanced and paid to Grantor in cash \$2,905,500.00 of the purchase price of the property and that amount is evidenced by the note. In consideration of that payment, Grantor retains a first and superior vendor's lien against and superior title to the property and transfers it to First State Bank of Uvalde without warranty by or recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

[signatures on following page]

EXECUTED as of the date first set forth above.

GRANTOR:

Beau King
Beau King

Tennessee
THE STATE OF TEXAS
COUNTY OF Anderson

005
005
005

This instrument was acknowledged before me on July 11, 2022, by Beau King.



Lawton M. Nickle III
Notary Public in and for
the State of Tennessee

**EXHIBIT "A"
DESCRIPTION**

TRACT 1

A 5.215 acre (227,149 square feet) tract of land, lying within the Cornelius Crenshaw Survey, Abstract 68, Caldwell County, Texas, being all of a called 5.21 acre tract, Tract 1, conveyed to Beau King in Document No. 2016004763 Official Public Records of Caldwell County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwestern corner of said 5.21 acre tract and the herein described 5.215 acre tract, also being the southeastern corner of a called 38 acre tract conveyed to Edward Davis and Candace Leah Davis in Volume 427, Page 651 Official Public Records of Caldwell County, Texas; and being on the northern line of the remainder of a called 92.805 acre tract conveyed to John R. Murphy in Document No. 2015007157

THENCE, with the western line of said 5.21 acre tract and the herein described tract also being the eastern line of said 38 acre tract, N 10° 03' 05" W, a distance of 839.69 feet to a capped 1/2" iron rod stamped "5687" found for the northernmost corner and point of curvature to the left of said 5.21 acre tract and herein described, also being on the southwestern right-of-way of F.M. 2001 (80' right-of-way);

THENCE, With said curve to the left having a radius of 1185.92 feet, an arc length of 1243.34 feet, a delta angle of 60° 04' 11" and a chord bearing S 55° 29' 43" E and distance of 1187.17 to a point for the southeastermost corner of said 5.21 acre tract and the herein described; also being on the southern right-of-way of said F.M. 2001; also being on the northern line of a called 168.04 acre tract conveyed to McCormick Ranch Partners LP Document No. 2021007211; from which a cotton spindle found bears S 39° 24' 16" W a distance of 1.78 feet;

THENCE, leaving said F.M. 2001 right-of-way with the southern line of said 5.21 acre tract and the herein described 5.215 acre tract also being the northern line of said 168.04 acre tract, S 79° 32' 47" W a distance of 443.04 feet to a 1/2" iron rod found, also being the northeastern corner of said 168.04 acre tract and also being the northwestern corner of said 92.805 acre tract;

THENCE, with the southern line of said 5.21 acre tract and the herein described 5.215 acre tract also being the northern line of said 92.805 acre tract, S 79° 25' 47" W a distance of 402.92 feet to the POINT OF BEGINNING.

Containing 5.215 acres or 227,149 square feet, more or less.

TRACT 2

A 139.059 acre (6,057,408 square feet) tract of land, lying within the Cornelius Crenshaw Survey, Abstract 68, Caldwell County, Texas, being all of a called 139.09 acre tract, Tract 2, conveyed to Beau King in Document No. 2016004763 Official Public Records of Caldwell County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwesternmost corner of said 139.09 acre tract and the herein described 139.059 acre tract; also being the southwest corner of a called 1.00 acre tract conveyed to William Charles Foreman in Volume 623, Page 469 Official Public Records of Caldwell County, Texas; also being on the northeastern right-of-way of F.M. 2001 (80' right-of-way);

THENCE, leaving said F.M. 2001 right-of-way with the southern line of said 1.00 acre tract also being the northern line of said 139.09 acre tract and the herein described, N 80° 36' 04" E, a distance of 263.92 feet to a 1/2" iron rod found for the southeastern corner of said 1.00 acre tract and an interior corner of the herein described;

THENCE, with the eastern line of said 1.00 acre tract also being a western line of said 139.09 acre tract and the herein described, N 10° 04' 24" W, a distance of 165.39 feet to a 1/2" iron rod found for a northern corner of said 139.09 acre tract the herein described, also being the northeastern corner of of said 1.00 acre tract and also being on the south right-of-way of Cypress Creek Road (R.O.W. varies);

THENCE, with the southern line of said Cypress Creek Road right-of-way also being the northern line of said 139.09 acre tract and the herein described, N 80° 25' 15" E, a distance of 1548.00 feet to a 60D nail found for the northernmost corner; also being a northwestern corner of a called 1.11 acre tract conveyed to Bradford and Erin Westmoreland in Document No. 20143500, Official Public Records of Caldwell County, Texas;

THENCE, with the eastern line of said 139.09 acre tract and the herein described also being the western line of said 1.11 acre tract, S 10° 40' 35" E, a distance of 3487.82 feet to a 1/2" iron rod with an illegible cap found for the southeastermost corner; also being the southwesternmost corner of a called 93.89 acre tract conveyed to Frederick C Schneider and Jaclyn Westmoreland in Volume 381, Page 127 Official Public Records of Caldwell County, Texas; also being on the northern right-of-way of said F.M. 2001;

THENCE, with the northeastern right-of-way of said F.M. 2001 also being the southeastern line of said 139.09 acre tract and the herein described, the following three (3) courses and distances:

1. S 79° 28' 30" W, a distance of 735.45 feet to a 1/2" iron rod with cap stamped "3682 MCMLS" found, for the point of curvature of a curve to the right;

2. With said curve to the right, an arc distance of 1746.38 feet, a radius of 1105.92 feet, a delta angle of 90° 28' 38", and a chord bearing N 55° 17' 12" W, a distance of 1570.51 feet a 1/2" iron rod with cap stamped "3682 MCMLS" found;
3. N 10° 01' 22" W, a distance of 762.82 feet to a 1/2" iron rod with cap stamped "3682 MCMLS" found for a western corner of said 139.09 acre tract and the herein described; also being the southernmost corner of a called 1.00 acre tract conveyed to Dee Haliburton in Volume 337, Page 923 Official Public Records of Caldwell County, Texas; with an additional .05 acres conveyed to Dee Haliburton in Document No. 2016004761, Official Public Records of Caldwell County, Texas;

THENCE, leaving said right-of-way of F.M. 2001 with the southern line of said 1.05 acre tract, N 81° 21' 29" E, a distance of 281.31 feet to a 1/2" iron rod with cap stamped "3682 MCMLS" found for an ELL corner of said 139.09 acre tract and the herein described; also being the southeastern corner of said 1.05 acre tract;

THENCE, N 12° 31' 17" W, a distance of 167.86 feet to a 1/2" iron rod with cap stamped "3682 MCMLS" found for the northernmost corner of said 1.05 acre tract, also being an ELL corner of said 139.09 acre tract and the herein described;

THENCE, following the northern line of said 1.05 acre tract, S 80° 01' 03" W, a distance of 273.97 feet to a 1/2" iron rod with cap stamped "3682 MCMLS" found for a western corner of said 139.09 acre tract and the herein described; also being on the northeastern right-of-way of said F.M. 2001.

THENCE, with the northeastern right-of-way of FM 2001 also being the western line of said 139.09 acre tract and the herein described, N 10° 02' 24" W, a distance of 1314.18 feet to the POINT OF BEGINNING.

Containing 139.059 acres or 6,057,408 square feet, more or less.

TRACT ONE	5.215 ACRES
TRACT TWO	+139.059 ACRES
TOTAL	144.274 ACRES

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), South Central Zone (4204).

Robert J. Gertson, RPLS
 Texas Registration No. 6367
 Atwell, LLC
 805 Las Cimas Parkway, Suite 310
 Austin, Texas 78746
 Ph. 512-904-0505
 TBPLS Firm No. 10193726



03/24/2022

FILED AND RECORDED

Instrument Number: 2022-005503 WARRANTY DEED

Filing and Recording Date: 07/14/2022 03:13:42 PM Pages: 8 Recording Fee: \$50.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

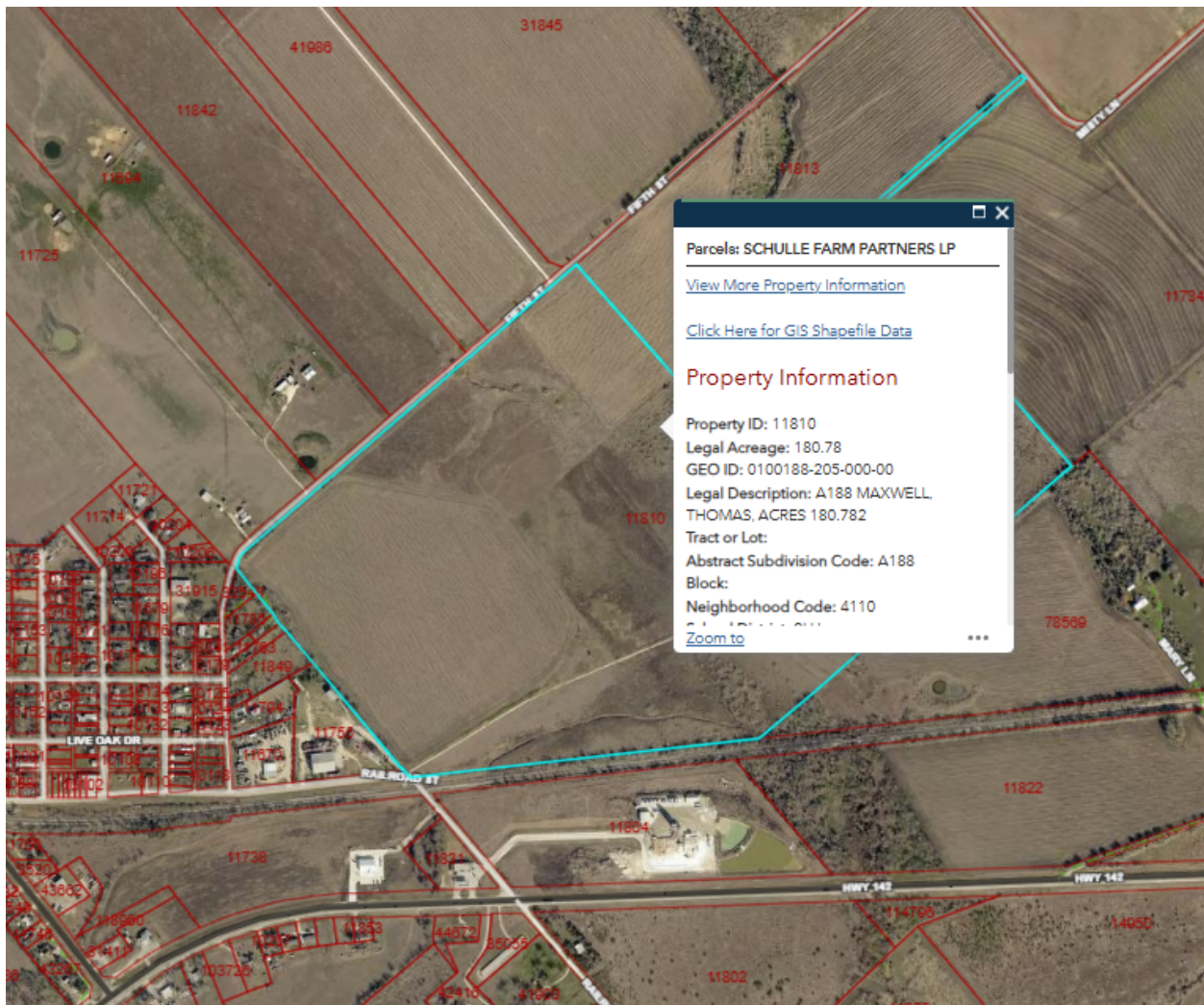
ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.

Exhibit B
Schulle Farm Partners LP – Approximately 50 acres

Caldwell County Appraisal District Property ID #11810

Being 180.782 acres of land, more or less, in the Thomas Maxwell Survey, Abstract No. 188, situated in Caldwell County, Texas, and being also all of a tract of land called 180.889 acres and conveyed to David Schulle and described in Volume 110 Page 383 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 1.00 acres and conveyed to the said David Schulle by deed recorded in Volume 51 Page 424 of the said Official Public Records and being also all of a tract of land called 15.000 acres and conveyed to the said David Schulle by deed recorded in Instrument #130723 of the said Official Public Records (all of these tracts contained entirely within the 180.889 acre tract) and as more particularly described in Caldwell County Records.



Copy of Current Deed For Reference

2022-005858 WD Fee: 42.00
07/27/2022 02:27:39 PM Total Pages: 6
Teresa Rodriguez, County Clerk - Caldwell County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: Effective July 20, 2022
Grantor: David Gene Schulle a/k/a David G. Schulle
Grantee: Schulle Farm Partners L.P, a Texas limited partnership
Grantee's Mailing Address: 2301 S. Capital of Texas Hwy.
Building J-101
Austin, Texas 78746

consider title 21-5234-AH

Consideration: \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and certain amounts advanced to Grantor on Grantee's behalf under a promissory note of even date executed by Grantee, which will be described in this paragraph and referred to in this deed as the "note". The note is in the principal amount of \$4,823,000.00 and is payable to the order of Independent Bank. The note is secured by the first and superior vendor's lien and superior title retained in this deed for Independent Bank and is also secured by a deed of trust lien of even date from Grantee to Daniel W. Brooks, Trustee.

Property (including any improvements):

Being 180.782 acres of land, more or less, in the THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, situated in Caldwell County, Texas, and being also all of a tract of land called 180.889 acres and conveyed to David Schulle and described in Volume 110 Page 383 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 1.00 acres and conveyed to the said David Schulle by deed recorded in Volume 51 Page 424 of the said Official Public Records and being also all of a tract of land called 15.000 acres and conveyed to the said David Schulle by deed recorded in Instrument #130723 of the said Official Public Records (all of these tracts contained entirely within the 180.889 acre tract) and as more particularly described by metes and bounds in Exhibit A attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

Easement executed by Erin Schulle and Freida Schulle, to Maxwell Water Supply Corporation, dated June 3, 1970, recorded in Volume 338, Page 51, of the Deed Records of Caldwell County, Texas.

Easement executed by S & B. Enterprises, to Maxwell Water Supply Corporation, dated November 19, 1991, recorded in Volume 68, Page 853, of the Official Public Records of Caldwell County, Texas.

Easement executed by S & B. Enterprises, to Maxwell Water Supply Corporation, dated March 11, 1994, recorded in Volume 107, Page 684, of the Official Public Records of Caldwell County, Texas.

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto Erwin W. Schulle et al in deed to H. M. Brittain and J.R. Willcockson, dated October 1, 1984, and recorded in Volume 482, Page 303, of the Deed Records of Caldwell County, Texas.

Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Independent Bank has advanced and paid to Grantor in cash a portion of the purchase price of the property and that amount is evidenced, in part, by the note. In consideration of that payment, Grantor retains a first and superior vendor's lien against and superior title to the property and transfers it to Independent Bank without warranty by or recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

[signatures on following page]

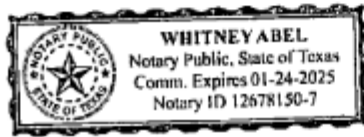
EXECUTED as of the date first set forth above.

GRANTOR:

David Gene Schulle
David Gene Schulle a/k/a David G. Schulle

THE STATE OF TEXAS §
COUNTY OF *Caldwell* §

This instrument was acknowledged before me on July *20*, 2022, by David Gene Schulle a/k/a David G. Schulle.



Whitney Abel
Notary Public in and for
the State of Texas

Exhibit A



Page 1 of 2
 Job #20220391-
 180ac.docx

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Thomas Maxwell Survey A-188 and being also all of a tract of land called 180.889 acres and conveyed to David Schulle and described in Volume 110 Page 383 of the Official Public Records of Caldwell County, Texas and being also all of a tract of land called 1.00 acres and conveyed to the said David Schulle by deed recorded in Volume 51 Page 424 of the said Official Public Records and being also all of a tract of land called 15.000 acres and conveyed to the said David Schulle by deed recorded in Instrument #130723 of the said Official Public Records (all of these tracts contained entirely within the 180.889 acre tract) and being more particularly described as follows:

BEGINNING at a PK Nail found used for basis of bearing in the most Westerly South corner of the above mentioned 180.889 acre tract and in the North line of the Union Pacific railroad right-of-way and in the NE line of Railroad Street for the most Westerly South corner this tract.

THENCE with the SW line of the said 180.89 acre tract for the following two courses:

(1) N 39 degrees 14 minutes 17 seconds W partially along the NE line of the said Railroad Street and with the apparent NE line of tract of land called 4.9918 acres and conveyed to Entertainment Development Trust by deed recorded in Volume 507 Page 473 of the Deed Records of Caldwell County, Texas **815.00 feet** to a ¾" iron pipe found in the apparent North corner of the above mentioned 4.9918 acre tract and the apparent East corner of a tract of land called 2 acres and conveyed to Lucas Yanez et al by deed recorded in Instrument #2021-002496 of the said Official Public Records for an angle point this tract. **(2) N 40 degrees 02 minutes 04 seconds W 645.58 feet** to a capped ½" iron pin set in the West corner of the said 180.889 acre tract and in the SE line of Fifth Street (County Rd., #231) for the West corner this tract.

THENCE with the SE line of the said fifth Street in the NW line of the said 180.889 acre tract for the following three courses:

(1) N 29 degrees 03 minutes 40 seconds E 98.48 feet capped ½" iron pin set stamped HINKLE SURVEYORS for an angle point this tract. **(2) N 50 degrees 19 minutes 11 seconds E 679.72 feet** capped ½" iron pin set stamped HINKLE SURVEYORS for an angle point this tract. **(3) N 49 degrees 28 minutes 35 seconds E 1697.29 feet** capped ½" iron pin set stamped HINKLE SURVEYORS in the most Westerly North corner of the said 180.889 acre tract and the apparent West corner of a tract of land conveyed to Dorothy Schulle and described in Volume 387 Page 188 of the said Deed Records for a reentrant corner this tract.

THENCE S 40 degrees 30 minutes 05 seconds E with a NE line of the said 180.889 acre tract and the SW line the above mentioned Dorothy Schulle tract **812.64 feet** capped ½" iron pin set stamped HINKLE SURVEYORS in the South corner of the said Dorothy Schulle tract and an ell corner of the said 180.889 acre tract for an ell corner this tract.

THENCE N 50 degrees 00 minutes 15 seconds E with a NW line of the said 180.889 acre tract and the apparent SE line of the said Dorothy Schulle tract **2473.93 feet** to a 5/8" iron pin found in the East corner of the said Dorothy Schulle tract and the SW line of Misty Lane and the most Easterly North corner of the said 180.889 acre tract for the most Easterly North corner this tract.

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P.O. Box 1027 LOCKHART, TEXAS 78644 PHONE (512) 398-2000 EMAIL:
 CONTACT@HINKLESURVEYORS.COM



THENCE S 38 degrees 42 minutes 20 seconds E with a NE line of the said 180.889 acre tract and the SW line of Misty Lane **24.36 feet** to a 5/8" iron pin found in the apparent North corner of a tract of land called 121.166 acres and conveyed to Rodney Duane Germer et ux by deed recorded in Volume 526 Page 681 of the said Official Public Records for the most Northerly East corner this tract.

THENCE S 49 degrees 53 minutes 29 seconds W with a SE line of the said 180.889 acre tract and the apparent NW line of the above mentioned 121.166 acre tract **1167.21 feet** capped 1/2" iron pin set stamped HINKLE SURVEYORS in the West corner of the said 121.166 acre tract and an ell corner of the said 180.889 acre tract for an ell corner this tract.

THENCE S 39 degrees 59 minutes 15 seconds E with a NE line of the said 180.889 acre tract and the apparent SW line of the said 121.166 acre tract **1734.76 feet** to a 5/8" iron pin found in the most Southerly East corner of the said 180.889 acre tract and the apparent South corner of the said 121.166 acre tract and the apparent NW line of a tract of land designated as First Tract called 62 acres and conveyed to Russell L. Strandtmann et al by deed recorded in Volume 349 Page 631 of the said Deed Records for the most Southerly East corner this tract.

THENCE S 49 degrees 45 minutes 29 seconds W with a SE line the said 180.889 acre tract and the apparent NW line the above mentioned 62 acre tract **2228.81 feet** to a railroad tie fence corner post found used for basis of bearing in the most Southerly SE corner of the said 180.889 acre tract and the apparent West corner of the said 62 acre tract and in the North line of the Union Pacific railroad right-of-way for the most Easterly SE corner this tract.

THENCE S 84 degrees 32 minutes 20 seconds W with the South line of the said 180.89 acre tract and the North line of the said Union Pacific railroad right-of-way **1898.01 feet** to the place of **BEGINNING** containing **180.782 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on February 8, 2022 and revised on February 9, 2022. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



©HINKLE SURVEYORS 2021 Firm Registration No. 100866-00
P.O. Box 1027 LOCKHART, TEXAS 78644 PHONE (512) 398-2000 EMAIL:
CONTACT@HINKLESURVEYORS.COM

FILED AND RECORDED

Instrument Number: 2022-005858 WARRANTY DEED

Filing and Recording Date: 07/27/2022 02:27:39 PM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.