

# City of Wallis

Regular City Council Meeting  
Wednesday, March 18, 2026  
6810 Guyler Bldg. B – 6:00 p.m.

The City Council of the City of Wallis, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberation about Economic Development Matters).

### Join Zoom Meeting

<https://us02web.zoom.us/j/83898864366>

Meeting ID 841 2305 4523 Dial 1 838 9886 4366

Members of the public may submit comments as they relate to City Council agenda items to the City Council in the following ways: 1) Fill out a Public Participation Form and email to City Secretary at [cityclerk@wallistexas.org](mailto:cityclerk@wallistexas.org) before 4pm the day of the meeting or fill out the Public Participation Form and turn in to City Secretary prior to start of the meeting. Comments will be taken during the Communication from the public item on the agenda.

1. Call to order.
2. Invocation and Pledge of Allegiance.
3. Roll Call and Certification of Quorum
4. *Communication from the public (limited to the first eight registrants – limited to three minutes in accordance with the Open Meetings Act, City Council may not discuss or take action on any item that has **not** been posted on the agenda.* Fill out and return Public Participation Form prior to meeting start time. Procedures and the Form are on the website under Agenda's & Minutes tab.
5. Consent Agenda:  
This portion of the agenda consists of items considered to be routine and will be enacted by one motion unless separate discussion is requested by a City Councilmember.  
Consider and act on approval of:  
Minutes – February 18, 2026
6. Action on Department reports if necessary.
  - a. Public Works monthly report
  - b. Police Department monthly/Admin monthly report
  - c. Municipal Court monthly report
  - d. Code Enforcement monthly report
7. Financial Review:  
Review and act on monthly report and payment of bills.
8. Follow Up Items, information only
  - a. MIT-Grant Update – Update in Packet
  - b. Water Well Project Update
  - c. Millbrooke Subdivision Update
  - d. TWDB Grant Update
  - e. EDC updates – Presented by Ceclia Alice
  - f. 1093 Rails to Trails Update – Project notification letter in packet

**J. Order of Cancellation**

Discuss and act on accepting Order of Cancellation of May 2, 2026 General Elections. Certifying candidates as unopposed.

**K. Date Change for City Holiday**

Discuss and act on changing the scheduled Friday, July 3, 2026 City Holiday in observance of July 4th to Monday, July 6, 2026. (City hall closure on Monday, 7/6/26 instead of the scheduled Friday, 7/3/26

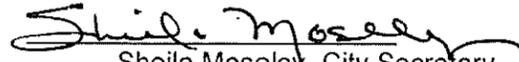
**L. Future Agenda Items**

Request for future agenda items.

10. Adjourn Meeting

**CERTIFICATE:**

I CERTIFY that the above notice of the Regular City Council Meeting, March 18, 2026 was posted on the DESIGNATED PUBLIC NOTICE BOARD at City Hall, 6810 Guylar Bldg. B, Wallis, Texas, and on an outside window and a door visible to the public twenty-four (24) hours a day on the 12th day of March 2026 at 4:00 p.m.

  
Sheila Moseley, City Secretary

City of Wallis  
Regular City Council Meeting  
Wednesday, February 18, 2026

This is a true and correct copy of the minutes of the Regular City Council Meeting for the City of Wallis, Texas held on Wednesday, February 18, 2026 at 6:00pm.

1. Call to Order

Mayor Parma called the meeting to order at 6pm

2. Invocation and Pledge of Allegiance

Led by Mayor Parma

3. Roll Call and Certification of Quorum

A quorum was present. Present were Councilmember Jimmy Levergne, Councilmember Belinda Halfin, Councilmember Clark Main Jr., Councilmember David Marek, Councilmember Joyce Parma and Mayor Parma.

4. Communication from the Public

Alice Hoffman – Mrs. Hoffman presented the council with a flag that was donated by Woodman Insurance for the downtown flag pole. She reminded the council about the Austin County Mixer to be held on February 26<sup>th</sup> from 5pm-7pm at Three Bells Mission, 2906 Cunningham Rd. Mrs. Hoffman suggested to have a town hall to inform the businesses in town about the upcoming Rock the Country Concert to be held in Bellville in May, council gave Chamber permission to host the town hall.

Roshal Gage – Spoke to Council about hosting a Community Health Fair/Blood Drive, with target date for April or May to be held at the community room at City Hall. Ms. Gage will have further information when a definite date is set.

5. Consent Agenda

Motion made by Councilmember Clark Main Jr., second by Councilmember Belinda Halfin to approve minutes from January 21<sup>st</sup> and February 5<sup>th</sup> 2026 meetings. Motion passed unanimously.

c. Interlocal Agreement for Street Maintenance between Austin County and the City  
Motion made by Councilmember Clark Main Jr., second by Councilmember Joyce Parma  
to accept the Interlocal Agreement for Street Maintenance between Austin County and  
the City of Wallis. Motion passed unanimously.

d. Request by EDC- Rhonda Valis

Ms. Valis asked to use the old city hall building for EDC to use for storage and work  
space. Motion made by Councilmember Jimmy Laverge, second by Councilmember  
Clark Main Jr. to allow the EDC to use the back room (behind council chambers) for their  
storage and workspace as long as the city does not need the area. Motion passed  
unanimously.

e. Re-Platting of section 2 & 3 of Millbrooke

Tabled until next meeting

f. Water Line Location/ 380 Agreement

No action needed on water line location, tabled 380 agreements until next month

g. Water system Grant with TWDB

Motion made by Councilmember Belinda Halfin, second by Councilmember Joyce Parma  
to approve submitting a preliminary application for the 2027 water system grant.  
Motion passed unanimously.

h. CDBG Downtown Revitalization Grant

Motion made by Councilmember David Marek, second by Councilmember Jimmy  
Lavergne to allowing the EDC to apply for a CDBG Downtown Revitalization for 2<sup>nd</sup> Street  
on behalf of the city. Motion passed unanimously.

i. Park Volunteers

Motion made by Councilmember Belinda Halfin, second by Councilmember Clark Main  
Jr. to approve soliciting for park volunteers to form teams for park projects. Motion  
passed unanimously.

j. Executive Closed Session

Council went into Executive Closed Session at 8:02pm, Gov. Code Sec. 551.074 Personnel  
Matters, Public Works new hire.

## Public Works Report

February 2026

Turned off all heaters and bulbs from the weekend freeze. Mowed and restocked Mynarik Park. Received a pitbull that citizens had brought down to the shop. He was scanned for a chip and put on facebook to locate the owner. Sprayed for weeds at Park and replaced broken light socket in well house. Met with Mercer controls several times throughout the month at Well 1. Worked on pump at 7<sup>th</sup> st. Had to replace check valve housing and flapper. Had issues with the electric transfer switches at Marek lift station and Well 1, manufacturer defects. All generators were serviced, sprayed for insects and cleaned out. Went to 6102 R.R. St for sewer backup, ended up being on the citizen side. Had a call over a weekend for 501 Darlene having sewer problems. Called to 6926 Harry St for high water bill. After investigation water was discovered going down the sewer cleanout. Met with the owner and explained what we had found. Permium Pump did warranty work on both pumps at Westgate lift station. Had a meeting with the Mayor about contractors wanting to reverse an existing ditch on Bowers. Took chlorine to Well 2 for contractor. Pump 1 electric motor at WWTP malfunctioned and had to be removed and repaired. Once motor was replaced it was reinstalled and put back online. Called Urbish to locate electrical problems with pump 1 and 3. Urbish repaired problem that caused the motor to burn up. Hour meter on pump 2 in Westgate had malfunctioned and started rolling backwards, had Urbish replace timer. 501 S. 1<sup>st</sup> St had their sewer line redone and we replaced our cleanout and secured our tap. Had the new scum pump installed at the WWTP and had the old one sent off for

repair or replace. Had to replace ball valve for the dog pound that had cracked during the freeze. Took down wild game supper banner and put up fish fry banner. Columbus lift station was shut down by contractor due to excessive noise and vibration. Pump 2 was taken apart and rags were removed. Pump 1 was taken apart and pieces of the flapper were removed then a new flapper was installed. Bubbler system was failing for Columbus lift station causing both pumps to continually run. Pumps had to be manually ran every morning and evening until the system was replaced by floats. Maintenance was done on slope mower and ford dump truck in preparation for mowing season. Called to 4<sup>th</sup> and Bowers for loose dog. P.D. was able to contact owner and get the dog secured. Had an inspection from the EPA for the WWTP. Changed high alarm lights on Columbus and Westgate lift stations. Training new employee Danal Banks on our policies and procedures.





WALLIS PD COUNCIL REPORT

February 2026

1. Calls For Service: 56
2. Assist: 18
3. Investigations Worked: 4
4. Felony Arrest: 1
5. Misdemeanor Arrest: 4
6. Traffic Citations: 192
7. Traffic Warnings: 96

February 2 – 4000 Block of FM 1458, Disturbance

February 2 – 800 Block of Columbus, Damage to Property

February 3 – 6300 Block of Hwy 60, City Ordinance Violation

February 4 – Hwy 36 South, Reckless Driver

February 4 - 800 Block of Columbus Rd, Trespassers

February 6 – 16000 Block of Hwy 36, Alarm

February 7 – South 2<sup>nd</sup> @ Rogers, Solicitors

February 7 – 6600 Block of Commerce, Reckless Driver reported, subject stopped

Cited for Drug Paraphernalia

February 7 – Hwy 36 @ FM 1093 West, Motorist Assist

February 7 – 1500 Block of Columbus Rd, Request to speak to Officer

February 7 – 1100 Block of Chestnut, Disturbance

February 7 – 5900 Block of Commerce, Reported Theft

WALLIS PD COUNCIL REPORT

February 15 – 7000 Block of Railroad, Suspicious Vehicle

February 18 – Wallis PD, Request to speak to Officer

February 18 – 5800 Block of Gresham, Illegal Burning

February 20 – 700 Block of Columbus, Vehicle Accident

February 21 – 6100 Block of Rogers, Welfare Concern

February 22 – 6700 Block of Center ST, Assault

February 23 – 6600 Block of Commerce, Suspicious Vehicle

February 23 – 5700 Block of Commerce, Warrant Arrest made on Thirston

Dickerson for Assault Family Violence and Terroristic Threat

February 23 – 7200 Block of Mikes, Trespasser

February 23 – Hwy 36 @ FM 1093 West, Stranded Motorist

February 24 – 400 Block of Cedar, Suspicious Vehicle

February 24 – 1100 Block of Chestnut, Civil Matter

February 24 – 6500 Block of Commerce, Reckless Driver Detained and Cited for

Possession of Drug Paraphernalia

February 25 – 5900 Block of Commerce, Alarm

February 25 – Wallis PD, Sex Offender Registration

February 25 – 7000 Block of Commerce, Reckless Driver

February 26 – 300 Block of South 4<sup>th</sup>, Animal Complaint

February 26 – 6800 Block of Commerce, Suspicious Vehicle



CITY OF WALLIS MUNICIPAL COURT

**February 2026 activity**

- Citations filed 196
- Total Cases Disposed 190

Driver Safety Course: 30 disposed cases  
 Deferred Disposition: 44 disposed cases

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TOTAL COLLECTED	\$36,225.94
STATE'S PORTION	\$15,372.07
CITY'S PORTION	\$20,853.87

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CITY OF WALLIS

GENERAL FUND

WATER & SEWER ENTERPRISE FUND

MYNARIK PARK

SECURITY & TECHNOLOGY

FOR PERIOD: 10/01/2025 THRU 2/28/2026

PRESENTED TO COUNCIL ON MARCH 18, 2026

CITY OF WALLIS - GENERAL		2025-2026 BUDGET	Current 2025-2026 2/28/2026
<b>REVENUE: GENERAL/ADMIN</b>			
1-51101	AD VALOREM TAXES - M & O	\$ 665,193.94	\$ 409,213.02
1-51103	DELINQUENT TAXES	\$ 1,500.00	\$ 8,725.85
1-51105	PENALTY & INTEREST	\$ 3,000.00	\$ 770.44
1-51106	TAX CERTIFICATES	\$ 20.00	\$ 12.50
1-51201	CITY SALES TAX	\$ 255,445.00	\$ 106,855.77
1-51202	MIXED BEVERAGE TAX	\$ 2,200.00	\$ 946.41
1-51203	HOTEL OCCUPANCY TAX	\$ 10,000.00	\$ -
1-51301	FRANCHISE TAX FEE	\$ 57,500.00	\$ 22,615.61
1-53101	MOBILE HOME PARK FEES	\$ 1,140.00	\$ 910.00
1-53102	LICENSE FEE/LIQUOR	\$ 650.00	\$ -
1-53103	CULVERT FEES	\$ 500.00	\$ -
1-53104	CONTRACTOR REGISTRATION FEE	\$ 1,000.00	\$ 1,600.00
1-53105	PERMITS & INSPECTION FEES	\$ 25,000.00	\$ 25,688.95
1-53106	HUMANE DEPT FEES	\$ 200.00	\$ 130.00
1-56105	EDC REIMBURSEMENT - STREET LIGHTS	\$ 6,100.00	\$ -
1-56108	EDC REIMBURSEMENT - ADMINISTRATION	\$ 1,400.00	\$ -
1-56110	EDC REIMBURSEMENT - AUDIT	\$ 1,500.00	\$ -
1-56115	LEASES & RENTALS	\$ 6,050.00	\$ 2,560.00
1-56116	COMMUNITY ROOM RENTAL	\$ 500.00	\$ -
1-56121	INTEREST INCOME	\$ 5,000.00	\$ 1,498.64
1-56123	SALES OF ASSETS	\$ -	\$ -
1-56149	MISCELLANEOUS REVENUE	\$ -	\$ 435.42
1-56150	GRANT INCOME HURRICANE BERYL 75% FEMA	\$ -	\$ -
1-56150	GRANT INCOME 22-085-054-D311	\$ 2,285,273.12	\$ 1,020,300.28
3-55105	22-085-05-D311 EDC	\$ -	\$ -
3-55107	CDM21-0196	\$ -	\$ 3,500.00
3-55107	CDM21-0196 EDC Portion	\$ -	\$ -
3-55109	CDV21-0120	\$ -	\$ 83,703.00
3-55108	CPC 21-0544 PLANNING & CAPACITY	\$ -	\$ -
1-56151	HIGHER EDUCATION LOAN CONDUIT FEE	\$ -	\$ -
1-56155	STREET DEPT. INCOME	\$ -	\$ -
100	PSA-Heritage Estates	\$ -	\$ 104.91
	RESERVES	\$ -	\$ -
1-56160	Home Program - TDHCA	\$ -	\$ -
<b>TOTAL REVENUE: GENERAL/ADMIN</b>		<b>\$ 3,329,172.06</b>	<b>\$ 1,689,570.80</b>
<b>REVENUE: POLICE DEPARTMENT</b>			
4-55101	COPS GRANT	\$ 69,257.00	\$ 29,763.50
4-55102	BODY CAMERA GRANT	\$ -	\$ -
4-55103	FLOCK CAMERA GRANT (EDC Payment)	\$ -	\$ -
4-55104	DJ EDWARD BYRNE MEMORIAL GRANT	\$ 95,345.00	\$ 41,516.94
4-55107	CRIME VICTIMS GRANT-SALARY	\$ 62,865.00	\$ 17,811.75
4-55112	VEHICLE GRANT	\$ -	\$ -
4-55113	FOREFEITURE	\$ -	\$ -
4-56121	INTEREST INCOME	\$ 1,500.00	\$ 463.12
4-56123	SALE OF ASSETS	\$ -	\$ -
4-56148	WARRANT POOL	\$ -	\$ -

CITY OF WALLIS - GENERAL		2025-2026 BUDGET	Current 2025-2026 2/28/2026
4-56149	MISCELLANEOUS REVENUE Computers Sec/Tech	\$ -	\$ 26,943.05
4-56150	PD DONATIONS	\$ -	\$ -
4-56151	KIDS, COPS AND CHRISTMAS	\$ -	\$ -
4-56152	LEOSE	\$ -	\$ -
	<b>TOTAL REVENUE: POLICE DEPARTMENT</b>	<b>\$ 228,967.00</b>	<b>\$ 116,498.36</b>
	<b>REVENUE: MUNICIPAL COURT</b>		
5-54101	FINES	\$ 685,000.00	\$ 219,052.56
5-56121	INTEREST INCOME	\$ 1,500.00	\$ 361.77
5-56125	MVBA	\$ 20,000.00	\$ 1,043.40
5-56149	MISCELLANEOUS REVENUE	\$ -	\$ 12.56
	<b>TOTAL REVENUE: MUNICIPAL COURT</b>	<b>\$ 706,500.00</b>	<b>\$ 220,470.29</b>
	<b>TOTAL REVENUE</b>	<b>\$ 4,264,639.06</b>	<b>\$ 2,026,539.45</b>
	<b>EXPENSE: GENERAL/ADMIN</b>		
1-61100	LONGEVITY	\$ 154.16	\$ 154.16
1-61101	SALARIES W/PART-TIME ADMINISTRATOR	\$ 69,652.38	\$ 18,055.33
1-61101	ADMINISTRATOR PART-TIME	\$ 13,800.00	\$ 6,037.50
1-61104	OVERTIME	\$ -	\$ -
1-61201	SOCIAL SECURITY	\$ 4,317.86	\$ 1,847.15
1-61203	MEDICARE	\$ 1,009.97	\$ 431.98
1-61205	STATE UNEMPLOYMENT TAX-SUI	\$ 180.00	\$ 57.87
1-61207	WORKERS COMPENSATION	\$ 1,243.52	\$ 1,018.05
1-61209	GROUP INSURANCE	\$ 10,574.16	\$ 5,234.45
1-61211	RETIREMENT BENEFITS	\$ 4,124.28	\$ 1,776.48
1-61615	ECON DEV CORP (CITY SALES TAX EDC PORTION)	\$ 85,000.00	\$ 49,137.83
1-62101	AUDIT FEES	\$ 13,000.00	\$ 2,733.33
1-62107	LEGAL FEES	\$ 15,000.00	\$ 4,482.60
1-63101	CONTRACT LABOR - JANITORIALSVC	\$ -	\$ -
1-63105	HONORARIUM	\$ -	\$ -
1-63111	APPRAISAL DISTRICT FEES	\$ 22,159.75	\$ 10,924.50
1-63113	TAX COLLECTION FEES	\$ -	\$ -
1-64103	OFFICE SUPPLIES	\$ 2,500.00	\$ 977.69
1-64105	POSTAGE	\$ 750.00	\$ 234.00
1-64109	INSPECTION FEES	\$ 15,000.00	\$ 13,687.58
1-64113	OTHER SUPPLIES	\$ -	\$ 443.49
1-64304	OFFICE EQUIPMENT- PURCHASES - COMPUTERS	\$ 3,000.00	\$ -
1-64305	OFFICE EQUIPMENT - MAINT & REPAIR	\$ 1,500.00	\$ 806.00
1-64306	OFFICE EQUIPMENT - COPIER LEASE	\$ 2,100.00	\$ 1,079.87
1-64307	BUILDING - MAINT & REPAIR	\$ 10,000.00	\$ 402.50
1-64401	TELEPHONE LAND LINE	\$ 1,610.00	\$ 806.12
1-64403	ELECTRICITY	\$ 1,583.00	\$ 1,095.86
1-64501	INSURANCE - GEN LIAB/REAL & PERSONAL	\$ 8,885.00	\$ 5,123.74
1-64502	INSURANCE - ERRORS & OMISSION	\$ 2,634.00	\$ 1,313.00
1-64601	DUES & MEMBERSHIP	\$ 2,500.00	\$ 1,675.12
1-64605	SUBSCRIPTIONS	\$ 2,700.00	\$ 1,042.15
1-64701	TRAVEL & TRAINING EXPENSE	\$ 500.00	\$ -

CITY OF WALLIS - GENERAL		2025-2026 BUDGET	Current 2025-2026 2/28/2026
1-64901	ADVERTISING EXPENSE	\$ 1,500.00	\$ 860.00
1-64907	ELECTION EXPENSE	\$ 2,000.00	\$ -
1-64923	MISCELLANEOUS EXPENSE	\$ 500.00	\$ 16,007.56
1-67103	NATURAL GAS	\$ 1,000.00	\$ 360.15
1-68106	WEBSITE & YEARLY MAINTENANCE	\$ 1,650.00	\$ -
1-68107	SOFTWARE LICENSE INTUIT	\$ 2,200.00	\$ -
1-69112	Home Program - TDHCA	\$ -	\$ -
	CDV21-0120 transfer to Water/Sewer Fund 3-66108	\$ -	\$ 83,703.00
COWLOC	LINE OF CREDIT	\$ 15,996.00	\$ 6,980.06
	PSA-Heritage Estates	\$ -	\$ 2,709.82
3-61106	CDBG 21-0196 DOWNTOWN REVITALIZATION	\$ -	\$ -
3-61106	CDBG 21-0196 DOWNTOWN REVITALIZATION-EDC	\$ -	\$ -
3-61107	CPC 21-0544 PLANNING & CAPACITY	\$ -	\$ 3,500.00
	<b>TOTAL EXPENSE: GENERAL/ADMIN</b>	<b>\$ 320,324.08</b>	<b>\$ 244,708.94</b>
	<b>EXPENSE: STREET DEPARTMENT</b>		
2-61100	LONGEVITY	\$ 451.20	\$ 451.20
2-61108	SALARY	\$ 54,599.08	\$ 24,456.26
2-61107	OVERTIME	\$ 5,616.00	\$ 2,819.77
2-61201	SOCIAL SECURITY	\$ 3,377.15	\$ 1,707.88
2-61203	MEDICARE	\$ 791.70	\$ 394.39
2-61205	STATE UNEMPLOYMENT TAX-SUI	\$ 180.00	\$ 63.02
2-61207	WORKERS COMPENSATION	\$ 1,335.20	\$ 1,018.05
2-61209	GROUP INSURANCE	\$ 10,574.16	\$ 5,234.45
2-61211	RETIREMENT BENEFITS	\$ 3,275.95	\$ 1,635.68
2-63101	CONTRACT LABOR	\$ -	\$ -
2-64107	UNIFORMS	\$ 2,152.00	\$ 1,028.54
2-64111	STREET SIGNS	\$ 2,000.00	\$ -
2-64201	MACHINERY FUEL - DIESEL	\$ 4,500.00	\$ 2,032.58
2-64203	EFLEET	\$ 15,621.96	\$ 5,450.74
2-64303	STREET MAINTENANCE	\$ 15,000.00	\$ -
2-64307	EQUIPMENT MAINT & REPAIR	\$ 40,000.00	\$ 1,298.82
2-64310	MOSQUITO CONTROL	\$ -	\$ -
2-64311	TOOL PURCHASES	\$ 1,700.00	\$ 109.21
2-64405	STREET LIGHTS	\$ 35,000.00	\$ 16,560.53
2-64503	INSURANCE - AUTO LIAB & DAMAGE	\$ 3,666.32	\$ 2,506.10
2-64504	INSURANCE - MOBILE EQUIPMENT	\$ 443.00	\$ 208.62
2-64915	CITY BEAUTIFICATION	\$ -	\$ -
2-64923	MISCELLANEOUS EXPENSE	\$ -	\$ -
2-66501	CAPITAL EXPENDITURE - TRACTOR/SHREDDER	\$ 21,111.96	\$ 3,796.65
2-69103	STREET IMPROVEMENTS	\$ -	\$ -
2-69104	22-085-054-D311	\$ 2,285,273.12	\$ 1,020,300.28
3-61105	22-085-054-D311 EDC PORTION	\$ 18,735.00	\$ -
3-61105	22-085-054-D311 CITY PORTION	\$ 18,735.00	\$ -
2-69105	DRAINAGE IMPROVEMENTS	\$ 5,000.00	\$ 89.99
2-69107	BRIDGE IMPROVEMENTS	\$ -	\$ -
	<b>TOTAL EXPENSE: STREET DEPARTMENT</b>	<b>\$ 2,549,138.80</b>	<b>\$ 1,091,162.76</b>
	<b>EXPENSE: POLICE DEPARTMENT</b>		

CITY OF WALLIS - GENERAL		2025-2026 BUDGET	Current 2025-2026 2/28/2026
4-61100	LONGEVITY	\$ 909.92	\$ 909.92
4-61101	COPS GRANT (4-6DOJ)	\$ 61,079.83	\$ 28,195.20
4-61101	SALARIES W/O GRANT EMPLOYEES	\$ 395,722.93	\$ 106,072.84
4-61101	DJ BYRNE SALARY (4-DJEB)	\$ 68,256.87	\$ 24,241.20
4-61101	VICTIM'S GRANT SALARY (4-CVA)	\$ 63,843.52	\$ 14,339.25
4-61103	OFFICER CERTIFICATION PAY	\$ 6,000.00	\$ 1,850.00
4-61104	OVERTIME	\$ 10,500.00	\$ 14,339.25
4-61201	SOCIAL SECURITY	\$ 36,512.01	\$ 13,651.74
4-61203	MEDICARE	\$ 8,539.14	\$ 3,192.94
4-61205	STATE UNEMPLOYMENT TAX-SUI	\$ 1,620.00	\$ 446.35
4-61207	WORKERS COMPENSATION	\$ 10,800.00	\$ 7,126.31
4-61209	GROUP INSURANCE	\$ 95,167.44	\$ 35,758.04
4-61211	RETIREMENT BENEFITS	\$ 35,334.22	\$ 13,229.13
4-64103	OFFICE SUPPLIES	\$ 2,500.00	\$ 612.87
4-64105	POSTAGE	\$ 75.00	\$ -
4-64107	UNIFORMS	\$ 1,800.00	\$ 52.00
4-64112	AMMO	\$ 2,500.00	\$ -
4-64113	TASER/BODY CAM PACKAGE AXON	\$ 15,000.00	\$ 13,835.34
4-64114	FLOCK CAMERA GRANT	\$ 23,100.00	\$ -
4-64201	FUEL	\$ 24,000.00	\$ 7,592.77
4-64202	RADAR CALIBRATION EXPENSE	\$ 300.00	\$ -
4-64203	VEHICLE MAINT & REPAIR	\$ 6,000.00	\$ 4,264.28
4-64204	GRANT-Vehicle Purchase	\$ -	\$ -
4-64205	VEHICLE LEASE (EFLEET)	\$ 54,000.00	\$ 28,432.50
4-64301	EQUIPMENT PURCHASES Computers	\$ 5,850.00	\$ 23,150.00
4-64304	EQUIPMENT LEASE ICE MACHINE	\$ 2,652.00	\$ 1,075.00
4-64305	EQUIP MAINT & REPAIR ELECTRONIC	\$ -	\$ -
4-64306	OFFICE EQUIPMENT - COPIER LEASE	\$ 1,920.00	\$ 997.28
4-64307	OFFICE BLDG MAINT & REPAIR	\$ 500.00	\$ -
4-64401	TELEPHONE LAND LINE	\$ 1,198.08	\$ 599.04
4-64402	MOBILE DATA-CAD SYSTEM	\$ 3,240.00	\$ 1,650.00
4-64403	ELECTRICITY	\$ 1,809.00	\$ 1,022.12
4-64501	INSURANCE - GEN LIAB/LAW INFOR. LIAB	\$ 7,150.00	\$ 3,382.12
4-64503	INSURANCE - AUTO LIAB & DAMAGE/MOBILE	\$ 5,253.60	\$ 3,758.86
4-64601	DUES	\$ 2,000.00	\$ -
4-64605	SUBSCRIPTIONS	\$ 1,200.00	\$ 550.00
4-64606	IT SERVICES	\$ 3,000.00	\$ 2,561.00
4-64701	TRAVEL & TRAINING EXPENSE	\$ 3,000.00	\$ 40.00
4-64901	ADVERTISING EXPENSE	\$ 100.00	\$ -
4-64903	JAIL USE-COUNTY	\$ 500.00	\$ -
4-64923	MISCELLANEOUS EXPENSE	\$ 1,300.00	\$ 373.08
4-68105	SOFTWARE MAINTENANCE	\$ 15,000.00	\$ 2,499.93
4-64405	FOREFEITURE EXPENSE	\$ -	\$ -
4-64407	WARRANT POOL	\$ -	\$ -
4-69102	PD DONATIONS	\$ -	\$ -
4-69104	LEOSE	\$ -	\$ -
4-69105	KIDS, COPS AND CHRISTMAS	\$ -	\$ -

CITY OF WALLIS - GENERAL		2025-2026 BUDGET	Current 2025-2026 2/28/2026
4-69106	PUBLIC RELATIONS & MARKETING	\$ 1,300.00	\$ -
4-69107	WEAPONS	\$ 1,000.00	\$ -
4-69109	EQUIPMENT WARRANTY	\$ -	\$ -
4-69110	OFFICE FURNITURE	\$ 400.00	\$ -
4-69111	HEALTH & SAFETY MEASURES	\$ -	\$ -
	<b>TOTAL EXPENSE: POLICE DEPARTMENT</b>	<b>\$ 981,933.56</b>	<b>\$ 359,800.36</b>
	<b>EXPENSE: MUNICIPAL COURT</b>		
5-21206	STATE FINE EXPENSE	\$ 220,000.00	\$ 64,780.24
5-21207	STATE FINE EXPENSE REPAYMENT	\$ -	\$ -
5-21243	MVBA EXPENSE	\$ 20,000.00	\$ 8,828.87
5-21703	OMNI FEES	\$ 2,500.00	\$ 1,020.25
5-61100	LONGEVITY	\$ 109.04	\$ 109.04
5-61101	SALARIES	\$ 103,298.10	\$ 38,878.95
5-61201	SOCIAL SECURITY	\$ 6,404.50	\$ 2,417.28
5-61203	MEDICARE	\$ 1,497.84	\$ 565.35
5-61205	STATE UNEMPLOYMENT TAX-SUI	\$ 360.00	\$ 110.62
5-61207	WORKERS COMPENSATION	\$ 2,487.04	\$ 2,036.06
5-61209	GROUP INSURANCE	\$ 21,148.32	\$ 10,468.90
5-61211	RETIREMENT BENEFITS	\$ 5,334.58	\$ 1,967.48
5-62101	AUDIT FEES	\$ 13,000.00	\$ 2,733.33
5-62109	LEGAL PROSECUTOR	\$ 7,500.00	\$ 2,406.25
5-62110	OFFICER COURT DUTY	\$ 1,000.00	\$ -
5-63101	CONTRACT LABOR-ASSOC JUDGE	\$ -	\$ -
5-63102	CONTRACT LABOR-CODE ENFORCEMENT	\$ 5,000.00	\$ 1,490.00
5-64103	OFFICE SUPPLIES	\$ 750.00	\$ 457.07
5-64105	POSTAGE/TEXT MESSAGING	\$ 1,000.00	\$ 529.60
5-64305	OFFICE EQUIPMENT MAINT (IT)	\$ 1,000.00	\$ 780.00
5-64306	OFFICE EQUIPMENT - COPIER LEASE	\$ 1,140.00	\$ 490.69
5-64401	TELEPHONE LAND LINE	\$ 1,433.28	\$ 598.92
5-64403	ELECTRICITY	\$ 2,000.00	\$ 1,022.12
5-64601	DUES & MEMBERSHIP	\$ 100.00	\$ -
5-64701	TRAVEL & TRAINING EXPENSE	\$ 1,000.00	\$ 550.00
5-64905	JURY DUTY EXPENSE	\$ 500.00	\$ 110.00
5-64923	MISCELLANEOUS EXPENSE	\$ 100.00	\$ 49.28
5-68105	SOFTWARE MAINTENANCE	\$ 18,000.00	\$ 18,852.85
5-68108	TRANSFER TO BLDG SEC & TECH FUND	\$ 30,000.00	\$ 12,314.50
	<b>TOTAL EXPENSE: MUNICIPAL COURT</b>	<b>\$ 466,662.70</b>	<b>\$ 173,567.65</b>
	<b>EXPENSE: FIRE DEPARTMENT</b>		
6-64403	ELECTRICITY	\$ 2,850.00	\$ 1,642.20
6-64501	GENERAL MAINTENANCE & OPERATION	\$ -	\$ -
6-67103	NATURAL GAS	\$ 1,850.00	\$ 1,022.19
	<b>TOTAL EXPENSE: FIRE DEPARTMENT</b>	<b>\$ 4,700.00</b>	<b>\$ 2,664.39</b>
	<b>EXPENSE: HUMANE DEPARTMENT</b>		
7-64101	OPERATING SUPPLIES	\$ 750.00	\$ 34.25
7-64105	DOG POUND	\$ 100.00	\$ -
7-64200	CONTRACT LABOR-ANIMAL CONTROL	\$ -	\$ -
7-64701	TRAINING & TRAVEL EXPENSE	\$ -	\$ -

CITY OF WALLIS - GENERAL		2025-2026 BUDGET	Current 2025-2026 2/28/2026
7-64923	MISCELLANEOUS EXPENSE	\$ -	\$ -
7-65000	VETERINARIAN EXPENSE	\$ 200.00	\$ -
<b>TOTAL EXPENSE: HUMANE DEPARTMENT</b>		<b>\$ 1,050.00</b>	<b>\$ 34.25</b>
<b>TOTAL EXPENSE</b>		<b>\$ 4,323,809.14</b>	<b>\$ 1,871,938.35</b>
<b>BUDGET SURPLUS (DEFICIT)</b>		<b>\$ (59,170.08)</b>	<b>\$ 154,601.10</b>

CITY OF WALLIS - WATER & SEWER		2025-2026 BUDGET	2025-2026 2/28/2026
<b>REVENUE: WATER/SEWER</b>			
52101	WATER SALES	\$ 279,000.00	\$ 137,054.75
52101	Bulk water sales	\$ 3,000.00	\$ -
52141	WATER TAP FEES	\$ 18,000.00	\$ 15,600.00
52143	RECONNECT FEES	\$ 6,999.96	\$ 2,850.00
52145	LATE FEES	\$ 13,429.20	\$ 6,162.51
52150	SALES TAX	\$ 14,474.88	\$ 6,344.32
52201	SEWER SALES	\$ 209,208.96	\$ 106,372.30
52241	SEWER TAP FEES	\$ 18,000.00	\$ 15,600.00
52250	WATER & SEWER EXTENTIONS	\$ -	\$ -
52301	GARBAGE FEES	\$ 189,185.04	\$ 80,760.75
56121	INTEREST INCOME	\$ 1,800.00	\$ 190.41
56141	22-085-054-D311	\$ -	\$ -
56141	22-085-054-D311 EDC PORTION	\$ -	\$ -
56142	21-22 TXCDBG - WATER WELL GRANT CDV21-0120	\$ 213,375.00	\$ 83,703.00
56149	WATER SALES (TRANSFER)	\$ -	\$ -
56149	SEWER SALES (TRANSFER)	\$ -	\$ -
56143	CPC 21-0544 PLANNING & CAPACITY	\$ -	\$ -
	RESERVES	\$ -	\$ -
56600	ACCOUNTANT'S ADJUSTMENT		\$ (45,422.03)
	<b>TOTAL: REVENUE</b>	<b>\$ 966,473.04</b>	<b>\$ 409,216.01</b>
<b>EXPENSE: WATER/SEWER</b>			
61100	LONGEVITY	\$ 456.84	\$ 456.84
61101	SALARIES	\$ 234,548.87	\$ 79,053.26
61104	OVERTIME	\$ 6,000.00	\$ 3,023.12
61201	SOCIAL SECURITY	\$ 14,534.05	\$ 5,124.37
61203	MEDICARE	\$ 3,400.99	\$ 1,193.37
61205	STATE UNEMPLOYMENT TAX-SUI	\$ 540.00	\$ 183.80
61207	WORKERS COMPENSATION	\$ 4,974.08	\$ 3,054.05
61209	GROUP INSURANCE	\$ 31,722.48	\$ 15,704.68
61211	RETIREMENT BENEFITS	\$ 14,018.08	\$ 4,923.54
62101	AUDIT FEES	\$ 13,000.00	\$ 2,733.34
62105	ENGINEERING FEES	\$ 10,000.00	\$ -
63101	ENVIRONMENTAL CONTRACTS	\$ 5,000.00	\$ 2,565.00
63102	LICENSE PERMITS	\$ 5,000.00	\$ 3,054.11
63103	CONTRACT LABOR W/S MAINTENANCE	\$ 72,000.00	\$ 7,099.14
63109	GARBAGE PICKUP	\$ 168,318.00	\$ 87,717.96
64101	OPERATING SUPPLIES	\$ 4,000.00	\$ 9,296.62
64103	OFFICE SUPPLIES	\$ 1,800.00	\$ 341.37
64104	SOFTWARE & MAINTENANCE	\$ 2,500.00	\$ 208.00
64105	POSTAGE-WATER BILLS	\$ 5,000.00	\$ 1,905.00
64107	UNIFORMS	\$ 1,500.00	\$ 656.08
64108	SALES TAX EXPENSE	\$ 13,000.00	\$ 6,330.73
64109	CHEMICALS	\$ 7,000.00	\$ 1,631.08
64113	OTHER SUPPLIES	\$ -	\$ -
64115	WATER CONSERVATION EXPENSE	\$ 3,000.00	\$ 2,514.47
64201	FUEL	\$ 9,000.00	\$ 2,032.58

CITY OF WALLIS - WATER & SEWER		2025-2026 BUDGET	2025-2026 2/28/2026
64203	EFLEET	\$ 15,621.96	\$ 5,450.74
64204	EQUIPMENT PURCHASES (+COMPUTERS)	\$ 4,500.00	\$ 460.23
64205	EQUIPMENT LEASE / RENTAL	\$ 2,580.00	\$ 1,075.00
64305	EQUIPMENT MAINT & REPAIR	\$ 7,000.00	\$ 2,237.55
64307	SYSTEM MAINT & REPAIR	\$ 40,000.00	\$ 22,164.27
64308	WATER & SEWER EXTENTIONS	\$ -	\$ -
64309	BUILDING MAINT & REPAIR	\$ 3,000.00	\$ 7,140.00
64311	TOOL PURCHASES	\$ 2,000.00	\$ 648.99
64402	TELEPHONE CELLULAR	\$ 1,004.00	\$ 418.86
64403	ELECTRICITY	\$ 30,000.00	\$ 15,510.34
64501	INSURANCE - SEWAGE BACKUP	\$ 495.00	\$ 247.50
64503	INSURANCE - AUTO LIAB & DAMAGE	\$ 3,275.72	\$ 2,506.20
64504	INSURANCE - MOBILE EQUIPMENT	\$ 443.00	\$ 208.62
64701	TRAVEL / TRAINING EXPENSE	\$ 1,000.00	\$ 405.00
64901	ADVERTISING EXPENSE	\$ -	\$ 730.00
64923	MISCELLANEOUS EXPENSE	\$ 100.00	\$ 75.07
66501	CAPITAL OUTLAY EQUIPMENT	\$ -	\$ -
66502	CNH CAPITAL LOAN-CASE BACKHOE	\$ -	\$ -
66504	22-085-054-D311	\$ -	\$ -
66504	22-085-054-D311 EDC PORTION	\$ -	\$ -
66504	22-085-054-D311 CITY PORTION	\$ -	\$ -
66505	21-22 TXCDBG - WATER WELL GRANT CDV21-0120 \$315,000	\$ 213,375.00	\$ 83,703.00
66505	21-22 TXCDBG - WATER WELL GRANT CDV21-0120 -CITY PORTIO	\$ 35,000.00	\$ -
66506	CPC 21-0544 PLANNING & CAPACITY	\$ -	\$ -
67103	ENTEX/NATURAL GAS	\$ 3,100.00	\$ 1,841.66
	REAL PROPERTY	\$ 1,000.00	\$ -
	<b>TOTAL: EXPENSE</b>	<b>\$ 993,808.07</b>	<b>\$ 385,625.54</b>
	<b>BUDGET SURPLUS (DEFICIT)</b>	<b>\$ (27,335.03)</b>	<b>\$ 23,590.47</b>

MYNARIK PARK PO BOX 190 WALLIS TX 77485		2025-2026 BUDGET	2025-2026 2/28/2026
<b>REVENUE: MYNARIK PARK</b>			
8-41000	MYNARIK PARK RENTAL FEES	\$ 1,000.00	\$ 300.00
8-42000	JULY 4TH EVENT DONATIONS	\$ 12,000.00	\$ -
8-43000	PARK EVENT INCOME	\$ 3,000.00	\$ -
	CLM No. TX228968	\$ -	\$ -
8-49000	INTEREST	\$ 12,000.00	\$ 4,844.20
	<b>TOTAL REVENUE: MYNARIK PARK</b>	<b>\$ 28,000.00</b>	<b>\$ 5,144.20</b>
<b>EXPENSE: MYNARIK PARK</b>			
8-50001	ACCOUNTING & AUDIT FEES	\$ -	\$ -
8-50002	ARCHITECT / CONCEPTUAL DESIGN	\$ -	\$ -
8-50003	ENGINEERING SERVICES	\$ -	\$ -
8-50004	ENVIRONMENTAL CONTRACTS	\$ 2,000.00	\$ 720.00
8-50005	LEGAL FEES	\$ -	\$ -
8-61101	SALARIES	\$ 14,500.00	\$ -
8-61104	RETIREMENT	\$ 870.00	\$ -
8-61201	SOCIAL SECURITY	\$ 899.00	\$ -
8-61203	MEDICARE	\$ 210.25	\$ -
8-61205	STATE UNEMPLOYMENT TAX-SUI	\$ 180.00	\$ -
8-61206	WORKERS COMPENSATION	\$ -	\$ -
8-62101	EQUIPMENT PURCHASES - LAWNMOWER	\$ 25,750.00	\$ -
8-62102	EQUIPMENT MAINT & REPAIR	\$ -	\$ -
8-62103	MACHINERY FUEL & DIESEL	\$ 1,500.00	\$ 1,500.00
8-62105	OPERATING SUPPLIES	\$ 1,250.00	\$ 122.47
8-63101	BUILDING MAINT & REPAIR	\$ 1,500.00	\$ 1,574.38
8-63102	ELECTRICITY	\$ 2,000.00	\$ 713.25
8-63300	GROUNDS MAINTENANCE	\$ -	\$ -
8-63301	ROAD MAINTENANCE	\$ 5,000.00	\$ -
8-63400	SECURITY SYSTEM	\$ 1,500.00	\$ 681.53
8-64501	INSURANCE-REAL/PERS PROPERTY	\$ 5,882.52	\$ 3,896.50
8-64502	INSURANCE-GENERAL LIABILITY	\$ 295.00	\$ 173.62
8-64900	JULY 4TH EVENT	\$ 12,000.00	\$ 70.00
	CLM No. TX228968	\$ -	\$ -
8-70000	CAPITAL IMPROVEMENTS-ROAD/PARKIN	\$ 60,000.00	\$ -
8-80000	CAPITAL IMPROVEMENTS-PARK	\$ 40,000.00	\$ -
8-90000	CAPITAL IMPROVEMENTS	\$ -	\$ -
	<b>TOTAL EXPENSE: MYNARIK PARK</b>	<b>\$ 175,336.77</b>	<b>\$ 9,451.75</b>
<b>BUDGET SURPLUS (DEFICIT)</b>		<b>\$ (147,336.77)</b>	<b>\$ (4,307.55)</b>

*Engineers' Monthly Report  
January and February 2026  
Work  
CDBG-MIT Contract No. 22-085-054-D311  
City of Wallis  
Weishuhn Engineering, Inc./Wilson Engineering Company*

**StormWater (CID-02) Construction Start: 06/26/2024 End: 02/23/2026 Project End: 4/30/2026**

1. January 15 meeting with WEI, City and BHC to create punch list of items to complete prior to close out.
2. Project is 100% complete.
3. BHC requested remeasure of pipe in town due to WEI inspector not turning in reports documenting work. BHC provided pipe invoices and remeasure was completed February 9 and 10, 2026. Items missed on invoicing was added by BHC. WEI spent a week moving items and pipe sizes to match field measurement of pipe installed on Change Order 8. WEI is available to discuss movement as needed.
4. February 19 City and WEI met with BHC to discuss change orders for time and unused materials. BHC and WEI also recounted catch basins and concrete structures to verify invoiced in correct areas.
5. City of Wallis indicated would like an additional four catch basins installed, if time and funds remain in project.
6. BHC completed and submitted Pay Estimate 12 and Change Order 8 to WEI on Monday February 23 for review. WEI reviewed line items and corrected items to appropriate areas of project as measured on Feb 19 and submitted to City and BHC on February 24.
7. BHC emailed that they did not request WEI review of their invoice.
8. Subsequent email indicated that they would like the slope protection in Area B reevaluated. WEI reevaluated and found a discrepancy between Sheet 8 (called as 50 SY) and was input on Bid Form line item 31 as 50 LF. WEI offered two solutions and BHC stated "Do what you want" in an email. WEI field notes indicated the slope protection area measured as a 6'x 68' and included protection for two pipe inlets. If billed as SY would be 45.3 SY (per line item 29; 82.08/SY concrete paving) or \$3,720.96. WEI billed as Line item 31; 100 LF @ \$45.60/LF for \$4,560 to account for extra work to form over pipe inlets.
9. WEI submitted revised Pay Estimate 12 with annotation and Change Order 8 and Engineer's Justification to the City for review and processing on February 26, 2026.

**Work Anticipated for Next Reporting Period StormWater (CID-02)**

1. Complete and Submit Pay Estimate 12 and Change Order 8 (We still need to determine if we can ask for more time on project)
2. Determine if funds remain for change order of additional Catch Basins and if time remains for work to be completed in a timely manner
3. Install additional Catch Basins if authorized based on funds and time
4. Complete final invoice with retainage.
5. Schedule Inspection by Engineer, City and Contractor for completion and acceptance of Work.
6. Complete Certificate of Construction Completion with amendment for pipe lengths for GLO, one year warranty, and complete as built (paper and electronic for submittal to GLO).



**1093 Rails to Trails  
Local Government Corporation**

**Project Notification Letter - March 2026**

Dear Landowners and Local Government Officials,

This letter serves as formal notification that 1093 Rails to Trails Local Government Corporation (1093 R2T) will begin rail salvage activities on a portion of the rail corridor along FM1093, currently under lease by our organization.

As a landowner along the rail corridor, or as a representative of your community, we want to ensure you are kept informed about all activities and project milestones. Our intention is to maintain transparency and open communication as we move forward. No impact to adjacent properties is expected due to the rail salvage project.

Rail salvage operations are scheduled to begin later this year and will cover approximately 8.3 miles of rail corridor beginning in Eagle Lake and ending just east of Chesterville. This work is part of our ongoing efforts to responsibly clear the corridor and advance the long-term development of the 1093 R2T project.

Salvage activities will include the removal of rail and related materials. As part of this scope, the rails and ties will be removed from each road crossing. Each crossing will be repaired with a similar material, and the work will be done in a manner to minimize any road closure times. Also this year we plan to clear additional portions of the railway and will start a weed-control program to help maintain the right-of-way.

We appreciate your cooperation and support as we continue making progress on this project, which is intended to enhance connectivity, recreation, and economic opportunities for the region, along this historic Texas Independence Trail path.

For any questions or comments about this project, please contact Brian Patterson, Rail Salvage Project Manager at 832-498-0651 or [brian.patterson.tx@gmail.com](mailto:brian.patterson.tx@gmail.com).

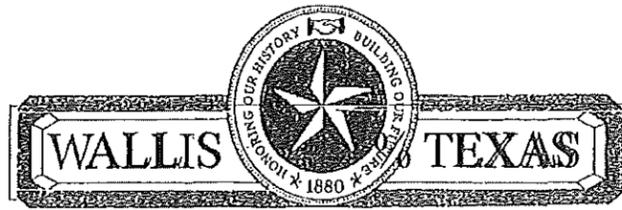
You are invited to learn more about the 1093 Rails-to-Trails Local Government Corporation and the Rail Salvage Project updates by visiting: <https://1093railstotrails.weebly.com/> or <https://facebook.com/1093RailstoTrails>.

Thank you for your time and partnership.

Sincerely,

Belinda S. Halfin

Chair - 1093 Rails to Trails Local Government Corporation



CITY OF WALLIS  
AGENDA REQUEST FORM  
INDIVIDUAL/BUSINESS

Date: 3/12/26  
Date of Meeting: March 18<sup>th</sup>, 2026  
Name of Individual: Jerry LeBlanc Jr.  
Name of Business: Wallis 26 LLC  
Address: 11210 Blume Ave. Suite 200, Houston TX 77034  
Phone Number: 936-522-7499  
E-Mail Address: jleblanc@binnacledevelopment.com

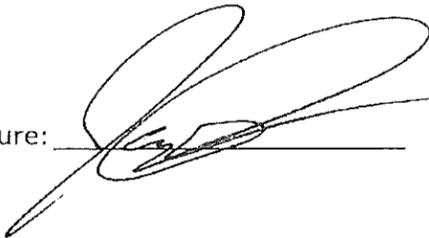
Brief description of topic to be discussed:

Please attach one original of any documents pertaining to the topic-

We do not allow handouts at the meeting

"Consider authorizing the Mayor Pro Tem to negotiate the terms of a Chapter 380 Economic Development Agreement with Wallis 26 LLC relative to 111 lots in Millbrooke Subdivision, Sections 1, 2, and 3; including the terms under which Wallis 26 LLC would fund the cost of certain public improvements, including road improvements (Railroad Street), improvements to two water pumps and upsizing a water line, benefitting such 111 lots and other land in the vicinity; and the terms under which the City would reimburse Wallis 26 LLC for such costs from increased ad valorem tax revenues received by the City from the benefitted area."

Requested by (PRINTS):

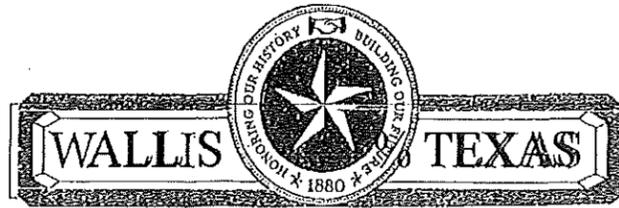
Jerry LeBlanc Signature: 

Please return to: City of Wallis  
Attn: City Secretary  
P. O. Box 190  
Wallis, TX 77485

Phone: (979) 478-6712

Fax (979) 478-7537

E-mail - cityclerk@wallistexas.org



CITY OF WALLIS  
AGENDA REQUEST FORM  
INDIVIDUAL/BUSINESS

Date: 3/16/26  
Date of Meeting: March 18<sup>th</sup>, 2026  
Name of Individual: Jerry LeBlanc Jr.  
Name of Business: Wallis 26 LLC  
Address: 11210 Blume Ave. Suite 200 Houston TX 77034  
Phone Number: 936-522-7499  
E-Mail Address: jleblanc@binacledevelopment.com

Brief description of topic to be discussed:

Please attach one original of any documents pertaining to the topic-  
We do not allow handouts at the meeting

"Consider and take action on approving an Amendment to the Development Agreement between the City and Wallis 26 LLC related to the development of Millbrooke Subdivision."

Requested by (PRINTS):

Jerry LeBlanc Jr.

Signature:

Please return to: City of Wallis  
Attn: City Secretary  
P. O. Box 190  
Wallis, TX 77485

Phone: (979) 478-6712

Fax (979) 478-7537

E-mail - cityclerk@wallistexas.org

**DEVELOPMENT AGREEMENT**

This **DEVELOPMENT AGREEMENT** (hereinafter "Agreement") is entered into by and between City of Wallis, a State of Texas Type A General Law municipal corporation (the "City"), and WALLIS 26, LLC (the "Developer") (with the City and the Developer each being a "Party, and together, the "Parties"), and is entered into by the Parties through their authorized representatives on the dates of execution below (the "Effective Date").

**RECITALS**

**WHEREAS**, in accordance with the provisions of Chapter 372, TEX. LOCAL GOV'T CODE (the "Act"), and Resolution \_\_\_\_\_, the City Council of the City (the "Council") created the Millbrooke Public Improvement District (the "PID") pursuant to the petition for creation from the Developer (the "Petition"), with the Petition being attached to this Agreement as "Exhibit E";

**WHEREAS**, the Council has determined that it is in the best interest of the City and the land within the PID to finance the construction of certain PID Improvements (defined below) and that an assessment against the benefited property within the PID should be made;

**WHEREAS**, the Developer is the owner of certain property within the PID (the "Property"), with the Property being more particularly depicted and described in "Exhibit A", and wishes to finance and construct certain PID projects; and

**WHEREAS**, the Developer intends to assist the City in the financing and construction of the PID Improvements, in exchange for the City's agreement to reimburse the Developer in accordance with the terms of this Agreement; and **NOW THEREFORE**:

**THE PARTIES, FOR GOOD AND VALUABLE CONSIDERATION, AND SUBJECT TO THE MUTUAL COVENANTS HEREINAFTER SET FORTH, AGREE AS FOLLOWS:**

**ARTICLE 1**  
**TERMS AND DEFINITIONS**

Unless otherwise defined herein, the following words shall have the meanings assigned below:

- 1.01 "Assessments" shall mean assessments levied and collected in connection with the PID pursuant to the Act and the Plan, and deposited by the City into a PID Revenue Fund.
- 1.02 "Developer Advances" shall mean any funds advanced by the Developer pursuant to Section 5.01, and shall include any interest payable thereon.
- 1.03 "Net Assessments" shall mean the annual deposits of the Assessments into the PID Revenue Fund, less amounts reasonably required or anticipated to be required for the administration and operation of the PID in carrying out its responsibilities hereunder, including a reasonable operating reserve.

- 1.04 "Notices" shall mean the Notice of Obligation to Pay Improvement District Assessment attached as "Exhibit C", and the Notice to Purchasers attached as "Exhibit D" pursuant to Section 4.06.
- 1.05 "Parties" or "Party" shall mean the City or the Developer as signatories to this Agreement.
- 1.06 "PID Improvements" shall mean the improvements described in Article 3 hereof.
- 1.07 "PID Revenue Fund" shall mean the special fund established by the City and funded with payments made to the City pursuant to the PID.
- 1.08 "Plan" shall mean the final Service and Assessment Plan for the PID as approved by the Council in accordance with the Act.
- 1.09 "Project" shall mean the residential development within the PID projected to be carried out by the Developer described on Exhibit A.

For purposes of the Agreement, the words "shall" and "will" are mandatory, and the word "may" is permissive. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa. Likewise, any masculine references shall include the feminine, and vice versa.

## **ARTICLE 2**

### **REPRESENTATIONS**

- 2.01 Representations of the City. The City hereby represents that:
- a. The City is duly authorized and is qualified to do business in the State of Texas and is duly qualified to do business wherever necessary to carry on the operations contemplated by this Agreement.
  - b. The City has the power, authority, and legal right to enter into and perform its obligations set forth in this Agreement, and the execution, delivery, and performance hereof: (i) have been duly authorized; (ii) will not, to the best of its knowledge, violate any judgment, order, law, or regulation applicable to the City; and, (iii) does not constitute a default under or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the City under any agreement or instrument to which the City is a party or by which the City or its assets may be bound or affected.
  - c. This Agreement has been duly authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the City, enforceable in accordance with its terms.
- 2.02. Representations of the Developer. The Developer hereby represents that:

- a. The Developer is duly authorized, created, and existing under the laws of the State of Texas, is qualified to do business in the State of Texas, and is duly qualified to do business wherever necessary to carry on the operations contemplated by this Agreement.
- b. The Developer has the power, authority and legal right to enter into and perform its obligations set forth in this Agreement, and the execution, delivery and performance hereof: (i) have been duly authorized; (ii) will not, to the best of its knowledge, violate any judgment, order, law or regulation applicable to the Developer or any provisions of the Developer's organizational documents; and, (iii) does not constitute a default under or result in the creation of, any lien, charge, encumbrance or security interest upon any assets of the Developer under any agreement or instrument to which the Developer is a party or by which the Developer or its assets may be bound or affected.
- c. The Developer has sufficient capital to perform its obligations under this Agreement and will commence construction of the Project within six (6) months of execution of this Agreement.
- d. This Agreement has been duly authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the Developer, enforceable in accordance with its terms.

**ARTICLE 3**  
**THE PLAN AND PID IMPROVEMENTS**

- 3.01 The PID Improvements. The PID Improvements are intended to enhance the proposed implementation of a development within the PID constituting the Project, as more fully described in the Plan.
- 3.02 PID Improvements Description. The PID Improvements consist of acquisition, construction, and development of certain public improvements within the portion of the PID comprising the Project, as more fully described in "Exhibit B", and as described in the Plan. The PID Improvements will be developed pursuant to a schedule consistent with the pace of development of the Project that is mutually agreeable to the Parties. The PID Improvements shall include all engineering, legal, and other consultant fees and expenses related to such PID Improvements. The Developer shall be entitled to reimbursement of the Project costs described in "Exhibit B", subject to the limitations contained in Section 3.03 of this Agreement.
- 3.03 General Terms of the Plan. The Plan has not yet been adopted by the City. The Parties anticipate that the Plan, at a minimum, will include the PID Improvements described above to serve the land within the PID, and such other facilities as may be agreed upon by the Parties, and that the Assessments shall be assessed in phases to affect only the portions of the PID directly benefited by the PID improvements to be financed by each Assessment.

The Assessments shall be based upon the agreed-upon estimated costs of the Public Improvements as reflected in "Exhibit B", plus those related costs as deemed reimbursable by the City; however, the Assessments in the Plan shall be formulated in a manner that generally conforms to the equivalent of a sixty-five cents (\$0.65) tax rate for properties covered by the Plan on a project-wide basis, and a maximum twenty-five (25) year payment term for each property covered by the Plan.

- 3.04. Additional Projects. This Agreement does not apply to any projects not specifically included in the Plan and defined herein unless this Agreement is amended to provide for the design and construction of such additional projects.

**ARTICLE 4**  
**DUTIES AND RESPONSIBILITIES OF THE DEVELOPER**

- 4.01 Construction. The Developer agrees to construct the PID Improvements and to provide and furnish, or cause to be provided and furnished, all materials and services as and when required in connection with the construction of the PID Improvements. The Developer will: obtain all necessary permits and approvals from the City and all other governmental officials and agencies having jurisdiction; provide supervision of all phases of construction of the PID Improvements; provide periodic reports of such construction to the City upon reasonable request; and, cause the construction to be performed in accordance with the Plan.
- 4.02 Design of the PID Improvements. The Developer shall prepare or cause to be prepared the plans and specifications for the PID Improvements. Prior to the commencement of construction or implementation of the PID Improvements, the plans and specifications must be approved by the City. The PID Improvements shall be designed in accordance with City standards applicable to similar public improvements within the City.
- 4.03 Construction Contracts. The Developer shall prepare the PID Improvements construction contract documents to ensure that the contract documents are in accordance with the approved plans and specifications. The Developer shall comply with all laws and regulations regarding the bidding and construction of public improvements applicable to similar facilities constructed by the City, including without limitation, any applicable requirement relating to payment, performance, and maintenance bonds.
- 4.04. Construction and Implementation of the PID Improvements. The Developer shall be responsible for the inspection and supervision of the construction and implementation of the PID Improvements. The Developer hereby commits to the following:
- a. The Developer shall commence construction of the PID Improvements in a timely fashion to coincide with the expected development of the Project.
  - b. Upon completion of a contract for the construction of the PID Improvements, the Developer shall provide the City with a final summary of all costs associated with such contract, and show that all amounts owing to contractors and subcontractors

have been paid in full evidenced by customary affidavits executed by such contractors. Following completion of a construction contract, the Developer will call for inspection of the applicable PID Improvements by the City, and upon approval thereof as being in compliance with City standards relating thereto, the PID Improvements will be conveyed to the City, subject only to the right to reimbursement for Developer Advances with respect thereto.

4.05. Construction of Off-Site Improvements. In addition to the PID Improvements, the Developer shall be responsible for all Off-Site Improvements defined herein and "Exhibit B".

a. Construction. The Developer agrees to construct the Off-Site Improvements and to provide and furnish, or cause to be provided and furnished, all materials and services as and when required in connection with the construction of the Off-Site Improvements. The Developer will: obtain all necessary permits and approvals from the City and all other governmental officials and agencies having jurisdiction; provide supervision of all phases of construction of the Off-Site Improvements; provide periodic reports of such construction to the City upon reasonable request; and cause the construction to be performed in accordance with the Plan.

4.06 Design of the Off-Site Improvements. The Developer shall prepare or cause to be prepared the plans and specifications for the Off-Site Improvements. Prior to the commencement of construction or implementation of the Off-Site Improvements, the plans and specifications must be approved by the City. The Off-Site Improvements shall be designed in accordance with City standards applicable to similar public improvements within the City.

4.07 Construction Contracts. The Developer shall prepare the Off-Site Improvements construction contract documents to ensure that the contract documents are in accordance with the approved plans and specifications. The Developer shall comply with all laws and regulations regarding the bidding and construction of public improvements applicable to similar facilities constructed by the City, including without limitation, any applicable requirement relating to payment, performance, and maintenance bonds.

4.08. Construction and Implementation of the Off-Site Improvements. The Developer shall be responsible for the inspection and supervision of the construction and implementation of the Off-Site Improvements. The Developer hereby commits to the following:

- a. The Developer shall commence construction of the Off-Site Improvements in a timely fashion to coincide with the expected development of the Project.
- b. Upon completion of a contract for the construction of the Off-Site Improvements, the Developer shall provide the City with a final summary of all costs associated with such contract, and show that all amounts owing to contractors and subcontractors have been paid in full evidenced by customary affidavits executed by such contractors. Following completion of a construction contract, the Developer will call for inspection of the applicable Off-Site Improvements by the City, and upon approval thereof as being in compliance with City standards relating

thereto, the Off-Site Improvements will be conveyed to the City, subject only to the right to reimbursement for Developer Advances with respect thereto.

- 4.09. Notice. The Developer shall obtain acknowledgement of the PID by homebuilders prior to the sale or purchase of any lots in the Project. Additionally, the Developer shall require that homebuilders provide notices of the PID to purchasers and prospective purchasers of homes in the Project. The notices must be identical or substantially similar to the notices attached as "Exhibit C" and "Exhibit D", and must contain the name, the principal amount of the assessment, annual payment amounts, and payment term for the PID.

**ARTICLE 5**  
**PROJECT FINANCING AND FUNDING**

5.01. The Developer Advances.

- a. In connection with the construction of the PID Improvements the Developer has determined that the PID Improvements are required to be constructed to serve the Project, the Developer agrees to provide sufficient funds as such become due for all costs thereof (the "Developer Advances"), such as costs of design, engineering, materials, labor, construction, and inspection fees arising in connection with the PID Improvements, including all payments arising under any contracts entered into pursuant to this Agreement.
- b. Interest on each Developer Advance shall accrue at a rate one-half of one percent (0.5%) above the highest average interest rate reported by The Bond Buyer newspaper in a weekly bond index in the month before the date of this agreement, compounded annually, whether such costs, fees, or expenses are paid or incurred before or after the effective date of this Agreement. The interest rate shall not exceed eight percent (8%). Interest shall be calculated on the basis of a year of three hundred sixty (360) days and the actual days elapsed (including the first day but excluding the last day) occurring in the period for which such interest is payable, unless such calculation would result in a usurious rate, in which case interest shall be calculated on the per annum basis of a year, and the actual days elapsed (including the first day but excluding the last day). This interest calculation will support the amounts described within the Plan. Developer further confirms and agrees that it will not recoup any funds that are in addition to the amounts shown within the Plan. The actual principal and interest to be collected by the City and paid to the Developer are within the Plan.

5.02. Repayment of Developer Advances.

- a. In consideration of the development and construction of the PID Improvements, the City shall begin repaying the Developer Advances, and shall continue such repayment until repaid in full, on the earliest date that funds are available from the following source, and solely from such source: the Net Assessments, subject to the limitations set forth in subsection (c).

- b. The City shall reimburse the Developer for Developer Advances, plus interest, from Net Assessments from the Project accumulated in the PID Revenue Fund available in accordance with the priorities described in Section 5.03 below.
  - c. At such time as funds are available to pay all or any portion of the Developer Advances made hereunder, the City may hire a certified public accountant at the Developer's reasonable expense to calculate the amount due the Developer and prepare and submit a report to the City certifying the amount due the Developer for the Developer Advances being repaid with interest calculated thereon. Such report shall be approved at the earliest practicable time, but not later than ninety (90) days after submission by the Developer of the records required therefor. The City shall make payment to the Developer within thirty (30) days of approval of the accountant's report.
- 5.03. Priorities. Amounts deposited in the PID Revenue Fund shall be applied in the following order of priority: (1) administrative and operating costs of the PID; and, (2) payments to the Developer pursuant to Section 5.02, above.

**ARTICLE 6**  
**DEFAULT**

- 6.01. If the City does not perform its obligations hereunder in substantial compliance with this Agreement, in addition to the other rights given the Developer under this Agreement, the Developer may enforce specific performance of this Agreement or seek actual damages incurred by the Developer for any such default.
- 6.02. If the Developer fails to commence or complete the PID Improvements or the Project in accordance with the terms of this Agreement, including the failure to fund Developer Advances or commence construction of the Project within six (6) months, the City may terminate this Agreement with respect to its obligations to the Developer and shall be relieved of any obligation to reimburse the Developer for any Developer Advances or seek actual damages incurred for any such default.
- 6.03. The Parties recognize that disputes may occur and the Agreement involves a governmental entity and as such, there can be no delegation to a third party individual or third party entity for a final resolution of the duties and obligations as herein provided. If either Party defaults in its obligations under this Agreement, the other Party must, prior to exercising a remedy available to that Party due to the default, give written notice to the defaulting Party, specifying the nature of the alleged default and the manner in which it can be satisfactorily cured, and extend to the defaulting Party at least sixty (60) days from receipt of the notice to cure the default. If the nature of the default is such that it cannot reasonably be cured within the sixty-day period, the commencement of the cure within the sixty-day period and the diligent prosecution of the cure to completion will be deemed as timely.

6.04 If either Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement or applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party's obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement. All remedies available to a Party will be cumulative and the pursuit of one remedy will not constitute an election of remedies or a waiver of the right to pursue any other available remedy.

**ARTICLE 7**  
**GENERAL PROVISIONS**

7.01. Inspections, Audits. The Developer agrees to keep such operating records with respect to the PID Improvements and other activities contemplated by this Agreement and all costs associated therewith as may be required by applicable City, State, or Federal law or regulation. The Developer shall allow the City access to, and the City shall have a right at all reasonable times to audit, all documents and records in the Developer's possession, custody, or control relating to the PID Improvements that the City deems necessary to assist the City in determining the Developer's compliance with this Agreement.

7.02 Developer Operations and Employees. All personnel supplied or used by the Developer in the performance of this Agreement shall be deemed contractors or subcontractors of the Developer and will not be considered employees, agents, contractors, or subcontractors of the City for any purpose whatsoever. The Developer shall be solely responsible for the compensation of all such contractors and subcontractors.

7.03 Personal Liability of Public Officials. To the extent permitted by State law, no director, officer, employee, or agent of the City shall be personally responsible for any liability arising under or growing out of the Agreement.

7.04 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the receiving Party at the following addresses:

*For the City of Wallis:*  
City of Wallis  
Attn: Mayor  
PO Box 190  
Wallis, Texas 77485

*For the Developer:*  
Haves Hill & Associates, LLP  
Attn: Scott Bean  
P.O. Box 22167  
Houston, Texas 77092

Each Party may change its address by written notice in accordance with this section. Any communication addressed and mailed in accordance with this section shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any

communication so delivered in person shall be deemed to be given when received for by, or actually received by the City, or the Developer, as the case may be.

- 7.05 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the City and the Developer. No course of dealing on the part of the Parties, nor any failure or delay by either of the Parties, with respect to exercising any right, power, or privilege under this Agreement shall operate as a waiver thereof, except as otherwise provided in this section. The failure of either Party to insist upon strict performance of any provision of this Agreement shall in no way constitute a waiver of its rights, at law or in equity, or a waiver of any other provision of this Agreement or subsequent default by the other Party in the performance of or compliance with any of the terms and conditions set forth in this Agreement.
- 7.06 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.
- 7.07 Successors and Assigns. All covenants and agreements contained by or on behalf of a Party in this Agreement shall bind its successors and assigns and shall inure to the benefit of the other Parties, their successors and assigns. The Parties may assign their rights and obligations under this Agreement or any interest herein, only with the prior written consent of the other Parties, and any assignment without such prior written consent, including an assignment by operation of law, is void and of no effect; provided that, the Developer may make a collateral assignment in favor of a lender without consent. This section shall not be construed to prevent the Developer from selling lots, parcels, or other portions of the Project in the normal course of business. If such assignment of the obligations by the Developer hereunder is effective, the Developer shall be deemed released from such obligations. If any assignment of the obligations by the Developer hereunder is deemed ineffective or invalid, the Developer shall remain liable hereunder.
- 7.08 Exhibits and Headings. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, in which case the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the Parties and shall not be construed to have any effect or meaning as to the Agreement. Any reference herein to a section or subsection shall be considered a reference to such section or subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.
- 7.09 Construction. This Agreement is a contract made under and shall be construed in accordance with and governed by the laws of the State of Texas, as such laws are now in effect.

- 7.10 Entire Agreement. This Agreement represents the final agreement between the Parties and may not be contradicted by evidence of prior or contemporaneous agreements (written or oral) or subsequent oral agreements of the Parties.
- 7.11 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the date that the Developer Advances have been repaid in full, or January 1 of the year following the date the last assessment payment has been made in accordance with the PID Service and Assessment Plan and Assessment Roll(s).
- 7.12 Time of the Essence. Time is of the essence with respect to the obligations of the Parties to this Agreement.
- 7.13 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably conditioned, withheld or delayed.
- 7.14 Counterparts. This Agreement may be executed in multiple counterparts, each of which when so executed and delivered shall be deemed an original, but such counterparts together shall constitute but one and the same instrument.
- 7.15 Legal Costs. If any Party hereto is the prevailing Party in any legal proceeding against another Party brought under or with relation to this Agreement, such prevailing Party shall be entitled to recover court costs and reasonable attorneys' fees from the non-prevailing Party to such proceedings.
- 7.16 Further Assurances. Each Party hereby agrees that it will take all actions and execute all documents necessary to fully carry out the purposes and intent of this Agreement.
- 7.17 Force Majeure. Notwithstanding anything herein to the contrary, the Parties to this Agreement shall not be liable for the failure to perform their individual duties and obligations if such failure is caused by a catastrophe, riot, war, pandemic, strike, fire, accident, Act of God, or other similar contingency beyond the reasonable control of the Developer or the City, to the extent that due diligence is being used and effort is being made to resume performance of duties and obligations at the earliest practicable time, if possible.
- 7.18 Agreement Drafting. City and Developer acknowledge participation in the drafting of the Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be applied in the construction or interpretation of the Agreement.
- 7.19 No Reliance. City and Developer do not rely and have not relied upon any representation or statement not set forth herein made by the other or by any of the other's agents, representatives or attorneys with regard to the subject matter, basis or effect of this Agreement, or otherwise.

7.20 Specific Representations. Pursuant to Chapter 2270, Texas Government Code, Developer certifies Developer (1) does not currently boycott Israel; and (2) will not boycott Israel during the Term of this Agreement. Developer acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate. Pursuant to Subchapter F, Chapter 2252, Texas Government Code, Developer certifies Developer is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Developer acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

7.21 Governing Law & Immunity. The laws of the State of Texas shall govern any disputes or conflicts that arise under the terms of this Agreement. The venue for any legal action involving this Agreement shall be in a court of competent jurisdiction in Austin County, Texas. The City retains all governmental immunity that it now has or may acquire under any and all applicable laws or judgements.

*[SIGNATURES AND EXHIBITS ON FOLLOWING PAGES]*

**EXECUTION OF AGREEMENT**

IN WITNESS WHEREOF, City and Developer have signed this Agreement. Counterparts have been delivered to City and Developer. All portions of the Agreement have been signed or have been identified by City and Developer or on their behalf.

This Agreement will be effective on \_\_\_\_\_, 2024.

City of Wallis, Texas

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Wallis 26, LLC

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT A  
LEGAL DESCRIPTION

File No.: 2027237

A 26.821 ACRE TRACT OF LAND SITUATED IN THE MILBURN & DAVIS LEAGUE, ABSTRACT 71, AUSTIN COUNTY, TEXAS, BEING ALL OF THAT CALLED 26.897 ACRE TRACT DESCRIBED IN DEED TO RITA LOYCE LOWMAN RECORDED UNDER AUSTIN COUNTY CLERK'S FILE NUMBER 963525 OF THE OFFICIAL PUBLIC RECORDS, SAME BEING THE RESIDUE TO THE CALLED 20.00 ACRE TRACT DESCRIBED IN A DEED TO JOHN VIACLOVSKY RECORDED IN VOLUME 158, PAGE 288, AUSTIN COUNTY DEED RECORDS AND THE RESIDUE OF A CALLED 10.00 ACRE TRACT DESCRIBED IN A DEED TO IGNATZ HRANICKY RECORDED IN VOLUME 58, PAGE 256, AUSTIN COUNTY DEED RECORDS, SAID 26.821 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING for reference at a 1/2-inch iron pipe found in the northeasterly right-of-way line of Railroad Street (60-feet wide) and the northwesterly right-of-way line of Cedar Street (50-feet wide);

THENCE North 65° 10' 58" West, along the northeasterly right-of-way line of said Railroad Street, 1,111.53 feet (called 1,111.53 feet) to a point for the west corner of a called 3.155 acre tract of land described in a deed to Joseph P. Supak and Jerome P. Supak recorded under Austin County Clerk's File Number 024717 of the Official Public Records, being the south corner of said called 26.897 acre tract and POINT OF BEGINNING of the herein described tract, from which a found 5/8-inch iron rod bears South 30° 05' West, 2.1 feet;

THENCE North 65° 10' 58" West, 57.01 feet continuing along the northeasterly right-of-way line of said Railroad Street and a southwest line of said called 26.897 acre tract to a 5/8-inch iron rod with cap stamped "RPLS 5485" set marking the south corner of a called 0.344 acre tract of land described in a deed to Belinda Helfin & Sharon Flagg recorded under Austin County Clerk's File Number 1444256 of the Official Public Records and a re-entrance corner of the herein described tract of land;

THENCE along the common line of said called 0.344 acre tract of land and the interior lines of the herein described tract as follows:

North 33° 20' 23" East, 142.51 feet to a 5/8-inch iron rod with cap stamped "RPLS 5485" set marking the east corner of said called 0.344 acre tract, an interior corner said called 26.897 acre tract and the herein described tract of land;

North 56° 39' 37" West, 100.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 5485" set marking the north corner of said called 0.344 acre tract, an interior corner said called 26.897 acre tract and the herein described tract of land;

South 33° 20' 23" West, 157.50 feet to a 5/8-inch iron rod with cap stamped "RPLS 5485" set in the said northeasterly right-of-way line of said Railroad Street marking the west corner of said called 0.344 acre tract, a re-entry corner of said called 26.897 acre tract and the herein described tract of land;

THENCE North 65° 10' 58" West, 564.27 feet along said northeasterly right-of-way line of said Railroad Street and the southwest line of said called 26.897 acre tract to a 5/8-inch iron rod found marking the south corner of a called 7.29 acre tract of land described in a deed to Peter Draper recorded under Austin County

Clerk's File Number 090146 of the Official Public Records, the west corner of said called 26.897 acre tract and the herein described tract of land;

THENCE North 43° 30' 53" East, 1,626.71 feet along the northwest line of said called 7.29-acre tract and a called 111.579 acre tract of land described in a deed to Hand Family Partnership, LTD. recorded under Austin County Clerk's File Number 030494 of the Official Public Records and the northwest line of said called 26.897 acre tract to a 1/2-inch iron rod with cap stamped "PRECISION SURVEYORS" cap found marking the west corner of a called 9.5458 acre tract of land described in a deed to Gerardo Acevedo, Lorena Flores and Marvin Paz Cruz recorded under Austin County Clerk's File Number 185304 of the Official Public Records, the north corner of said called 26.897 acres and the herein described tract of land;

THENCE South 65° 39' 11" East, 712.28 feet (called 712.72 feet) along the southwest line of said called 9.5458 acres and the northwest line of said called 26.897 acre tract to a 3/4-inch iron rod found marking the north corner of a called 9.9150 acre tract of land described in a deed to Robert W. Foster and Anna M. Foster recorded under Austin County Clerk's File Number 061969 of Official Public Records, the east corner of said called 29.897 acre tract and the herein described tract of land;

THENCE South 33° 21' 42" West, 1,097.39 feet along the northwest line of said called 9.9150 acre tract and the southeast line of said called 26.897 acre tract (following the deed line of the Ignatz Hranicky 10 acres recorded in Volume 58, Page 256 of the Austin County Deed Records) to the most east south corner of said called 26.897 acre tract and the herein described tract of land;

THENCE North 51° 44' 19" West, at 5.06 feet pass the east corner of said called 3.155 acre tract and continue in all a total distance of 279.06 feet along the northeast line of said called 3.155 acre tract to a fence post found at the north corner of said called 3.155 acre tract, an interior corner of the herein described tract of land;

THENCE South 33° 07' 39" West, 531.96 feet along the northwest line of said called 3.155 acre tract and a southeast line of said called 26.897 acre tract to the POINT OF BEGINNING and containing 26.821 acres (1,168,326 S.F.) of land.

File No.: 2027237

EXHIBIT B  
COSTS

<u>PID Improvements</u>		
Clearing and Grubbing	\$	650,000
Sanitary Sewer	\$	535,000
Water	\$	1,200,000
Storm Sewer	\$	680,000
Paving	\$	1,800,000
Total	\$	4,865,000

<u>Off-Site Improvements</u>		
Offsite Paving	\$	1,200,000
Offsite Utilities	\$	800,000
Total	\$	2,000,000

**Off-Site Improvements:**

1. The complete re-construction (down to sub-base) of Railroad Street from the furthest west entrance into the City public works building to Legion Street. Approximately 3,050 linear feet. Construction of the Railroad Street improvements shall begin after all internal subdivision roads and residential building pads within Millbrooke Subdivision have been constructed and poured to ensure that heavy construction traffic, including concrete trucks and pump trucks, does not damage the new road improvements.
2. The existing water line running from Legion Street to the end of the water line into the City sewer plant shall be abandoned in place and replaced with a 6-inch water line. The new water line shall be constructed and located outside of the pavement section of Railroad Street to allow for easier repair and maintenance if needed in the future. Approximately 2,900 linear feet.
3. The removal of approximately 150 linear feet of 6" water line that runs under/along Cedar St from Water Well #2 and replacing with an 8" water line.
4. The water drainage ditch that runs along the west and north sides of the property, which is the responsibility of the developer, is to be enlarged to the specifications of the Flood Mitigation Grant design. After completion of the ditch, the City will be given a 40' wide easement allowing for City to have access to drainage ditch area to maintain

EXHIBIT C

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 1v102121




**ADDENDUM CONTAINING NOTICE OF OBLIGATION  
TO PAY IMPROVEMENT DISTRICT  
ASSESSMENT TO \_\_\_\_\_, TEXAS  
CONCERNING THE FOLLOWING PROPERTY**

(Insert name of municipality or county levying assessment)

As the purchaser of the real property described above, you are obligated to pay assessments to \_\_\_\_\_, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within \_\_\_\_\_ (the "District") created under \_\_\_\_\_, Chapter 2, Local Government Code, or Chapter 67, Local Government Code, as applicable.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IN THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from \_\_\_\_\_ (Insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by \_\_\_\_\_ (Insert name of municipality or county) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from \_\_\_\_\_ (Insert name of municipality or county, as applicable).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe our lien and the foreclosure of your property.

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Signature of Seller	Date	Signature of Seller	Date
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The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

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Signature of Buyer	Date	Signature of Buyer	Date
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This form has been approved by the Texas Real Estate Commission for use in similar approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 17180, Austin, TX 78711-2168, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 53-U

EXHIBIT D

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Millbrooke Public Improvement District, City of Wallis, Texas (the "District"), and is subject to a special, one-time assessment of \$31,624.65 and is payable in equal annual installments over twenty-five (25) years. The annual installment equals \$2,112.50 plus a set annual administrative fee of \$105.63. This annual installment amount includes interest and will not increase. The total assessment (principal) amount of the assessment is payable at any time.

An assessment, with interest, is a personal obligation of the owner of the property and is secured by a lien on the property. Any person may request a certificate from the District (c/o Hawes Hill & Associates, LLP, P.O. Box 22167, Houston, Texas 77227-2167 Phone (713) 595-1200), stating the principal amount of the assessment, and unpaid annual installments, if any, on a tract of property in the District. Failure to pay the annual installment can result in foreclosure of the property you are about to purchase.

The District is located within the corporate limits of the City of Wallis, Texas (the "City"). Property owners in the District are subject to the taxes imposed by the City.

The purpose of the special assessment is to finance public improvements consisting of water, sanitary sewer, drainage, gas, paving and public amenities to serve the property being assessed. The cost of a portion of these improvements is not included in the purchase price of your property, and these improvements are owned or are to be owned by the County.

The legal description of the property you are acquiring is as follows:

Subdivision: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Address: \_\_\_\_\_ Wallis, Texas \_\_\_\_\_

SELLER:

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_, 20\_\_\_\_

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_, 20\_\_\_\_

THE STATE OF TEXAS §  
                                  §  
COUNTY OF AUSTIN §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

THE STATE OF TEXAS §  
                                  §  
COUNTY OF AUSTIN §

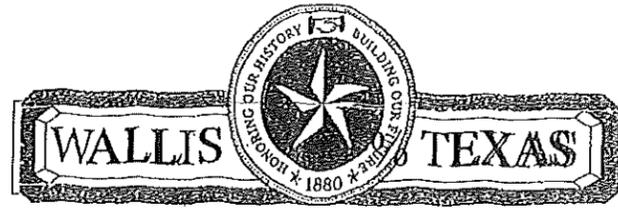
This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

AFTER RECORDING, please return to:  
  
Millbrooke Public Improvement District, City of Wallis  
C/o Hawes Hill & Associates, LLP  
Attention: Scott Bean  
P.O. Box 22167  
Houston, Texas 77227-2167

**EXHIBIT E – Petition for the Creation of Public Improvement District**



CITY OF WALLIS  
AGENDA REQUEST FORM  
INDIVIDUAL/BUSINESS

Date: 3/12/26

Date of Meeting: March 18<sup>th</sup> 2026

Name of Individual: Jerry LeBlanc Jr.

Name of Business: Wallis 26 LLC

Address: 11210 Blume Ave. Suite 200 Houston, TX 77034

Phone Number: 936-522-7499

E-Mail Address: jleblanc@binuacleddevelopment.com

Brief description of topic to be discussed:

Please attach one original of any documents pertaining to the topic-

We do not allow handouts at the meeting

"Consider and take action on approving an Amended Final Plat of Millbrooke Subdivision, Section 1, submitted by Wallis 26 LLC."

Requested by (PRINTS):

Jerry LeBlanc

Signature:

Please return to: City of Wallis  
Attn: City Secretary  
P. O. Box 190  
Wallis, TX 77485

Phone: (979) 478-6712

Fax (979) 478-7537

E-mail - cityclerk@wallistexas.org

STATE OF TEXAS  
COUNTY OF AUSTIN

WE, WALLUS 26 LLC, ACTING BY AND THROUGH JERRY LEBLANC, MEMBER, BEING OWNER OF THE 11,545 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE SECOND AMENDING PLAT OF MILLBROOKE, SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET, SIX INCHES (1' 6") FOR TEN FEET (10') PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (A.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7') FOR SIXTEEN FEET (16') BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (A.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30') IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A FET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITH OUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OF LESS THE ONE AND THREE QUARTER SQUARE FEET (1 3/4 SQ. FT.) DIAMETER WITH CURBENTS AND BRIDGES TO BE PROVIDED FOR A PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, WALLUS 26 LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERRY LEBLANC, MEMBER, WITH ITS COMMON SEAL HERETO AFFIXED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WALLUS 26 LLC

JERRY LEBLANC, MEMBER

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY LEBLANC, MEMBER OF WALLUS 26 LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF ROLLINS CREEK PUBLIC UTILITY DISTRICT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

(NOTARY PUBLIC'S SIGNATURE)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

1. THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE BEARINGS, SOUTH CENTRAL ZONE (4204) NAD83, EPOCH 2011.
2. THE DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204) NAD83 GRID COORDINATES, AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00013.
4. ACCORDING TO MAP NO. 45215C042F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR AUSTIN COUNTY, TEXAS, DATED OCTOBER 18, 2018, THE SUBJECT TRACT IS SITUATED WITHIN ZONE "A" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER CITY PLANNING LETTER PREPARED BY BOTS TITLE COMPANY, WITH AN ISSUE DATE OF MAY 6, 2025, NO FURTHER SEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY ASS ENGINEERS, INC.

PLAT NOTES:

1. THE PROPOSED USE OF THIS DEVELOPMENT WILL BE SINGLE FAMILY RESIDENTIAL.
2. THERE IS NO APPARENT VISIBLE EVIDENCE OF EXISTING PIPELINE EASEMENTS ON THIS TRACT.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE TWELVE INCHES (12') ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, EIGHTEEN INCHES (18') ABOVE NATURAL GROUND, OR TWELVE INCHES (12') ABOVE THE TOP OF CURB AT THE FRONT OF LOT, WHICHEVER IS HIGHER.
4. ONE FOOT (1') RESERVE DEPICTED HEREON IS DESIGNED TO RESTRICT ACCESS TO THE STREET FROM ADJOINING LAND.

THIS IS TO CERTIFY THAT THE MAYOR OF THE CITY OF WALLUS, TEXAS, HAS APPROVED THIS SECOND AMENDING PLAT OF MILLBROOKE, SECTION 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF WALLUS AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PATRICK PARMA, MAYOR

I, WALTER E. SMITH, JR., REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBMISSION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT EXCEPT SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN ONE EIGHTH (1/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE;

WALTER E. SMITH, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7040  
TEXAS SURVEYING FIRM NO. 10184251



STANDARD ABBREVIATIONS:

FND.	FOUND
IR.	IRON ROD
W/CAP	WITH CAP
IP.	IRON PIPE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
C.F. NO.	CLERK'S FILE NUMBER
VOL.	VOLUME
P.G.	PAGE
A.C.D.R.	AUSTIN COUNTY DEED RECORDS
A.C.M.R.	AUSTIN COUNTY MAP RECORDS
A.C.O.R.	AUSTIN COUNTY OFFICIAL RECORDS
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE

BUILDING LINES  
UNLESS OTHERWISE NOTED.

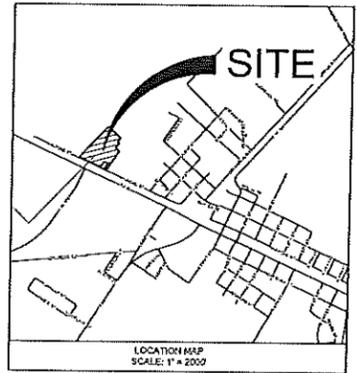
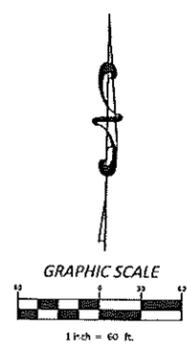
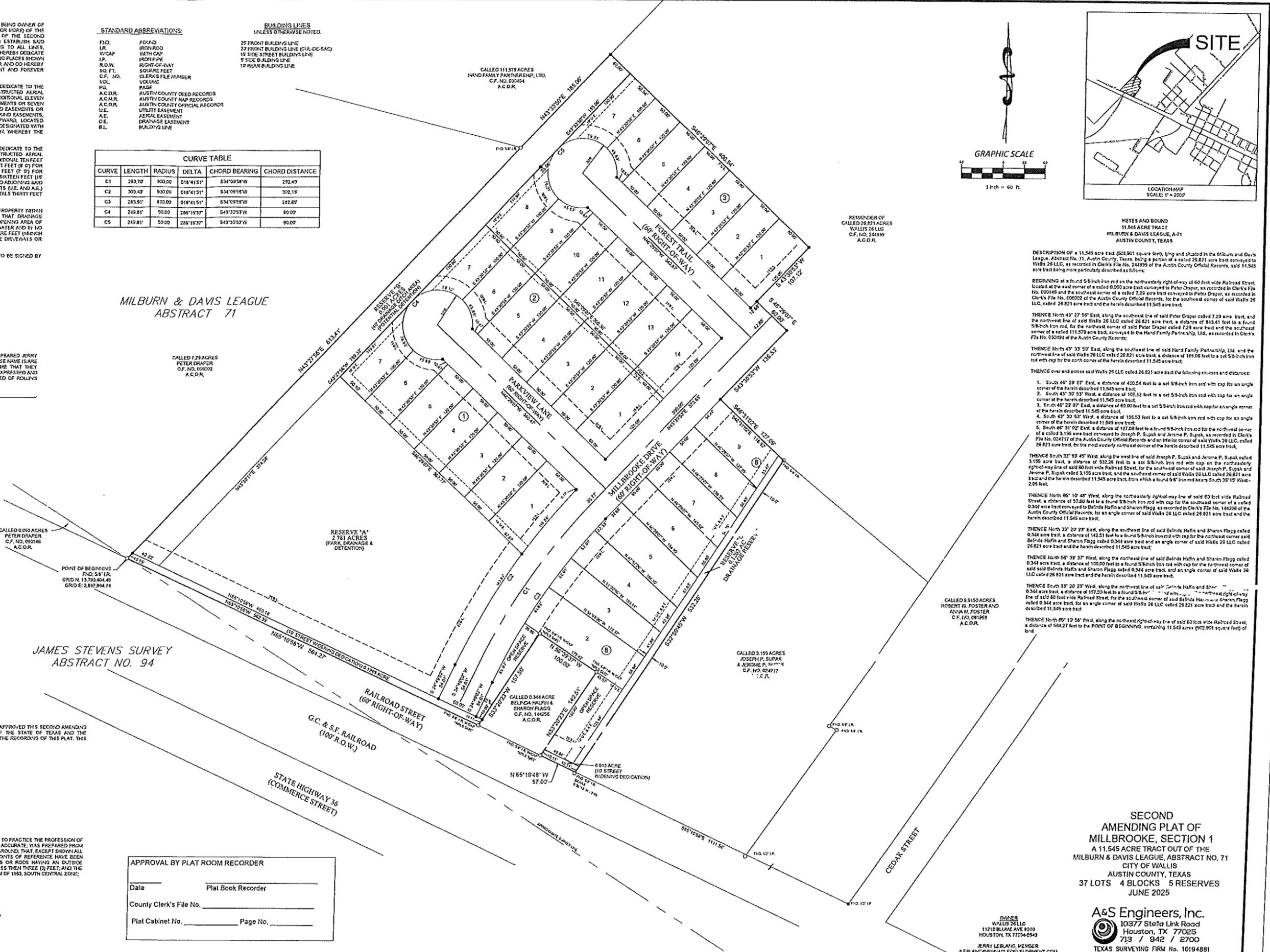
- 25' FRONT BUILDING LINE
- 25' FRONT BUILDING LINE (E.O.U.-DE-SAC)
- 15' SIDE STREET BUILDING LINE
- 7' SIDE BUILDING LINE
- 10' REAR BUILDING LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	293.70	800.00	018°41'51"	S34°09'58"W	292.47
C2	305.42	930.00	018°41'51"	S34°09'58"W	302.19
C3	283.91	810.00	018°41'51"	S34°09'58"W	282.89
C4	249.81	50.00	266°15'37"	S43°32'53"W	80.00
C5	249.81	50.00	266°15'37"	S43°32'53"W	80.00

MILBURN & DAVIS LEAGUE  
ABSTRACT 71

CALLED 7.29 ACRES  
PETER DRAPER  
C.F. NO. 050092  
A.C.O.R.



REMAINDER OF  
CALLED 26.821 ACRES  
WALLUS 26 LLC  
C.F. NO. 248395  
A.C.O.R.

METES AND BOUND  
11,545 ACRE TRACT  
MILBURN & DAVIS LEAGUE, A-71  
AUSTIN COUNTY, TEXAS

DESCRIPTION OF A 11,545 acre tract (602,901 square feet) lying and situated in the Milburn and Davis League, Abstract No. 71, Austin County, Texas, being a portion of a called 26.821 acre tract owned by Wallus 26 LLC, as recorded in Clerk's File No. 248395 of the Austin County Official Records, said 11,545 acre tract being more particularly described as follows:

BEGINNING at a found 5 1/8 inch iron rod on the northeasterly right-of-way of 60 foot wide Railroad Street, located at the east corner of a called 0.299 acre tract conveyed to Peter Draper, as recorded in Clerk's File No. 050092 and the northeast corner of a called 7.29 acre tract conveyed to Peter Draper, as recorded in Clerk's File No. 050092 of the Austin County Official Records, for the southeast corner of said Wallus 26 LLC, called 26.821 acre tract and the herein described 11,545 acre tract:

THENCE North 43° 37' 55" East, along the southeast line of said Peter Draper called 7.29 acre tract, and the northerly line of said Wallus 26 LLC called 26.821 acre tract, a distance of 813.41 feet to a found 5 1/8 inch iron rod, for the northeast corner of a called 0.344 acre tract, and the southeast corner of a called 11,545 acre tract, conveyed to the Hand Family Partnership, Ltd., as recorded in Clerk's File No. 030494 of the Austin County Official Records;

THENCE North 43° 33' 57" East, along the southeast line of said Hand Family Partnership, Ltd., and the northerly line of said Wallus 26 LLC called 26.821 acre tract, a distance of 185.06 feet to a set 5 1/8 inch iron rod with cap for the north corner of the herein described 11,545 acre tract;

THENCE over and across said Wallus 26 LLC called 26.821 acre tract the following courses and distances:

1. South 45° 29' 07" East, a distance of 430.54 feet to a set 5 1/8 inch iron rod with cap for an angle corner of the herein described 11,545 acre tract;
2. South 43° 37' 53" West, a distance of 107.12 feet to a set 5 1/8 inch iron rod with cap for an angle corner of the herein described 11,545 acre tract;
3. South 48° 29' 07" East, a distance of 62.00 feet to a set 5 1/8 inch iron rod with cap for an angle corner of the herein described 11,545 acre tract;
4. South 43° 37' 53" West, a distance of 135.53 feet to a set 5 1/8 inch iron rod with cap for an angle corner of the herein described 11,545 acre tract;
5. South 49° 31' 02" East, a distance of 127.09 feet to a found 5 1/8 inch iron rod for the northerly corner of a called 3.195 acre tract conveyed to Joseph P. Supak and Jerome P. Supak, as recorded in Clerk's File No. 040117 of the Austin County Official Records and the interior corner of said Wallus 26 LLC, called 26.821 acre tract, for the most easterly northeast corner of the herein described 11,545 acre tract;

THENCE South 33° 59' 45" West, along the west line of said Joseph P. Supak and Jerome P. Supak called 3.195 acre tract, a distance of 532.26 feet to a set 5 1/8 inch iron rod with cap for the northeasterly right-of-way line of said 60 foot wide Railroad Street, for the southeast corner of said Joseph P. Supak and Jerome P. Supak called 3.195 acre tract, and the southeast corner of said Wallus 26 LLC called 26.821 acre tract and the herein described 11,545 acre tract, from which a set 5 1/8 inch iron rod bearing S50°39'19" West-2.05 feet.

THENCE North 69° 19' 48" West, along the northeasterly right-of-way line of said 60 foot wide Railroad Street, a distance of 57.00 feet to a found 5 1/8 inch iron rod with cap for the southeast corner of a called 0.344 acre tract conveyed to Belinda Hafin and Sharon Flagg, as recorded in Clerk's File No. 144296 of the Austin County Official Records, for an angle corner of said Wallus 26 LLC called 26.821 acre tract and the herein described 11,545 acre tract;

THENCE North 33° 27' 23" East, along the southeast line of said Belinda Hafin and Sharon Flagg called 0.344 acre tract, a distance of 142.51 feet to a found 5 1/8 inch iron rod with cap for the northeast corner said Belinda Hafin and Sharon Flagg called 0.344 acre tract and an angle corner of said Wallus 26 LLC called 26.821 acre tract and the herein described 11,545 acre tract;

THENCE North 56° 38' 37" West, along the northerly line of said Belinda Hafin and Sharon Flagg called 0.344 acre tract, a distance of 100.00 feet to a found 5 1/8 inch iron rod with cap for the northeast corner of said Belinda Hafin and Sharon Flagg called 0.344 acre tract, and an angle corner of said Wallus 26 LLC called 26.821 acre tract and the herein described 11,545 acre tract;

THENCE South 33° 20' 23" West, along the northerly line of said Belinda Hafin and Sharon Flagg called 0.344 acre tract, a distance of 157.20 feet to a found 5 1/8 inch iron rod with cap for the northeasterly right-of-way line of said 60 foot wide Railroad Street, for the southeast corner of said Belinda Hafin and Sharon Flagg called 0.344 acre tract, for an angle corner of said Wallus 26 LLC called 26.821 acre tract and the herein described 11,545 acre tract;

THENCE North 69° 17' 58" West, along the northeast right-of-way line of said 60 foot wide Railroad Street, a distance of 554.21 feet to the POINT OF BEGINNING, containing 11,545 acres (602,901 square feet) of land.

SECOND  
AMENDING PLAT OF  
MILLBROOKE, SECTION 1  
A 11,545 ACRE TRACT OUT OF THE  
MILBURN & DAVIS LEAGUE, ABSTRACT NO. 71  
CITY OF WALLUS  
AUSTIN COUNTY, TEXAS  
37 LOTS 4 BLOCKS 5 RESERVES  
JUNE 2025

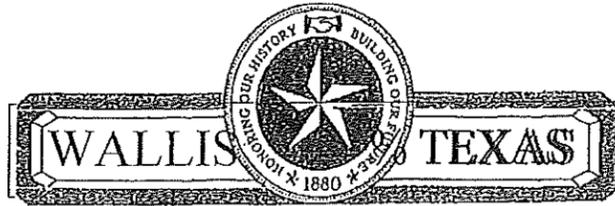
A&S Engineers, Inc.  
10377 SteLo Link Road  
Houston, TX 77025  
713 / 942 / 2700  
TEXAS SURVEYING FIRM No. 10194881

APPROVAL BY PLAT ROOM RECORDER

Date \_\_\_\_\_ Plat Book Recorder \_\_\_\_\_

County Clerk's File No. \_\_\_\_\_

Plat Cabinet No. \_\_\_\_\_ Page No. \_\_\_\_\_



CITY OF WALLIS  
AGENDA REQUEST FORM  
INDIVIDUAL/BUSINESS

Date: 3/12/26  
Date of Meeting: March 18<sup>th</sup> 2026  
Name of Individual: Jerry LeBlanc Jr.  
Name of Business: Wallis 26, LLC  
Address: 11210 Blume Ave. Suite 200 Houston, TX 77034  
Phone Number: 936-522-7499  
E-Mail Address: jleblanc@binnacledevelopment.com

Brief description of topic to be discussed:

Please attach one original of any documents pertaining to the topic-

We do not allow handouts at the meeting

"Consider and take action on approving an Amended Final Plat of Millbrooke Subdivision, Section 2, submitted by Wallis 26 LLC, including approval of additional lots and variances to minimum lot size and five-foot side setback requirements."

Requested by(PRINTS):

Jerry Le

Signature:

Please return to: City of Wallis  
Attn: City Secretary  
P. O. Box 190  
Wallis, TX 77485

Phone: (979) 478-6712

Fax (979) 478-7537

E-mail - cityclerk@wallistexas.org

STATE OF TEXAS  
COUNTY OF AUSTIN

WE, WALLIS 26 LLC, ACTING BY AND THROUGH JERRY LEBLANC, MEMBER, BEING OWNER OF WALLIS 26 LLC, HEREAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 8.149 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE AMENDING PLAT OF MILLBROOKE SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, ORDINANCES, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO MAINTAIN AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITH OUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OF LESS THAN ONE AND THREE QUARTER SQUARE FEET (1.75 SQ. FT.) PER LINEAL FOOT OF DRAINAGE. DRAINAGE STRUCTURES SHALL BE PROVIDED FOR PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITH OUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OF LESS THAN ONE AND THREE QUARTER SQUARE FEET (1.75 SQ. FT.) PER LINEAL FOOT OF DRAINAGE. DRAINAGE STRUCTURES SHALL BE PROVIDED FOR PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, WALLIS 26 LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERRY LEBLANC, MEMBER, WITH ITS COMMON SEAL HERETO AFFIXED.

THIS DAY OF \_\_\_\_\_ 2025

WALLIS 26 LLC

JERRY LEBLANC, MEMBER

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY LEBLANC, MEMBER OF WALLIS 26 LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREBY STATED, AND AS THE ACT AND DEED OF ROLLING CREEK PUBLIC UTILITY DISTRICT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_ 2025.

(NOTARY PUBLIC'S SIGNATURE)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE MAYOR OF THE CITY OF WALLIS, TEXAS, HAS APPROVED THIS AMENDING PLAT OF MILLBROOKE SECTION 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF WALLIS AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT, THIS DAY OF \_\_\_\_\_ 2025.

PATRICK FARMA, MAYOR

APPROVAL BY PLAT ROOM RECORDER

Date \_\_\_\_\_ Plat Book Recorder \_\_\_\_\_

County Clerk's File No. \_\_\_\_\_

Plat Cabinet No. \_\_\_\_\_ Page No. \_\_\_\_\_

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE BEARINGS, SOUTH CENTRAL ZONE (42-24) NAD83, EPOCH 2011.
- THE DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (42-24) NAD83 GRID COORDINATES, AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY A CONVERSION SCALE FACTOR OF 1.00013.
- ACCORDING TO MAP NO. 480150429F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR AUSTIN COUNTY, TEXAS, DATED OCTOBER 18, 2019, THE SUBJECT TRACT IS SITUATED WITHIN ZONE "X" (UNDESIGNED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER CITY PLANNING LETTER PREPARED BY BOTTIS TITLE COMPANY, WITH AN ISSUE DATE OF MAY 6, 2025, AND FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY A&S ENGINEERING, INC.

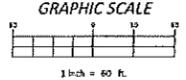
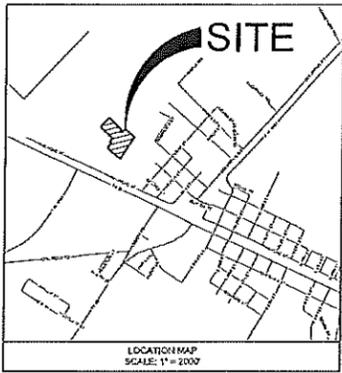
**PRATICES:**

- THE PROPOSED USE OF THIS DEVELOPMENT WILL BE SINGLE FAMILY RESIDENTIAL.
- THERE IS NO APPARENT VISIBLE EVIDENCE OF EXISTING PIPELINE EASEMENTS ON THIS TRACT
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF LOT, WHICHEVER IS HIGHER.
- ONE FOOT (1') RESERVE DEPICTED HEREON IS DESIGNED TO RESTRICT ACCESS TO THE STREET FROM ADJOINING LAND.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30.89	50.00	035°19'23"	N10°58'32"W	30.21'
C2	84.18	50.00	131°51'32"	N82°30'24"W	83.85'
C3	84.21	50.00	107°57'25"	S10°27'49"E	80.88'
C4	33.69	50.00	035°19'23"	S82°01'43"E	30.21'
C5	249.81	50.00	285°15'37"	S43°30'53"W	60.00'
C6	84.17	50.00	092°27'16"	S51°23'17"E	74.58'
C7	249.81	50.00	285°15'37"	S43°30'53"W	60.00'
C8	60.04	50.00	068°48'18"	N75°01'05"W	55.50'
C9	41.24	50.00	047°15'39"	N15°39'07"W	40.08'
C10	64.02	50.00	090°16'34"	S51°17'56"E	74.48'
C11	249.81	50.00	285°15'37"	S43°30'53"W	60.00'
C12	60.04	50.00	068°48'18"	N75°01'05"W	55.50'
C13	41.42	50.00	047°12'43"	N15°53'59"W	40.23'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°30'53"W	47.12'
L2	S45°29'07"E	60.00'
L3	N85°15'57"W	49.00'
L4	N48°29'07"W	15.42'
L5	S45°29'07"E	15.42'
L6	S45°29'07"E	15.57'
L7	N48°29'07"W	15.57'
L8	S45°29'07"E	18.49'
L9	N48°29'07"W	16.33'



**STANDARD ABBREVIATIONS:**

- IND. FOUND
  - IR. IRON ROD
  - W.CAP. WITH CAP
  - IP. IRON PIPE
  - R.O.W. RIGHT-OF-WAY
  - SQ. FT. SQUARE FEET
  - C.F. NO. CLERK'S FILE NUMBER
  - VOL. VOLUME
  - PAGE PAGE
  - A.C.D.R. AUSTIN COUNTY DEED RECORDS
  - A.C.M.R. AUSTIN COUNTY MAP RECORDS
  - A.C.O.R. AUSTIN COUNTY OFFICIAL RECORDS
  - U.E. UTILITY EASEMENT
  - A.E. AERIAL EASEMENT
  - D.E. DRAINAGE EASEMENT
  - B.L. BUILDING LINE
- BUILDING LINES**  
UNLESS OTHERWISE NOTED:
- 30 FRONT BUILDING LINE
  - 15 FRONT BUILDING LINE (CAL. DE. SAID)
  - 15 SIDE STREET BUILDING LINE
  - 5 SIDE BUILDING LINE
  - 10 REAR BUILDING LINE

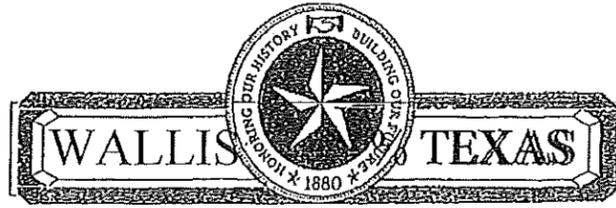
I, WALTER E. SMITH, JR., REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT, EXCEPT SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN GIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THE PLAY BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

WALTER E. SMITH, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7040  
TEXAS SURVEYING FIRM NO. 10194651



AMENDING PLAT OF  
MILLBROOKE SECTION 2  
A 8.149 ACRE TRACT OUT OF THE  
MILBURN & DAVIS LEAGUE, ABSTRACT NO. 71  
CITY OF WALLIS  
AUSTIN COUNTY, TEXAS  
44 LOTS 5 BLOCKS 4 RESERVES  
MAY 2025

**A&S Engineers, Inc.**  
10377 Stefa Link Road  
Houston, TX 77025  
713 / 942 / 2700  
TEXAS SURVEYING FIRM NO. 10194651



CITY OF WALLIS  
AGENDA REQUEST FORM  
INDIVIDUAL/BUSINESS

Date: 3/12/26

Date of Meeting: March 18th 2026

Name of Individual: Terry LeBlanc Jr.

Name of Business: Wallis 26, LLC

Address: 11210 Blume Ave. Suite 200 Houston, TX 77034

Phone Number: 936-522-7499

E-Mail Address: jleblanc@binacledevelopment.com

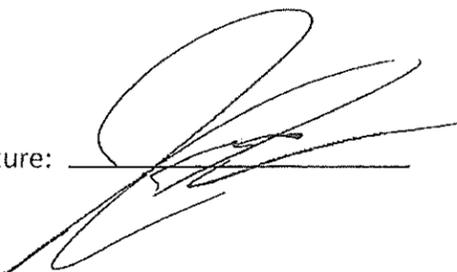
Brief description of topic to be discussed:

Please attach one original of any documents pertaining to the topic-

We do not allow handouts at the meeting

"Consider and take action on approving an Amended Final Plat of Millbrooke Subdivision, Section 3, submitted by Wallis 26 LLC, including approval of additional lots and variances to minimum lot size and five-foot side setback requirements."

Requested by (PRINTS): Terry Le

Signature: 

Please return to: City of Wallis  
Attn: City Secretary  
P. O. Box 190  
Wallis, TX 77485

Phone: (979) 478-6712

Fax (979) 478-7537

E-mail - cityclerk@wallistexas.org

STATE OF TEXAS  
COUNTY OF AUSTIN

THE WALLS 26 LLC, ACTING BY AND THROUGH JERRY LEBLANC, MBR, BEING OWNER OF WALLS 26 LLC, HEREBY REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 7.061 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE AMENDING PLAT OF MILLBROOKE, SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DESIGNATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10') PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS DESIGNATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7') FOR SIXTEEN FEET (16') BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS DESIGNATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30') IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITH OUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OF LESS THE ONE AND THREE QUARTER SQUARE FEET (1 3/4) INCH DIAMETER WITH CURBS AND BRIDGES TO BE PROVIDED FOR A PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, WALLS 26 LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERRY LEBLANC, MBR, WITH ITS COMMON SEAL HEREIN AFFIXED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

WALLS 26 LLC

JERRY LEBLANC, MEMBER

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY LEBLANC, MBR OF WALLS 26 LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF ROLLING CREEK PUBLIC UTILITY DISTRICT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

(NOTARY PUBLIC'S SIGNATURE)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FRONT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE MAYOR OF THE CITY OF WALLS, TEXAS, HAS APPROVED THIS AMENDING PLAT OF MILLBROOKE, SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF WALLS AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

PATROCK FARVA, MAYOR

NOTES:

- THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE BEARINGS, SOUTH CENTRAL ZONE (NAD83) NAD83, EPOCH 2011.
- THE DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (NAD83) NAD83 GRID COORDINATES, AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00013.
- ACCORDING TO MAP NO. 48015C0425F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR AUSTIN COUNTY, TEXAS, DATED OCTOBER 18, 2019, THE SUBJECT TRACT IS SITUATED WITHIN ZONE "X" (FLOOD-PRONE), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER CITY PLANNING LETTER PREPARED BY BOTTS TITLE COMPANY, WITH AN ISSUE DATE OF MAY 6, 2025. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY ASS ENGINEERING, INC.

PLAT NOTES:

- THE PROPOSED USE OF THIS DEVELOPMENT WILL BE SINGLE FAMILY RESIDENTIAL.
- THERE IS NO APPARENT VISIBLE EVIDENCE OF EXISTING PIPELINE EASEMENTS ON THIS TRACT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF LOT, WHICHEVER IS HIGHER.
- ONE FOOT (1') RESERVE DEPICTED HEREON IS DESIGNED TO RESTRICT ACCESS TO THE STREET FROM ADJOINING LAND.

CALLLED 0.050 ACRES  
PETER DRAPER  
C.F. NO. 090145  
A.C.O.R.

POINT OF COMMENCEMENT  
T10, S71.1, E  
GRID N. 13,790,424.48  
GRID E. 2,897,864.74

JAMES STEVENS SURVEY  
ABSTRACT NO. 94

CALLLED 7.223 ACRES  
PETER DRAPER  
C.F. NO. 090202  
A.C.O.R.

MILBURN & DAVIS LEAGUE  
ABSTRACT 71

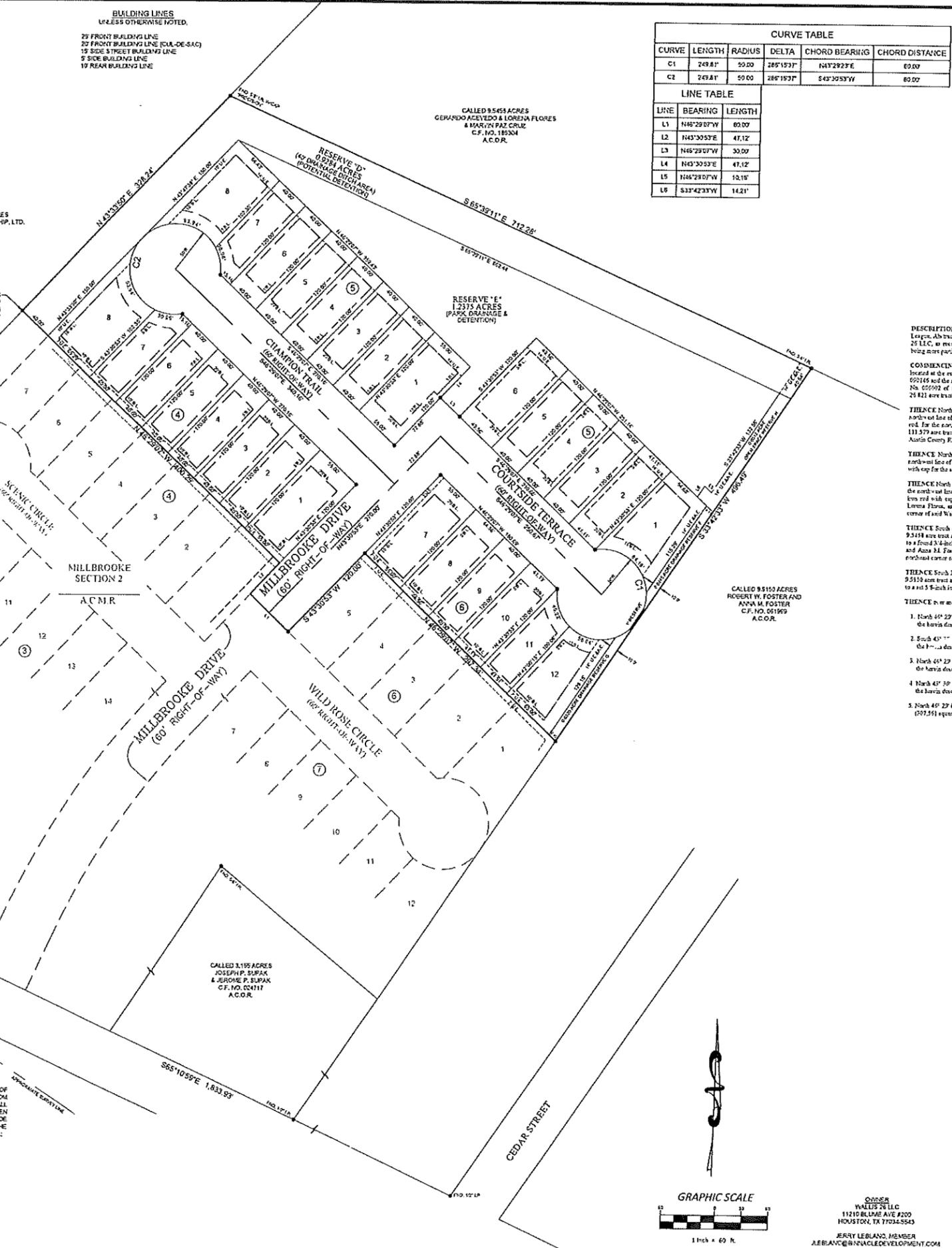
I, WALTER E. SMITH, JR., REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT, EXCEPT SHOWING ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN ONE EIGHTH (1/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

WALTER E. SMITH, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7043  
TEXAS SURVEYING FIRM NO. 10194281



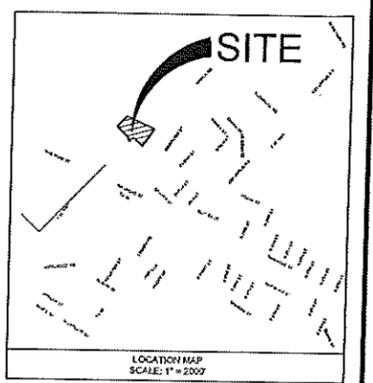
BUILDING LINES  
UNLESS OTHERWISE NOTED.

- 25 FRONT BUILDING LINE
- 27 FRONT BUILDING LINE (DUL-DE-SAC)
- 19 SIDE STREET BUILDING LINE
- 8 SIDE BUILDING LINE
- 17 REAR BUILDING LINE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	249.81'	50.00'	285°15'37"	N43°29'37"E	60.00'
C2	249.81'	50.00'	286°19'37"	S43°30'37"E	60.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°28'07"W	60.00'
L2	N43°30'37"E	47.12'
L3	N46°28'07"W	30.00'
L4	N43°30'37"E	47.12'
L5	N46°28'07"W	15.16'
L6	S33°42'33"W	14.21'



MILBURN & DAVIS LEAGUE  
7.061 ACRE TRACT  
MILBURN & DAVIS LEAGUE, A-71  
AUSTIN COUNTY, TEXAS

DESCRIPTION OF A 7.061 acre tract (570,541 square feet) being and situated in the Milburn and Davis Leagues, Abstract No. 71, Austin County, Texas, being a portion of a called 25.421 acre tract conveyed to Walls 26 LLC, as recorded in Clark's File No. 241034 of the Austin County Official Records, said 7.061 acre tract being more particularly described as follows:

COMMENCING at a found 5 1/8-inch iron rod on the easterly right-of-way of 60-foot-wide Railroad Street, located at the east corner of a called 0.050 acre tract conveyed to Peter Draper, as recorded in Clark's File No. 090145 and the southeast corner of a called 7.223 acre tract conveyed to Peter Draper, as recorded in Clark's File No. 090202 of the Austin County Official Records, for the southeast corner of said Walls 26 LLC, called 25.421 acre tract and the herein described 7.061 acre tract:

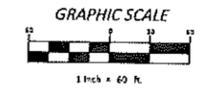
- THENCE North 45° 27' 55" East, along the southeast line of said Peter Draper called 7.223 acre tract, and the north-south line of said Walls 26 LLC called 25.421 acre tract, a distance of 414.93 feet to a set 5 1/8-inch iron rod with cap for the southeast corner of the POINT OF BEGINNING of the herein described 7.061 acre tract;
- THENCE North 43° 33' 55" East, along the southeast line of said Head Family Partnership, Ltd. and the northeast line of said Walls 26 LLC called 25.421 acre tract, a distance of 414.93 feet to a found 5 1/8-inch iron rod with cap for the southeast corner of the POINT OF BEGINNING of the herein described 7.061 acre tract;
- THENCE North 43° 33' 55" East, continuing along the southeast line of said Head Family Partnership, Ltd. and the northeast line of said Walls 26 LLC called 25.421 acre tract, a distance of 324.24 feet to a found 5 1/8-inch iron rod with cap for the southeast corner of a called 9.5151 acre tract conveyed to Gerardo Arevalo and Lorena Flores, as recorded in Clark's File No. 115534 of the Austin County Official Records, for the southeast corner of said Walls 26 LLC called 25.421 acre tract and the herein described 7.061 acre tract;
- THENCE South 65° 39' 11" East, along the southeast line of said Gerardo Arevalo and Lorena Flores called 9.5151 acre tract and the southeast line of said Walls 26 LLC called 25.421 acre tract, a distance of 712.28 feet to a found 5 1/8-inch iron rod for the southeast corner of a called 9.5151 acre tract conveyed to Robert W. Foster and Anna M. Foster, as recorded in Clark's File No. 061629 of the Austin County Official Records, for the southeast corner of said Walls 26 LLC called 25.421 acre tract and the herein described 7.061 acre tract;
- THENCE South 29° 42' 32" West, along the southeast line of said Robert W. Foster and Anna M. Foster called 9.5151 acre tract and the southeast line of said Walls 26 LLC called 25.421 acre tract, a distance of 426.40 feet to a set 5 1/8-inch iron rod with cap for the southeast corner of the herein described 7.061 acre tract;
- THENCE West and across said Walls 26 LLC called 25.421 acre tract the following courses and distances:
  - North 45° 22' 07" West, a distance of 227.34 feet to a set 5 1/8-inch iron rod with cap for the southeast corner of the herein described 7.061 acre tract;
  - South 45° 11' 22" West, a distance of 120.63 feet to a set 5 1/8-inch iron rod with cap for the southeast corner of the herein described 7.061 acre tract;
  - North 45° 22' 07" West, a distance of 69.10 feet to a set 5 1/8-inch iron rod with cap for the southeast corner of the herein described 7.061 acre tract;
  - North 45° 39' 55" East, a distance of 47.12 feet to a set 5 1/8-inch iron rod with cap for the southeast corner of the herein described 7.061 acre tract;
  - North 45° 22' 07" West, a distance of 404.29 feet to the POINT OF BEGINNING, containing 7.061 acres (307,551 square feet) of land.

STANDARD ABBREVIATIONS:	
F.I.D.	FOUND
I.R.	IRON ROD
W.I.C.A.P.	WITH CAP
I.P.	IRON PIPE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
C.F. NO.	CLERK'S FILE NUMBER
VOL.	VOLUME
PAGE	PAGE
A.C.O.R.	AUSTIN COUNTY DEED RECORDS
A.C.M.R.	AUSTIN COUNTY MAP RECORDS
A.C.O.R.	AUSTIN COUNTY OFFICIAL RECORDS
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE

AMENDING PLAT OF  
MILLBROOKE, SECTION 3  
A 7.061 ACRE TRACT OUT OF THE  
MILBURN & DAVIS LEAGUE, ABSTRACT NO. 71  
AUSTIN COUNTY, TEXAS  
28 LOTS 3 BLOCKS 5 RESERVES  
MAY 2025

A&S Engineers, Inc.  
10977 Stella Link Road  
Houston, TX 77025  
713 / 942 / 2700  
TEXAS SURVEYING FIRM No. 1019481

OTHER  
WALLS 26 LLC  
11210 BLUE AVE #200  
HOUSTON, TX 77036-5543  
JERRY LEBLANC, MEMBER  
A.L.E.B.L.A.N.C.@N.A.C.L.E.D.E.V.E.L.O.P.M.E.N.T  
636-822-7438



RESOLUTION No.2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALLIS, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

WHEREAS, the City Council of the City of Wallis desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Wallis to apply for funding under the Texas Community Development Block Grant Program;

WHEREAS, the City Council of the City of Wallis has reviewed and evaluated the city for identification of pedestrian centered economic activity and is formally designating the area identified by the following boundaries and outline on the map attached, as its official downtown district area.

**Boundaries of the Downtown District**

North: Highway 36/Commerce Street

South: Gresham Street

East: South 8<sup>th</sup> Street

West: 6527 Commerce Street

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WALLIS, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program.
2. That the City of Wallis commits to selecting an eligible project in the designated downtown area that meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.
3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Wallis is committing to provide \$50,000.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding. The \$50,000 will be provided by the Wallis Development Corporation as a cash contribution towards this Downtown Revitalization Project

Passed and approved this 18th day of March, 2026.

\_\_\_\_\_  
Patrick A. Parma, Mayor  
City of Wallis, Texas

\_\_\_\_\_  
Sheila Moseley, City Secretary  
City of Wallis, Texas

ATTEST:



RESOLUTION  
No. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF WALLIS, TEXAS AUTHORIZING WALLIS REPRESENTATIVES IN MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

WHEREAS, the City Council of Wallis desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of Wallis to participate in the Texas Community Development Block Grant Program; and

WHEREAS, the City Council of Wallis is committed compliance with federal, state, and program rules, including the current TxCDBG Project Implementation Manual; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WALLIS, TEXAS:

That the City Council directs and designates the following to act in all matters in connection with any grant application and the City's participation in the Texas Community Development Block Grant Program:

- The Mayor and Mayor Pro-Tem. shall serve as the Wallis' Chief Executive Officer and Authorized Representative to
  - execute a grant application and any subsequent contractual documents,
  - certify environmental review documents between the Texas Department of Agriculture and the City, and
  - certify the Payment Request form and/or other forms required for requesting funds to reimburse project costs, and
  - be assigned the role of Authorized Official in the TDA-GO grant management system.
- In addition to the above designated officials, should any grant be funded the Mayor, Mayor Pro-Tem, City Secretary, and City Consultant is authorized to
  - certify the Payment Request form and/or other forms required for requesting funds to reimburse project costs,
  - prepare and submit other financial documentation, and
  - be assigned the role of Project Director or Payment Processor in the TDA-GO grant management system.

Passed and approved this 18<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Patrick A. Parma, Mayor  
City of Wallis, Texas

\_\_\_\_\_  
Sheila Moseley, City Secretary  
City of Wallis, Texas

ATTEST:

ORDER OF CANCELLATION  
ORDEN DE CANCELAC/6N

The City of Wallis hereby cancels the election scheduled to be held on  
(official name of governing body)  
May 2, 2026 in accordance with Section 2.053(a) of the Texas  
(date on which election was scheduled to be held)  
Election Code. The following candidates have been certified as unopposed and are hereby  
elected as follows:

*El City of Wallis par la presente cancela la elecci6n que, de lo contrario,  
(nombre oficial de la entidad gobernante)  
se hubiera celebrado el May 2, 2026 de conformidad, con  
(Fecha en que se hubiera celebrado la elecci6n)  
la Secci6n 2.053(a) del C6digo de Elecciones de Texas. Los siguientes candidatos han sido  
certificados como candidatos Unicos y par la presente quedan elegidos como se haya indicado  
a continuaci6n:*

Candidate (Candidato)	Office Sought (Cargo al que presenta candidatura)
Clark Main Jr.	Councilmember
David Marek	Councilmember
Jimmy Lavergne	Councilmember

A copy of this order will be posted on Election Day at each polling place that would have been  
used in the election.

*El Dia de las Elecciones se exhibir6 una copia de esta orden en todas las mesas electorales que  
se hubieran utilizado en la elecci6n.*

\_\_\_\_\_  
Mayor  
Patrick Parma

\_\_\_\_\_  
Secretary (Secretaria)

March 18, 2026

\_\_\_\_\_  
Date of adoption (Fecha de adopci6n)