

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – NOVEMBER 25, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, NOVEMBER 25, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2ND FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY CLERK: KRYSTAL VALDEZ

COUNTY JUDGE JOHN WRAY

COMMISSIONERS:

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

PRECINCT 4 COMMISSIONER KYLE BUTLER

OPENING COURT:

COUNTY JUDGE CALLS MEETING TO ORDER, DECLARES QUORUM AND DECLARES NOTICES LEGALLY POSTED PURSUANT TO OPEN MEETINGS ACT.

INVOCATION AND PLEDGE OF ALLEGIANCE: *COUNTY COMMISSIONER PRECINCT 3 LOUIS PONDER*

CONSENT AGENDA: MINUTE ORDER 469.25

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM NOVEMBER 4TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 APPROVING THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM NOVEMBER 10TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.4 APPROVING THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM NOVEMBER 13TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE PCT. 1 JUDGE CHRIS MACON*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE PCT. 2 JACKIE MILLER, JR.*
- A.7 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE PCT. 3 JUDGE DAN COX*
- A.8 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE PCT. 4 JUDGE JAMES BRYANT*

- A.9 ACCEPTING OF THE TREASURER’S MONTHLY REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.026. - COUNTY TREASURER CHERYL CHAMBERS
- A.10 ACCEPTING OF THE CONSTABLE, PRECINCT 2 MONTHLY REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - CONSTABLE PRECINCT 2 CASEY BORDERS
- A.11 APPROVING TO INCREASE THE COUNTY CLERK’S OFFICE CHANGE FUND FROM \$250.00 TO \$500.00. – COUNTY CLERK KRYSTAL VALDEZ
- A.12 APPROVING OF AN INCREASE IN THE AMOUNT OF \$1,956.60 FROM THE ORIGINAL QUOTED AMOUNT OF \$172,659.24 THAT WAS APPROVED IN COURT ON OCTOBER 28TH, 2025 (MO 451.25, AGENDA ITEM A18). THIS INCLUDES ADDITIONAL MICROSOFT OFFICE 365 AND MICROSOFT TEAMS ROOM LICENSES FOR THE COUNTY OFFICES USING DIR-CPO-5237 WITH SHI GOVERNMENT SOLUTIONS, LLC IN THE AMOUNT OF \$122,483.16. THE RENEWAL TERM IS FOR DECEMBER 1ST, 2025 THROUGH NOVEMBER 30TH, 2026.
- A.13 APPROVING TO RENEW MICROSOFT OFFICE 365 AND MICROSOFT TEAMS ROOMS LICENSES FOR THE SHERIFF’S OFFICE USING DIR-CPO-5237 WITH SHI GOVERNMENT SOLUTIONS, LLC IN THE AMOUNT OF \$122,486.13. THE RENEWAL TERM IS FOR DECEMBER 1ST, 2025 THROUGH NOVEMBER 30TH, 2026.
- A.14 APPROVING TO ADVERTISE AND SOLICIT BIDS FOR LANDSCAPE AND MOWING SERVICES FOR ELLIS COUNTY FACILITIES.
- A.15 APPROVING TO ADVERTISE AND SOLICIT BIDS FOR WHOLESALE GAS AND DIESEL.
- A.16 APPROVING TO ADVERTISE AND SOLICIT BIDS FOR SPECIALTY EMULSIONS.
- A.17 APPROVING TO DECLARE THE LISTED ITEMS AS SURPLUS TO BE DISPOSED OF IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT §263 FOR ROAD AND BRIDGE PRECINCTS 1, 3, AND 3:
1. 2015 MACK CXU613 PINNACLE VIN 1M1AW07Y1FM047635
 2. 2018 FORD F-750 VIN 1FDNF7AY2HDB07553
 3. 2018 PJ TRAILER VIN 4P5LD3226J1289730
 4. 2005 MOBARK 12 BLIZZARD CHIPPER SERIAL #70718
 5. 1997 DURACO DURA PATCHER 81DJ VIN T04039D562496
 6. 2018 VANTAGE VIN 4E7AA3926JARA5901
 7. 2004 GRADALL 3100XL VIN 0210012430
 8. ONE (1) BENNETT FUEL DISPENSER UNLEADED
 9. ONE (1) BENNETT FUEL DISPENSER DIESEL
 10. ONE (1) HOTPOINT GAS RANGE
 11. ONE (1) SODA/SNACK VENDING MACHINE
- A.18 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF J.J. ESTATES, LOT 1, BLOCK A. THE ± 1.132-ACRE SITE IS LOCATED ± 2,980 FEET SOUTHWEST OF THE INTERSECTION OF SOUTH I-45 SERVICE ROAD AND RISINGER ROAD, PALMER, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:
1. LABEL THE SERVICE ROAD NAME ON THE PLAT DRAWING.
 2. LABEL THE PROPOSED TEN (10) FOOT UTILITY EASEMENT AS OVERHEAD OR UNDERGROUND ON THE PLAT DRAWING.
 3. ADD AN ADDRESS TO THE OWNER CONTACT BLOCK ON PAGE 2 OF THE PLAT.
 4. THE OWNERSHIP INFORMATION FOR THE ADJACENT 1.020-ACRE TRACT APPEARS TO BE INCORRECT. REVIEW AND UPDATE ACCORDINGLY.

5. THE RECORD CALL ON THE PLAT DRAWING FOR THE NORTHWEST LINE OF SAID 1.128-ACRE TRACT APPEARS TO DIFFER FROM THE RECORD CALL WITHIN INSTRUMENT NO. 2507451. REVIEW AND UPDATE ACCORDINGLY.
 6. THE FOLLOWING DIRECTIONAL WITHIN THE METES AND BOUNDS DESCRIPTION APPEARS TO BE INCORRECT: "N 52°50'55" E, 264.06 FEET TO THE SOUTHEAST CORNER OF SAID 1.128-ACRE JG&A INVESTMENTS TRACT...". REVIEW AND UPDATE ACCORDINGLY.
 7. IDENTIFY THE FOLLOWING FORMS OF MEASURE WITHIN THE LEGEND: R, L, LC, AND CA.
 8. THE DEED RECORD BEARINGS AND MEASUREMENTS WEST OF THE 1.128-ACRE TRACT ARE MISSING ON THE PLAT DRAWING. REVIEW AND UPDATE ACCORDINGLY.
 9. LABEL THE SECOND SURVEY BENCHMARK ON THE PLAT DRAWING.
 10. LABEL MATT ROAD AND RISINGER ROAD ON THE LOCATION MAP. NEWTON ROAD IS INCORRECT WEST OF S I-45.
 11. LABEL OR REMOVE THE RECTANGULAR BOXES FOUND WITHIN THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 45 ON THE PLAT DRAWING.
 12. CLEAN UP THE PLACEMENT OF THE EASEMENT LABELS ON THE PLAT DRAWING FOR OVERALL CLARITY.
- A.19 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF LOS NOGALES RANCH, LOT 1, BLOCK A. THE ± 63.00-ACRE SITE IS LOCATED ± 4,090 FEET SOUTHWEST OF THE INTERSECTION OF RISINGER ROAD AND SOUTH I-45 SERVICE ROAD, PALMER, ROAD AND BRIDGE PRECINCT No.1. SUBJECT TO THE FOLLOWING CONDITIONS:
1. PROOF OF WATER METER INSTALLATION FROM THE WATER UTILITY PROVIDER IS REQUIRED PRIOR TO THE FILING OF THIS PLAT.
 2. IT APPEARS THE RESIDUAL 10.584 ACRES (PIDs 277644 & 256643) IS LANDLOCKED BY THIS PLAT. LABEL ANY ACCESS EASEMENTS ON THE PLAT DRAWING.
 3. IDENTIFY THE TYPE OF PLAT WITHIN THE TITLE BLOCK (I.E., FINAL, PRELIMINARY, ETC.).
 4. UPDATE OWNERSHIP INFORMATION FOR THE ADJACENT FRUMKIN-FALCO REVOCABLE TRUST, UTA TRACT 1, AND FRANCISCO SOLAR TRACT ON THE PLAT DRAWING AND WITHIN THE WRITTEN DESCRIPTION.
 5. IDENTIFY IF THE CALLS IN PARENTHESES ON THE PLAT DRAWING ARE DEED OR GROUND CALLS.
 6. IDENTIFY MONUMENTS FOR THE NEW PROPERTY LINE ALONG RISINGER ROAD ON THE PLAT DRAWING.
 7. FM 916 IS NOT WITHIN THE VICINITY OF THIS PROPERTY. REMOVE FM 916 FROM THE VICINITY MAP.
 8. IDENTIFY THE CITY OF PALMER'S EXTRATERRITORIAL JURISDICTION (ETJ) LIMIT ON THE PLAT DRAWING.
 9. ACCORDING TO THE COUNTY'S MASTER THOROUGHFARE PLAN, RISINGER ROAD IS CLASSIFIED AS AN EXISTING PRINCIPAL ARTERIAL ROAD (REQUIRING A RIGHT-OF-WAY DEDICATION OF 140 FT). HOWEVER, IN ACCORDANCE WITH TLGC §232.102, THE MAXIMUM RIGHT OF WAY THAT WE CAN REQUIRE IS 120 FT., UNLESS THE REQUIREMENT IS CONSISTENT WITH THE ADOPTED REGIONAL THOROUGHFARE PLAN. THEREFORE, SIXTY (60) FEET OF RIGHT-OF-WAY MEASURED FROM THE CENTERLINE OF RISINGER ROAD IS TO BE DEDICATED BY THIS PLAT. REVIEW AND UPDATE PLAT.
 10. UPDATE THE DATE WITHIN THE OWNER AND COURT SIGNATURE BLOCKS.
 11. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK.
- A.20 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF CHRISTOPHER ADDITION, LOT 1, BLOCK A. THE ± 2.00-ACRE SITE IS LOCATED ± 1,135 FEET EAST OF THE INTERSECTION OF MCCRADY ROAD AND NORTH ANTHONY ROAD, ENNIS, ROAD AND BRIDGE PRECINCT No.2. SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE NOTARY STATEMENT WITHIN THE PROVIDED WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)" FORM IS INCOMPLETE. AT THE TIME THE PLAT IS TO BE FILED, PROVIDE A CORRECTED FORM.
 2. IDENTIFY THE TYPE OF PLAT WITHIN THE TITLE BLOCK.
 3. ADD ALL DEED RECORD CALLS TO THE PLAT DRAWING.

4. WITHIN THE VICINITY MAP, PLEASE UPDATE ANTHONY TO BE N ANTHONY ROAD.
 5. UPDATE THE FRONT BUILDING SETBACK LINE TO BE TWENTY-FIVE (25) FEET.
 6. REMOVE THE ADDITIONAL "2." FOUND WITHIN GENERAL NOTE NO. 2 ON THE PLAT.
 7. UPDATE THE OWNER'S NAMES TO DAVID CHRISTOPHER AND MELISSA A. CHRISTOPHER WITHIN THE OWNER'S DEDICATION AND NOTARY STATEMENT.
- A.21 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF DUKE ACRES, LOTS 1 & 2, BLOCK A. THE ± 3.005-ACRE SITE IS LOCATED ± 545 FEET NORTHWEST OF THE INTERSECTION OF W CROSSMAIN STREET AND MOORE ROAD, PARTIALLY LOCATED WITHIN THE CITY LIMITS AND THE ETJ OF THE CITY OF MILFORD, ROAD AND BRIDGE PCT. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
1. INSTRUMENT NO. 1901188 INDICATES THE PROPERTY IS SITUATED IN THE THOMAS S. MOORE SURVEY, ABSTRACT NO. 672, WHEREAS THE PLAT INDICATES ABSTRACT NO. 674. REVIEW AND UPDATE ACCORDINGLY.
 2. THIS PROPERTY IS PARTIALLY LOCATED WITHIN THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MILFORD. UPDATE THE DRAWING AND APPLICABLE WRITTEN DESCRIPTION TO REFLECT THIS REVISION.
 3. UPDATE THE OWNERSHIP INFORMATION FOR THE 2.209-ACRE TRACT TO MICHAEL D. DUKE AND LORI D. DUKE, INSTRUMENT NO. 1901188. THE PLAT AND WRITTEN DESCRIPTION IDENTIFY THE PREVIOUS OWNER.
 4. WITHIN THE THIRD PARAGRAPH OF THE METES AND BOUNDS, PLEASE INDICATE THE TYPE OF MEASURE FOR THE VALUE: 310.40.
 5. WITHIN THE WRITTEN DESCRIPTION, PLEASE ENSURE THE CORRECT USE OF THE WORD "ACRE" IS USED VERSUS "ACRES".
 6. UPDATE THE OWNERSHIP INFORMATION WITHIN THE WRITTEN DESCRIPTION AND PLAT DRAWING FOR THE ADJACENT BOBBIE J. POGUE TRACT AND SAVE & EXCEPT TRACT.
 7. THE NINTH PARAGRAPH OF THE METES AND BOUNDS DESCRIBES A POINT IN THE CENTER OF W CROSSMAIN STREET, WHEREAS THE PLAT DRAWING INDICATES A SET MAG. NAIL. REVIEW AND UPDATE ACCORDINGLY.
 8. THE TENTH PARAGRAPH OF THE METES AND BOUNDS DESCRIBES A POINT FOR THE WEST CORNER OF THE 2.209 TRACT, WHEREAS THE PLAT DRAWING INDICATES A SET ½ INCH S.R.C. REVIEW AND UPDATE ACCORDINGLY.
 9. THE LAST PARAGRAPH OF THE METES AND BOUNDS INDICATES THE TOTAL ACREAGE IS 1.363 ACRES. REVIEW AND UPDATE.
 10. ADD ALL LOT DIMENSIONS TO THE PLAT DRAWING.
 11. CONFIRM HOW CLOSE THE INTERIOR PROPOSED LOT LINE IS TO THE EXISTING STRUCTURE AT 711 W WATER STREET. THE MOVEMENT OF LOT LINES MAY BE NECESSARY TO COMPLY WITH REGULATIONS.
 12. REVISE THE PLAT DRAWING TO REFLECT ANY UTILITY EASEMENTS AS DRAINAGE AND UTILITY EASEMENTS.
 13. ADD THE DEED RECORD CALL FOR THE NORTHEAST LINE OF THE 0.7986-ACRE TRACT TO THE PLAT DRAWING.
 14. PLEASE LABEL THE EXISTING RIGHT-OF-WAY FOR W CROSSMAIN STREET ON THE PLAT DRAWING.
ADDITIONAL RIGHT-OF-WAY DEDICATION MAY BE NECESSARY IF THERE IS NOT AN EXISTING THIRTY (30) FEET OF RIGHT-OF-WAY MEASURED AT THE CENTERLINE OF W CROSS MAIN STREET FOR LOT 2.
 15. UPDATE W. CROSSMAIN TO BE W CROSSMAIN STREET ON THE PLAT DRAWING.
 16. LABEL TWO (2) SURVEY BENCHMARKS SET BY THE SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL – 4202) ON THE PLAT DRAWING.
 17. UPDATE THE VICINITY MAP TO SHOW THE LOCATION OF W WATER STREET AND W CROSSMAIN STREET.
 18. ADD THE LOCATION OF THE CITY LIMIT LINE FOR THE CITY OF MILFORD ON THE PLAT DRAWING.
 19. LABEL THE EXTRATERRITORIAL JURISDICTION (ETJ) FOR THE CITY OF MILFORD ON THE PLAT DRAWING.
 20. WITHIN THE GENERAL PLAT NOTES, PLEASE UPDATE THE FEMA MAP PANEL NO. TO BE 48139C0475F, EFFECTIVE DATE JUNE 3, 2013.

21. THE TITLE BLOCK INDICATES THE TOTAL ACREAGE IS 3.005, HOWEVER, THE SUM OF THE VALUES IN THE PLAT DRAWING EQUATES TO 3.004 ACRES. REVIEW AND UPDATE ACCORDINGLY.
 22. UPDATE THE OWNER'S NAMES THROUGHOUT THE PLAT TO BE MICHAEL D. DUKE AND LORI D. DUKE, TO MATCH THE RECORDED OWNER'S INFORMATION.
 23. IT APPEARS THERE IS A MISSING CALL WITHIN THE METES AND BOUNDS AND LABEL ON THE PLAT DRAWING FOR THE PROPERTY LINE ALONG W WATER STREET. REVIEW AND UPDATE ACCORDINGLY.
 24. ADD A SIGNATURE BLOCK FOR THE CITY OF MILFORD TO THE PLAT.
- A.22 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF J. BARKER ADDITION, LOT 1, BLOCK A. THE ± 2.116-ACRE SITE IS LOCATED ± 1,580 FEET WEST OF THE INTERSECTION OF EAST FM 875 AND LONE ELM ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE ADJACENT PROPERTY, OWNED BY A-AFFORDABLE BOAT, RV & MINI STORAGE – WAXAHACHIE LLC, CURRENTLY OPERATES AN OSSF THAT PARTIALLY CROSSES PROPERTY LINES WITHIN THIS PROPOSED PLAT. AS PREVIOUSLY DISCUSSED ON OCTOBER 27TH, 2025, THIS PLAT IS NOT TO BE FILED UNTIL THE ADJACENT OWNER'S OSSF IS EITHER RELOCATED OR AN ALTERNATIVE SOLUTION MEETING ELLIS COUNTY'S SEPTIC REGULATIONS WITHIN ORDER NO. 134.24 IS FOUND AND EXECUTED.
 2. UPDATE THE METES AND BOUNDS DESCRIPTION TO INCLUDE THE OFFICIAL PUBLIC RECORD INFORMATION FOR THE OWNER, JIRI GEORGE DOLEZAL.
 3. REMOVE THE GROSS PLAT VALUE LABELS FROM THE PLAT DRAWING FOR LOT 1.
 4. THE TOTAL ACREAGE WITHIN THE WRITTEN DESCRIPTION IS 92,174 SQUARE FEET OR 2.116 ACRES, WHEREAS THE SUM OF THE VALUES INDICATED IN THE PLAT DRAWING EQUATES TO 92,219 SQUARE FEET OR 2.117 ACRES. REVIEW AND UPDATE ACCORDINGLY.
 5. UPDATE THE WRITTEN DESCRIPTION TO REFERENCE THE CURRENT ADJACENT PROPERTY OWNERS WITH RECORDING INFORMATION.
 6. LABEL THE OWNER'S NAME AND RECORD INFORMATION FOR PARCEL NO. 284352 ON THE PLAT DRAWING.
 7. ON THE PLAT DRAWING, LABEL ALL DEED CALLS WITHIN INSTRUMENT NO. 2426224 THAT DIFFER FROM THE PLAT CALLS. IDENTIFY PARCEL 1 AND PARCEL 2 ON THE PLAT DRAWING AS INDICATED IN THE DEED.
 8. THE VICINITY MAP APPEARS TO INDICATE A SUBDIVISION DIRECTLY SOUTH OF THIS PROPERTY AND NORTH OF LONE ELM ROAD; HOWEVER, THERE ARE NO STREETS IN THIS AREA. REVIEW AND UPDATE ACCORDINGLY.
 9. LABEL THE LOCATION OF THE LIMITS OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION (ETJ) ON THE PLAT DRAWING.
 10. ADD A GENERAL PLAT NOTE STATING: ON JANUARY 21ST, 2025, THE CITY OF WAXAHACHIE RELEASED PARCEL ID NOS. 138405, 179461, AND 284352 FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION (ETJ) – ORDINANCE NO. 3592, INSTRUMENT NO. 2502404.
 11. UPDATE FM 875 TO E FM 875 ON THE PLAT DRAWING.
 12. ADD A TWENTY (20) FOOT FRONT DRAINAGE AND UTILITY EASEMENT TO THE PLAT DRAWING.
 13. LABEL THE EXISTING RIGHT-OF-WAY DEDICATION FOR E FM 875. ACCORDING TO ELLIS COUNTY'S MASTER THOROUGHFARE PLAN, SIXTY (60) FEET OF RIGHT-OF-WAY IS REQUIRED FROM THE CENTERLINE OF E FM 875. ADDITIONAL DEDICATION MAY BE REQUIRED.
 14. LABEL THE FRONT, SIDE, AND REAR EASEMENTS AS DRAINAGE AND UTILITY EASEMENTS. SEE THE ATTACHED SAMPLE PLAT.
 15. PRINT THE OWNER'S NAME WITHIN THE OWNER'S CERTIFICATE AND SIGNATURE LINE AS SHOWN WITHIN THE RECORDED DEED.
 16. UPDATE THE LANGUAGE WITHIN THE OWNER'S CORRESPONDING NOTARY STATEMENT TO INCLUDE THE OWNER'S NAME AS SHOWN ON THE SAMPLE PLAT.
 17. UPDATE THE COMMISSIONER'S NAME FOR PRECINCT NO. 2 TO LANE GRAYSON WITHIN THE COURT SIGNATURE BLOCK. THE LAST NAME AND FIRST NAME ARE REVERSED.

18. RELOCATE OR ADJUST THE BEARING AND DISTANCE LABELS AS SHOWN WITHIN THE EASEMENTS ON THE PLAT DRAWING FOR INCREASED LEGIBILITY.
- A.23 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF JUDY'S ADDITION, LOTS 1-6, BLOCK A. THE ± 20.312-ACRE SITE IS LOCATED ± 1,955 FEET SOUTHWEST OF THE INTERSECTION OF JUDY'S LANE AND MORGAN ROAD, ITALY, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
 1. PLEASE PROVIDE A CORRECTED WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)" FORM. THE NOTARY STATEMENT IN THE PROVIDED FORM IS INCORRECT.
 2. CONTINUED COMPLIANCE WITH THE CONDITIONS PLACED IN THE APPROVED ROAD FRONTAGE VARIANCE (MINUTE ORDER NO. 346.25) AND THE ROAD IMPROVEMENT AGREEMENT (MINUTE ORDER NO. 413.25) IS REQUIRED.
- A.24 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF LAZY J ACRES, PHASE 2. THE ± 5.00-ACRE SITE IS LOCATED ± 2,610 FEET SOUTHEAST OF THE INTERSECTION OF GREATHOUSE ROAD AND OLD MAYPEARL ROAD, IN THE ETJ OF THE CITY OF MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
 1. IDENTIFY THE TYPE OF PLAT WITHIN THE TITLE BLOCK.
 2. LABEL THE MONUMENT FOR THE END OF L1.
 3. OLD MAYPEARL ROAD IS LABELED INCORRECTLY WITHIN THE VICINITY MAP. REVISE THE MAP TO INCLUDE BEARDEN ROAD.
 4. THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MAYPEARL. UPDATE THE PLAT TITLE BLOCK AND WRITTEN DESCRIPTION TO INCLUDE THIS JURISDICTION.
 5. REVISE THE WRITTEN DESCRIPTION TO REFERENCE THE GUIN/GUIN-SMITH TRACTS ACCORDINGLY.
- A.25 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF McCLARY PLACE, LOTS 1 & 2, BLOCK A. THE ± 4.211-ACRE SITE IS LOCATED ± 1,275 FEET NORTHEAST OF THE INTERSECTION OF BEE CREEK SCHOOL HOUSE ROAD AND FM 308, GRANDVIEW, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THIS PLAT WILL NOT BE FILED UNTIL A SHARED WELL AGREEMENT FOR WELL PGCD- 003617 IS FILED, AND THE PLAT INCLUDES THE FILED INSTRUMENT NUMBER OF SAID AGREEMENT.
 2. CONFIRM IF THERE WILL BE AN UPDATE TO THE CONDITIONS WITHIN THE PROPOSED SHARED WELL AGREEMENT, AND/OR EXISTING SHARED WELL AGREEMENT FOR PGCD-003617.
 3. PROVIDE A CORRECTED, SIGNED, AND NOTARIZED WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)" FORM IDENTIFYING THE NEW LEGAL DESCRIPTION OF THE PROPERTY.
 4. INSTRUMENT NO. 2502919 INDICATES THAT BRAZOS CREEK HOLDINGS, LLC IS THE OWNER OF THE SAME TRACT IDENTIFIED AS TRACT 2 TO DARIN & TONIA McCLARY IN INSTRUMENT NO. 2025982. REVIEW AND CONFIRM THIS INFORMATION AND UPDATE THE PLAT ACCORDINGLY.
 5. LABEL THE WIDTH OF THE NARROWEST PART OF LOT 1 ON THE PLAT DRAWING. PER ECQGI VOLUME I, SECTION IV(A)(1)(III)(B), THE NARROWEST POINT OF A LOT SHALL BE A MINIMUM WIDTH OF THIRTY (30) FEET. ADJUSTMENT OF LOT LINES MAY BE NECESSARY TO MEET REGULATIONS.
 6. UPDATE THE PLAT TO LABEL ALL EASEMENTS AS DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON THE SAMPLE PLAT.
 7. UPDATE THE REAR SETBACK EASEMENTS FOR LOTS 1 & 2 TO TWENTY (20) FEET ON THE PLAT DRAWING.
 8. IDENTIFY THE LOCATION OF WELL PGCD-003617 ON THE PLAT DRAWING.

9. A GENERAL NOTE WITHIN THE PLAT REFERENCES INSTRUMENT NO. 2514343 FOR A SHARED WELL AGREEMENT; HOWEVER, THE SAID AGREEMENT DOES NOT ALLOW FOR THE ADDITIONAL PROPOSED LOTS. REVIEW AND UPDATE ACCORDINGLY.
10. ADD THE FOLLOWING NOTES TO THE OWNER'S CERTIFICATE:
 - A. LOTS 1 AND 2 OF McCLARY PLACE WILL USE GROUNDWATER AS THE SOURCE OF WATER SUPPLY. EACH LOT UTILIZING GROUNDWATER AS THE SOURCE OF WATER SUPPLY SHALL ADHERE TO THE REQUIREMENTS OF THE PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT AND MAINTAIN ITS WELL REGISTRATION.
 - B. IN THE EVENT THE PROPERTY IS FURTHER DIVIDED, CONVEYED IN PART, OR SOLD, OR IN THE EVENT A PORTION OF THE PROPERTY IS DEDICATED TO PUBLIC RIGHT OF WAY OR EASEMENT, THE WELL OWNER MUST REMAIN OWNERSHIP OF THE ACREAGE OR GROUNDWATER RIGHTS NECESSARY TO MAINTAIN COMPLIANCE WITH THE TRACT SIZE AND SPACING REQUIREMENTS OF THE DISTRICT RULES FOR A WELL REGISTRATION OR PERMIT WITH THE DISTRICT TO REMAIN VALID.
- A.26 APPROVING A PLATTING EXEMPTION FROM PARCEL ID NO. 187949 AND 187950, AS STATED IN TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0015(E). THE \pm 1.913-ACRE SITE IS LOCATED \pm 1,085 FEET NORTHEAST OF THE INTERSECTION OF KINFOLK LANE AND RIDDLE ROAD, IN THE ETJ OF THE CITY OF ITALY, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
 1. RELABEL THE PROPOSED FUTURE RIGHT-OF-WAY DEDICATION ON THE GRANTEE'S SURVEY TO 30 FT. ALONG KINFOLK LANE. THE PROPERTY IS REQUIRED TO DEDICATE THE APPROPRIATE RIGHT-OF-WAY IN ACCORDANCE WITH THE COUNTY'S THOROUGHFARE PLAN AT THE TIME OF PLATTING.
 2. LABEL THE ACREAGE OF EACH TRACT AFTER THE SUBDIVISION ON THE SURVEY EXHIBIT.
 3. NO FURTHER SUBDIVISION OF THIS ENTIRE \pm 1.913-ACRE SITE SHALL OCCUR UNTIL IT MEETS THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
 4. AS STATED IN TEXAS LGC 232.0015 (E), IF ANY PIECE OF THIS PROPERTY SELLS OUTSIDE OF THE FAMILY, THE ENTIRE PROPERTY SHALL BE PLATTED PRIOR TO ITS SALE.
 5. ADHERENCE TO ANY OTHER REGULATIONS RELATING TO THIS PARTICULAR PLAT EXEMPTION AND OTHER DOCUMENTS SIGNED AS PART OF THIS APPLICATION.
 6. APPROVAL OF THIS PLATTING EXEMPTION REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.
- A.27 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF BLACKHAWK ADDITION, LOTS 1 & 2. THE \pm 14.682-ACRE SITE IS LOCATED \pm 2,440 FEET NORTHWEST OF THE INTERSECTION OF V.V. JONES ROAD AND SOUTH US HIGHWAY 67, LOCATED PARTIALLY WITHIN THE ETJ OF THE CITY OF VENUS AND THE CITY OF GRAND PRAIRIE, ROAD AND BRIDGE PCT. 4. SUBJECT TO THE FOLLOWING CONDITIONS:
 1. AT THE TIME THE PLAT IS TO BE FILED, PLEASE PROVIDE A SIGNED AND NOTARIZED WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)" FORM.
 1. REMOVE "(INST. NO.)" FROM THE FIRST PARAGRAPH OF THE PROPERTY DESCRIPTION.
 2. REMOVE THE BOX LABELING "14.682 AC (639,544 SQ. FT.)" FROM LOT 1 ON THE PLAT DRAWING.
 3. LABEL THE EXTRATERRITORIAL JURISDICTION (ETJ) FOR BOTH THE CITY OF VENUS AND THE CITY OF GRAND PRAIRIE ON THE PLAT DRAWING AND UPDATE THE WRITTEN DESCRIPTION AND PLAT TITLE BLOCK.
 4. ADD THE CITY LIMIT LINE FOR THE CITY OF VENUS TO THE PLAT DRAWING.
 5. THE CALLS FOR C1 WITHIN THE WRITTEN DESCRIPTION DIFFER FROM THE CURVE TABLE. REVIEW AND UPDATE ACCORDINGLY.
 6. ADD ALL DEED RECORD CALLS TO THE PLAT DRAWING.

7. ADD A TWENTY-FIVE (25) FOOT FRONT BUILDING SETBACK LINE TO LOT 2 ALONG HERITAGE HILLS PARKWAY AND A FORTY (40) FOOT FRONT BUILDING SETBACK LINE TO LOT 1 ALONG V V JONES ROAD.
 8. LABEL ALL DRAINAGE AND UTILITY EASEMENTS ON THE PLAT DRAWING AS SHOWN ON THE SAMPLE PLAT.
 9. IN ACCORDANCE WITH THE COUNTY'S MASTER THOROUGHFARE PLAN, SIXTY (60) FEET OF RIGHT-OF-WAY DEDICATION FROM THE CENTERLINE OF V V JONES ROAD IS REQUIRED. PLEASE UPDATE THE PLAT DRAWING, INCLUDING PROPERTY MONUMENTS, ACCORDINGLY.
 10. PRINT THE OWNER'S NAME, INCLUDING THE AUTHORIZED REPRESENTATIVE'S NAME, WITHIN THE OWNER'S CERTIFICATION, NOTARY STATEMENT, AND SIGNATURE LINE.
 11. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK.
 12. ADD RECORDING INFORMATION FOR ONCOR'S EASEMENT TO THE PLAT DRAWING.
 13. LABEL WHEATFIELD DRIVE AS A PRIVATE DRIVE ON THE PLAT DRAWING.
- A.28 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF HINENI MEADOW, LOT 1, BLOCK A. THE ± 6.004-ACRE SITE IS LOCATED ± 590 FEET NORTH OF THE INTERSECTION OF BRYSON LANE AND DEMPSY LANE, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PCT. 4. SUBJECT TO THE FOLLOWING CONDITIONS:
1. PROVIDE AN ORIGINAL SIGNED AND NOTARIZED WAIVER OF TAKINGS IMPACT ASSESSMENT (TIA) FORM TO BE PICKED UP BY COUNTY STAFF.
 2. PAYMENT OF \$522.50 IN PLAT APPLICATION FEES TO BE PAID BY THE CITY OF MIDLOTHIAN DIRECTLY TO THE COUNTY.
 3. PAYMENT OF \$99.00 IN PLAT FILING FEES TO BE PAID BY THE APPLICANT DIRECTLY TO THE COUNTY.
- A.29 APPROVING OF THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT'S (DOD) MONTHLY FINANCIAL REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.30 APPROVING OF THE ELLIS COUNTY ENGINEERING DEPARTMENTS MONTHLY FINANCIAL REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *COUNTY ENGINEER ZACH GERICH*

FINANCIAL CONSENT:

- F.1 ACCEPTING OF THE JUROR DONATIONS BY VETERANS SERVICES OFFICE IN THE AMOUNT OF \$2,760.00 AS UNANTICIPATED REVENUE:
 - INCREASE 001-0070-506330 (VETERANS SERVICES – JURY DONATIONS) BY \$2,760.00 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.2 ACCEPTING OF A PRIVATE DONATION FROM JANE HAWKINS FOR VETERANS TREATMENT COURT IN THE AMOUNT OF \$25.00 AS UNANTICIPATED REVENUE:
 - INCREASE 001-0190-500998 (VETERANS TREATMENT COURT EXPENSES) BY \$25.00 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.3 ACCEPTING OF ADMINISTRATION FEES BY THE TREASURER'S OFFICE IN THE AMOUNT OF \$20,000.00 AS UNANTICIPATED REVENUE:
 - INCREASE 001-0400-505020 (FULL-TIME SALARIES) BY \$20,000.00 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*

- F.4 ACCEPTING OF INSURANCE REIMBURSEMENT IN THE AMOUNT OF \$33,409.28 AS UNANTICIPATED REVENUE:
 - INCREASE 011-0704-509090 (REPAIRS/PARTS) BY \$33,409.28
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.5 ACCEPTING OF SALE OF MATERIAL FROM HLHR BY ROAD AND BRIDGE PRECINCT 3 IN THE AMOUNT OF \$129.60 AS UNANTICIPATED REVENUE:
 - INCREASE 005-0703-570000 (CONTINGENCY-SURPLUS) BY \$129.60
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.6 ACCEPTING OF COURT RELATED FEES BY THE CONSTABLE PRECINCT #2 OFFICE IN THE AMOUNT OF \$6,838.38 AS UNANTICIPATED REVENUE:
 - INCREASE 001-0612-509970 (OUT OF COUNTY WRIT) BY \$6,838.38
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.7 FY2025 LINE-ITEM TRANSFER – *JUVENILE SERVICES CHIEF JUVENILE PROBATION OFFICER CHELSEA SMITH*
 DECREASE 008-0421-505035 (TEMPORARY SALARIES) BY \$150,347.00
 INCREASE 008-0421-505025 (PART-TIME SALARIES) BY \$148,000.00
 INCREASE 008-0421-508190 (COMPUTER EQUIPMENT) BY \$1,622.00
 INCREASE 008-0421-505050 (LONGEVITY) BY \$725.00
- F.8 FY2025 LINE-ITEM TRANSFER – *JUVENILE SERVICES CHIEF JUVENILE PROBATION OFFICER CHELSEA SMITH*
 DECREASE 066-0422-508680 (CONTRACT SERVICES) BY \$2,000.00
 INCREASE 066-0422-508350 (TRAINING) BY \$2,000.00
- F.9 FY2025 LINE-ITEM TRANSFER – *JUVENILE SERVICES CHIEF JUVENILE PROBATION OFFICER CHELSEA SMITH*
 DECREASE 008-0420-505020 (FULL-TIME SALARIES) BY \$15,000.00
 DECREASE 008-0420-505500 (EMPLOYEE INSURANCE) BY \$53,000.00
 DECREASE 008-0420-505025 (PART-TIME SALARIES) BY \$32,000.00
 DECREASE 008-0420-505010 (JUVENILE BOARD SALARIES) BY \$12,500.00
 DECREASE 008-0421-505020 (FULL-TIME SALARIES) BY \$40,000.00
 INCREASE 008-0420-508770 (JUVENILE MEDICAL) BY \$200.00
 INCREASE 008-0420-508780 (JUVENILE RESIDENTIAL) BY \$133,000.00
 INCREASE 008-0420-508970 (SUBSTANCE ABUSE SERVICES) BY \$1,900.00
 INCREASE 008-0420-508990 (OTHER PROGRAMS & GROUPS) BY \$17,400.00
- F.10 FY2025 LINE-ITEM TRANSFER – *JUVENILE SERVICES CHIEF JUVENILE PROBATION OFFICER CHELSEA SMITH*
 DECREASE 008-0421-505035 (TEMPORARY SALARIES) BY \$66,847.00
 DECREASE 008-0421-505020 (FULL-TIME SALARIES) BY \$1,000.00
 DECREASE 008-0421-508822 (FOOD) BY \$5,000.00
 INCREASE 008-0420-505540 (RETIREMENT) BY \$41,384.00
 INCREASE 008-0420-508450 (JUVENILE DETENTION SERVICE) BY \$21,504.00
 INCREASE 008-0420-505530 (SOCIAL SECURITY) BY \$9,959.00
- F.11 FY2025 LINE-ITEM TRANSFER – *COUNTY COURT AT LAW 1 JIM CHAPMAN*
 DECREASE 001-0380-508320 (VISITING JUDGE) BY \$3,053.13
 INCREASE 001-0380-507030 (TELEPHONE) BY \$106.22
 INCREASE 001-0380-508190 (COMPUTER EQUIPMENT) BY \$2,858.73

INCREASE 001-0380-508350 (STAFF TRAINING/CONFERENCE) BY \$88.18

- F.12 FY2026 LINE-ITEM TRANSFER – *COUTY COMMISSIONER PRECINCT 3 LOUIS PONDER*
DECREASE 011-0704-570000 (CONTINGENCY) BY \$400,000.00
INCREASE 011-0704-509150 (ASPHALT) BY \$400,000.00

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

REGULAR AGENDA

PURCHASING:

MINUTE ORDER 470.25 (2.1) APPROVING TO PURCHASE HVAC AND MECHANICAL EQUIPMENT PREVENTATIVE MAINTENANCE SERVICES FOR THE ELLIS COUNTY JAIL IN AN ANNUAL AMOUNT OF \$109,492.00 USING THE CHOICE PARTNERS COOPERATIVE CONTRACT 24/047TC-20 WITH HERITAGE AIR SERVICES LLC.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 471.25 (2.2) AUTHORIZING THE COUNTY JUDGE TO EXECUTE LEASE AGREEMENTS WITH AMERICAN NATIONAL LEASING FOR THREE VEHICLES. TWO (2) 2026 CHEVROLET SILVERADO POLICE PATROL VEHICLES FOR CONSTABLE PRECINCT 1 IN THE AMOUNT OF \$88,531.40, AND A 2026 FORD F-150 RESPONDER FOR CONSTABLE PRECINCT 4 IN THE AMOUNT OF \$72,194.64.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 472.25 (2.3) APPROVING THE PURCHASE OF A 2026 MACK PINNACLE TRUCK FROM BRUCKNER'S TRUCK AND EQUIPMENT USING HGAC CONTRACT #HT06-20 IN AN AMOUNT OF \$183,470.00 FOR ROAD AND BRIDGE PRECINCT 1 WITH 80% BEING REIMBURSED THROUGH THE TERP GRANT PROGRAM.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

ADMINISTRATIVE:

MINUTE ORDER 473.25 (3.1) APPROVING OF OFFICE LOCATIONS IN THE NEWLY RENOVATED AREAS OF THE COURTS AND ADMINISTRATION BUILDING. ROOM A110 WILL BE TEMPORARILY LEFT UNASSIGNED.
– *ELLIS COUNTY JUDGE JOHN WRAY*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

PUBLIC HEARING (2:27 P.M. – 2:28 P.M.)

MOTION TO OPEN P.1 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

(P.1) PUBLIC HEARING REGARDING THE ADDITION OF STOP SIGNS WHERE CHARLES AVENUE, CECILIA AVENUE, BREEZY HILL STREET, LEWIS AVENUE, AND RUBY AVENUE INTERSECTS SKYLINE DRIVE AND DAWSON DRIVE (PRECINCT 4).

- NO PUBLIC PARTICIPATION

MOTION TO CLOSE P.1 BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 474.25 (3.2) APPROVING TO ADD STOP SIGNS WHERE CHARLES AVENUE, CECILIA AVENUE, BREEZY HILL STREET, LEWIS AVENUE, AND RUBY AVENUE INTERSECT WITH SKYLINE DRIVE AND DAWSON DRIVE, ROAD AND BRIDGE PRECINCT 4 PER TEXAS TRANSPORTATION CODE §251.152. – COUNTY ENGINEER ZACH GERICH

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 475.25 (3.3) APPROVING FOR THE COUNTY JUDGE TO SIGN A BOND APPROVAL FOR BAYLOR SCOTT & WHITE IN ACCORDANCE WITH SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED. – ELLIS COUNTY JUDGE JOHN WRAY

PUBLIC PARTICIPATION: JOHN SIVILS, NORTON ROSE FULBRIGHT

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

RECESS TO EXECUTIVE SESSION **2:35 P.M.**

MOTION TO RECESS BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

EXECUTIVE SESSION

THE COMMISSIONERS COURT OF ELLIS COUNTY RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED IN THIS AGENDA, IN THE ORDER DEEMED APPROPRIATE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE 551, OR TO SEEK THE ADVICE OF ITS ATTORNEY AND/OR OTHER ATTORNEYS REPRESENTING ELLIS COUNTY ON ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE COMMISSIONERS COURT UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH TEXAS GOVERNMENT CODE CHAPTER 551 OR AS OTHERWISE MAY BE PERMITTED UNDER 551.

4.1 PURSUANT TO TEXAS GOVERNMENT CODE §551.071(1), CONSULTATION WITH LEGAL COUNSEL, BICKERSTAFF HEATH DELGADO ACOSTA, LLP, VIA REMOTE VIDEO CONFERENCE, REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING TCEQ MATTERS, SPECIFICALLY PENDING TEXAS POLLUTANT

DISCHARGE ELIMINATION SYSTEMS PERMITS (TPDES), PENDING PETITIONS FOR THE CREATION OF MUNICIPAL UTILITY DISTRICTS (MUD'S) AND POSSIBLE ALTERNATIVES TO MUD'S.

- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING MATTHEWS FARMS AND FERRIS RANCH SUBDIVISION DEVELOPMENTS.
- 4.3 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (2), CONSULTATION WITH LEGAL COUNSEL REGARDING A LOCAL TAX ABATEMENT POLICY QUESTION.

ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION 3:28 P.M.

MOTION TO RECONVENE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

(TO AGENDA ITEM 3.4)

NO ACTION (3.4) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING DEVELOPMENT ISSUES RELATED TO FERRIS RANCH, LOCATED IN ROAD AND BRIDGE PRECINCT #1. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

NO ACTION (3.5) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING DEVELOPMENT ISSUES RELATED TO MATTHEWS FARMS, LOCATED IN ROAD AND BRIDGE PRECINCT #4. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

NO ACTION (3.6) DISCUSSION AND CONSIDERATION CONCERNING A TAX ABATEMENT AGREEMENT BETWEEN WESTON HOLLADAY, LLC AND ELLIS COUNTY, NO ACTION WILL BE TAKEN. – *ELLIS COUNTY JUDGE JOHN WRAY*

PUBLIC PARTICIPATION: LEE MCCLEARY, WAXAHACHIE; TODD FULLER, WAXAHACHIE; BLAKE MCDANIEL, WESTON HOLLADAY, HECTOR MADRIGAL, FERRIS ISD; ALAN HUGLEY, RED OAK

ADJOURN REGULAR SESSION 4:02 P.M.

MOTION TO ADJOURN BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON NOVEMBER 25TH, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LANE GRAYSON, COMMISSIONER, PCT 2



LOUIS PONDER, COMMISSIONER, PCT 3



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 9TH DAY OF DECEMBER 2025.



KRYSTAL VALDEZ, COUNTY CLERK

