

AGENDA

**NOTICE OF PUBLIC MEETING
WASHINGTON COUNTY COMMISSIONERS COURT
TUESDAY, JANUARY 13, 2026 9:00 A.M.
WASHINGTON COUNTY COURTHOUSE
COMMISSIONERS COURT CHAMBERS #103
100 EAST MAIN STREET
BRENHAM, TEXAS**

REGULAR SESSION AGENDA

1. Invocation, Ross Shelton, First Baptist Church, Brenham. (Commissioner Hanath)
2. Pledge of Allegiance. (Commissioner Hanath)
3. **PUBLIC HEARING**
Public Hearing, Discussion and Receipt of Input Related to the Proposed creation of Reinvestment Zone Number 54 for commercial tax phase-in on a certain tract or parcel of land lying and being situated in the City of Brenham, Washington County, Texas, being in the A. Harrington Survey, Abstract No. 55, containing 5,960 square feet, being a portion of Original Town Lots 57 and 58, and that portion of abandoned alleys adjoining them, and being more fully described as being all of the same property known as 207/209 Main Street, Brenham, Texas, and described in Deed dated July 3, 2023, executed by R. Hal Moorman, et al to Michael Wortley and Allison Wortley, recorded in Volume 1896, Page 463, Official Records of Washington County, Texas. (Teresa Rosales, Economic & Community Development Director)
4. Discuss and possibly Act Upon the approval of a Resolution Adopting a Commercial Tax Phase-In Agreement between Washington County and Brenham Main Street Holdings, LLC. (Teresa Rosales, Economic & Community Development Director)
5. Discussion and possible action on the approval of pending Washington County Expo Rental Regulations Contracts. (Harrison Williams, EXPO Director)
6. Discussion and possible action on the approval of the Commissioners Court meeting minutes of December 2025. (Nicholas Prenzler, County Clerk)
7. Discussion and possible action on the approval of the extension of the Temporary HR Administrative Assistant position through June 20, 2026. (Amber Skalka, HR Director)
8. Discussion and possible action on the approval of an Order to Abandon/Vacate a portion of Malinowski Lane and to Convey Property to Adjoining Landowner(s) as Grantees. (Wesley Stolz, County Engineer)
9. Discussion and possible action on the approval of a subdivision variance request for a land division fronting Griffin Loesch Lane, 9.12 acres located in the Stephen F. Austin Survey, Tract 189 (A-08), Precinct 3. (Wesley Stolz, County Engineer)

10. Discussion and possible action on the approval of authorizing the Engineering and Development Services Department to seek bids for Reinforced Concrete Box Culverts. (Wesley Stolz, County Engineer)
11. Discussion and possible action on the approval of the purchase of website hosting and subscription services from CivicPlus and authorizing the County Judge to execute any necessary documents related to the purchase. (TJ Harris, IT Director)
12. Discussion and possible action on the approval of accounts payable. (Peggy Kramer, Treasurer)
13. Adjourn meeting

Witness my hand this 7th day of January 2026.



John Durrenberger, County Judge

Came to my hand at 11:45A.m. on the 7th day of January, 2026 and executed at 11:45A.m. on the 7th day of January, 2026 by posting a true copy on the bulletin board located on the first floor of the Washington County Courthouse and true copies at the main entrance doors of said courthouse, these being places convenient to the public in Brenham, Washington County, Texas.



Nicholas Prenzler, County Clerk

STATE OF TEXAS §
COUNTY OF WASHINGTON §

BE IT REMEMBERED, and it is hereby certified that the Commissioners’ Court of Washington County, Texas held a Regular Session, at 9:00 a.m. on January 13, 2026, in Room 103 of the Washington County Courthouse, 100 E. Main Street, Brenham, Texas, with the following members present: County Judge and Presiding Officer John Durrenberger, Precinct 1 Commissioner Misti Hartstack Corn, Precinct 2 Commissioner Candice Bullock, Precinct 3 Commissioner Kirk Hanath, Precinct 4 Commissioner Dustin Majewski and County Clerk Nicholas Prenzler. Also present were Precinct 1 Constable Ken Holle, Precinct 2 Justice of the Peace Travis Semora, Tax-Assessor Collector Cheryl Gaskamp, Treasurer Peggy Kramer, and County Attorney Renee Mueller.

INVOCATION

1. Ross Shelton, First Baptist Church Brenham, gave the Invocation.

PLEDGES

2. Commissioner Hanath led the Pledges of Allegiance.

Judge Durrenberger recessed the Regular Session at 9:02 a.m.

PUBLIC HEARING – TAX PHASE-IN

3. Judge Durrenberger called the Public Hearing to order at 9:02 a.m. Economic & Community Development Director Teresa Rosales explained that the project involves the remodel of the property located at 207/209 Main Street in downtown Brenham and meets the applicable eligibility requirements. She stated the total investment is estimated at \$2 million, with approximately \$97,082 in taxes to be abated over the eight-year agreement between the City and County, noting that such agreements are based on capital improvements, number of employees, and the preservation and maintenance of historic downtown buildings. Katie Burch of PlanNorth, the project architect, provided an overview of the extensive renovations required to update the building to meet modern needs, including safety and structural improvements. Commissioner Bullock noted that the County and City have partnered to incentivize private investment and promote the revitalization of downtown structures. Durrenberger added that Blinn College District and school district taxes are not eligible for abatement and projected that Brenham ISD will receive more than \$100,000 in property tax revenue from the project over the eight-year period. Judge Durrenberger closed the Public Hearing at 9:13 a.m.

RESOLUTION

4. Judge Durrenberger reconvened the Regular Session at 9:13 a.m. Commissioner Bullock moved, seconded by Commissioner Hanath and unanimously carried to approve the attached Resolution Adopting a Commercial Tax Phase-In Agreement between Washington County and Brenham Main Street Holdings, LLC to include the correction from Del Sol Foods to Main Street Holdings, LLC.

EXPO RENTAL AND REGULATIONS CONTRACTS

5. Commissioner Hanath moved, seconded by Commissioner Corn and unanimously carried to approve the attached Washington County Expo Rental and Regulations Contracts and authorize the County Judge to sign said Contracts.

APPROVAL OF MINUTES

6. Commissioner Hanath moved, seconded by Commissioner Bullock and unanimously carried to approve the Commissioners Court meeting minutes of December 2025.

TEMP HR ASSISTANT

7. HR Director Amber Skalka explained her office is struggling to keep pace with the workload as she is struggling to find an HR Generalist and has assumed payroll duties. Commissioner Hanath moved, seconded by Commissioner Majewski and unanimously carried to approve the extension of the Temporary HR Administrative Assistant position through June 20, 2026.

ORDER TO ABANDON

8. County Engineer Wesley Stolz stated that the section of roadway under discussion was the original U.S. 290 river crossing and that the County assumed ownership when the crossing was reconstructed. He explained that the land is currently being farmed by the adjacent landowner and noted that Bluebonnet Electric holds a right-of-way over a portion of the property and has raised no objection. Commissioner Bullock moved, seconded by Commissioner Hanath and unanimously carried to approve the attached Order to Abandon/Vacate a portion of Malinowski Lane and to Convey Property to Adjoining Landowner(s) as Grantees to include correction from County of Harris to County of Washington.

VARIANCE REQUEST

9. County Engineer Wesley Stolz presented a subdivision variance request submitted by Renee Hamilton, stating that the request meets all applicable requirements. He noted that while the applicant has the option to proceed through the standard platting process, the Court has approved similar variance requests in the past. Boo Christensen, owner of a neighboring property, spoke in opposition to the request, expressing concern that the existing gravel road cannot sustain the anticipated growth associated with the proposed division. Commissioner Majewski moved, seconded by Commissioner Bullock and unanimously carried to approve a subdivision variance request for a land division fronting Griffin Loesch Lane, 9.12 acres located in the Stephen F. Austin Survey, Tract 189 (A-08), Precinct 3.

BID – REINFORCED CONCRETE BOX CULVERTS

10. County Engineer Wesley Stolz explained this material is for Old Independence Road and Seeker Road culvert replacement as these roadways are heavily traveled and require a long-term solution. Commissioner Hanath moved, seconded by Commissioner Majewski and unanimously carried to authorize the Engineering and Development Services Department to seek bids for Reinforced Concrete Box Culverts. Bids due January 29, 2026, at 10:00 a.m. at the County Clerk's Office, opened at that same time, and awarded February 3, 2026, at 9:00 a.m.

WEBSITE HOSTING SERVICES

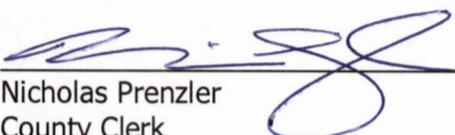
11. IT Director TJ Harris detailed this new service will provide a more easily accessible website with multiple enhancements. Commissioner Bullock stated this update will make the County ADA compliant. Commissioner Hanath moved, seconded by Commissioner Bullock and unanimously carried to approve the purchase of website hosting and subscription services from CivicPlus and authorizing the County Judge to execute any necessary documents related to the purchase.

ACCOUNTS PAYABLE

12. Commissioner Hanath moved, seconded by Commissioner Bullock and unanimously carried to approve all accounts and bills to be paid in the amount of \$191,689.12.

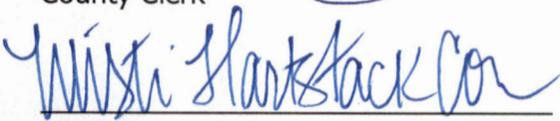
ADJOURN

13. Commissioner Majewski moved, seconded by Commissioner Corn and unanimously carried to adjourn at 9:37 a.m.



Nicholas Prenzler
County Clerk

John Durrenberger
County Judge & Presiding Officer



Misti Hartstack Corn
Precinct 1 Commissioner



Candice Bullock
Precinct 2 Commissioner



Kirk Hanath
Precinct 3 Commissioner



Dustin Majewski
Precinct 4 Commissioner

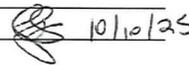
NOTICE OF PUBLIC HEARING

Washington County proposes the creation of Reinvestment Zone Number 54 for commercial tax phase-in on a certain tract or parcel of land lying and being situated in the City of Brenham, Washington County, Texas, being in the A. Harrington Survey, Abstract No. 55, containing 5,960 square feet, being a portion of Original Town Lots 57 and 58, and that portion of abandoned alleys adjoining them, and being more fully described as being all of the same property known as 207/209 Main Street, Brenham, Texas, and described in Deed dated July 3, 2023, executed by R. Hal Moorman, et al to Michael Wortley and Allison Wortley, recorded in Volume 1896, Page 463, Official Records of Washington County, Texas.

A Public Hearing of Washington County Commissioners will be held at 9:00 a.m. on January 13, 2026 in Commissioners Court, Washington County Courthouse, 200 East Main Street, Brenham, Texas, to hear all persons interested in the designation of this area as a reinvestment zone, including the feasibility of improvements, and as qualifying for tax phase-in incentives per the Tax Phase-In Application filed by Brenham Main Street Holdings, LLC.

TAX PHASE-IN CALCULATION

PROJECT INFORMATION

Project: Modernization of Existing
 Business Name: Brenham Main Street Holdings, LLC
 Prepared for: Michael Wortley
 Date Prepared: 10/09/2025 TR 

Jurisdiction	Tax Rate	Tax Amount
City of Brenham*	0.4676	\$ 9,352.00
Washington County*	0.3840	\$ 7,680.00
Blinn College	0.0438	\$ 876.00
Brenham ISD	0.7684	\$ 15,368.00
Total Annual Tax	1.6638	\$ 33,276.00

*Only City and County tax are available for possible abatement

ESTIMATED ABATEMENT TOTAL	
City	\$ 53,306.40
County	\$ 43,776.00
Total	\$ 97,082.40

TAX ABATEMENT SUMMARY	VALUE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	TOTAL
Table 1 Totals:	Rate	45%	45%	45%	45%	45%	40%	30%	20%	
	City									
	County									
Table 1 Totals:										
TABLE 2	Rate	45%	45%	40%	30%	20%				
	City									
	County									
Table 2 Totals:										
TABLE 3	Rate	90%	90%	90%	90%	90%	60%	40%	20%	
Downtown Zone Only	City 0.4676	\$8,416.80	\$8,416.80	\$8,416.80	\$8,416.80	\$8,416.80	\$5,611.20	\$3,740.80	\$1,870.40	\$53,306.40
	County 0.3840	\$6,912.00	\$6,912.00	\$6,912.00	\$6,912.00	\$6,912.00	\$4,608.00	\$3,072.00	\$1,536.00	\$43,776.00
Table 3 Totals:	\$2,000,000.00	\$15,328.80	\$15,328.80	\$15,328.80	\$15,328.80	\$15,328.80	\$10,219.20	\$6,812.80	\$3,406.40	\$97,082.40
TAXES ABATED	Rate	90%	90%	90%	90%	90%	60%	40%	20%	
TOTALS	City 0.4676	\$8,416.80	\$8,416.80	\$8,416.80	\$8,416.80	\$8,416.80	\$5,611.20	\$3,740.80	\$1,870.40	\$53,306.40
	County 0.3840	\$6,912.00	\$6,912.00	\$6,912.00	\$6,912.00	\$6,912.00	\$4,608.00	\$3,072.00	\$1,536.00	\$43,776.00
TOTAL TAXES ABATED:		\$15,328.80	\$15,328.80	\$15,328.80	\$15,328.80	\$15,328.80	\$10,219.20	\$6,812.80	\$3,406.40	\$97,082.40

TAXES TO BE PAID SUMMARY	VALUE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	TOTAL
TAXES PAID	City	\$935.20	\$935.20	\$935.20	\$935.20	\$935.20	\$3,740.80	\$5,611.20	\$7,481.60	\$21,509.60
TOTALS	County	\$768.00	\$768.00	\$768.00	\$768.00	\$768.00	\$3,072.00	\$4,608.00	\$6,144.00	\$17,664.00
	Blinn	\$876.00	\$876.00	\$876.00	\$876.00	\$876.00	\$876.00	\$876.00	\$876.00	\$7,008.00
	Brenham ISD	\$15,368.00	\$15,368.00	\$15,368.00	\$15,368.00	\$15,368.00	\$15,368.00	\$15,368.00	\$15,368.00	\$122,944.00
Taxes Paid:	1.6638	\$17,947.20	\$17,947.20	\$17,947.20	\$17,947.20	\$17,947.20	\$23,056.80	\$26,463.20	\$29,869.60	\$169,125.60

DETAILS
This property is located in the Downtown Zone.
PROJECT DESCRIPTION
Complete refurbishment of second floor to be made tenant ready.

WASHINGTON COUNTY

**AGREEMENT FOR DEVELOPMENT AND TAX PHASE-IN
IN REINVESTMENT ZONE NO. 54 FOR COMMERCIAL TAX PHASE-IN,
CITY OF BRENHAM, TEXAS**

THE STATE OF TEXAS

COUNTY OF WASHINGTON

This Agreement is entered into by and between WASHINGTON COUNTY, TEXAS, a Texas political subdivision, acting herein by and through its County Judge, hereinafter referred to as “COUNTY,” and BRENHAM MAIN STREET HOLDINGS 1, LLC, a Texas limited liability company, hereinafter referred to as COMPANY.”

WITNESSETH:

The Commissioners Court of Washington County, Texas ("COURT") on February 24, 1992, adopted by resolution a policy for the creation of tax abatement zones in Washington County ("POLICY"). Said POLICY was amended by the COURT on April 7, 1992, amended on June 22, 1992, and re-adopted on December 13, 1994, November 24, 1997, September 10, 2002, January 15, 2004, December 11, 2007, December 8, 2009, December 20, 2011, December 10, 2013, February 23, 2016, September 25, 2018, September 15, 2020, May 9, 2023 and February 18, 2025 (entitled “Washington County, Texas Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises”). Said POLICY is attached hereto as Exhibit “A” and incorporated herein for all purposes. On January 8, 2026, the City Council of the City of Brenham, Texas, by Ordinance No. O-26-001, established Reinvestment Zone No. 54 for Commercial Tax Phase-In, City of Brenham, Texas ("ZONE") as authorized by V.T.C.A., Texas Tax Code Chapter 312.

WHEREAS, COMPANY has filed an application for the phase-in of ad valorem taxes, and

WHEREAS, the COURT finds that the application, this Agreement, and the property subject to this Agreement meet the applicable guidelines and criteria of said POLICY, and

WHEREAS, in order to provide for the proper development of such property and to aid in the conduct of the operation thereof to the best interest of the COUNTY in accordance with the above referenced ordinances, POLICY and statutes, the parties do mutually agree as follows:

1. **Location of Tax Phase-In.** The property that is the subject matter of this Agreement is the land and improvements located at 207 and 209 E. Main Street, Brenham, Texas and described more particularly as all that certain tract or parcel of land containing lying and being situated in the City of Brenham, Washington County, Texas, being in the A. Harrington Survey, Abstract No. 55, containing 5,960 square feet, being a portion of Original Town Lots 57 and 58, and that portion of abandoned alleys adjoining them, being the same tract of land described in that deed dated February 27, 2025 from Michael Wortley and Allison Wortley to Brenham Main Street Holdings 1, LLC, recorded in Instrument Number 2025-1087 of the Official Records of Washington County, Texas, being further described in Exhibit "B," attached hereto and incorporated herein for all purposes, and which property is hereinafter referred to as "PREMISES."

2. **Improvements.** In consideration of COMPANY'S construction of at least Two Million and No/100 Dollars (\$2,000,000.00) of real and personal property improvements to said PREMISES, including fixed machinery and equipment, COUNTY agrees that, subject to the terms and conditions contained herein, eligible improvements and renovations to the above described PREMISES shall be entitled to tax phase-in incentives in accordance with the schedule as provided

in "Table 3 – Downtown Zone," said Table being set out in the attached Exhibit "A" incorporated herein for all purposes, and that upon the expiration of such tax phase-in incentives this Agreement shall terminate.

"Improvements and renovations" as used herein shall be defined as including the building and all other associated improvements (personal and realty) and fixtures and equipment on the PREMISES added by the COMPANY within said zone. COMPANY will limit the uses of the property consistent with the general purpose of encouraging development or redevelopment of the ZONE during the period that property tax exemptions are in effect.

COMPANY acknowledges and agrees that the purpose of COUNTY in entering into this Agreement is to encourage development of the property in the ZONE and, therefore, COMPANY agrees to limit the use of the property to further said purpose.

3. **Submission of Plans.** COMPANY agrees that the site plan, interior and exterior design drawings and materials ("PLANS") for each improvement will be submitted to COUNTY and/or its designated representative for its approval when available. An official set of PLANS will be designated by the COMPANY and will be kept on file with the COUNTY.

4. **Other Applicable Regulations.** COMPANY agrees to construct all improvements in accordance with all applicable laws, ordinances, codes, rules, requirements or regulations of the COUNTY, City of Brenham, the State of Texas and the United States, and any subdivision, agency or authority thereof.

5. **Liability of County in Approving Plans.** COUNTY, by approving the PLANS or any revised PLANS, assumes no liability or responsibility therefore for any defect in any fixed machinery or equipment installed or any improvement or structure constructed, renovated, or repaired from the PLANS or approved revised PLANS. The relationship between COUNTY and COMPANY at all times shall not be deemed a partnership or joint venture for purposes of this Agreement or for any other purpose.

COMPANY AGREES TO HOLD HARMLESS, INDEMNIFY AND REIMBURSE COUNTY, ITS OFFICERS, AGENTS, AND/OR EMPLOYEES FOR ANY DAMAGES SUFFERED BY THEM DUE TO COMPANY'S NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH DUTY AND LIABILITY NOT TO EXCEED WHAT COMPANY WOULD OWE TO ANY OF THEM UNDER COMMON LAW. COUNTY AGREES TO NOTIFY COMPANY AS SOON AS REASONABLY POSSIBLE AFTER COUNTY BECOMES AWARE OF ANY LEGAL ACTION (INCLUDING PRE-LITIGATION NOTICES, DEMAND LETTERS, ETC.) WHICH REASONABLY COULD THEN BE FORESEEN AS HAVING THE PROSPECTIVE POTENTIAL OF ACTIVATING THE TERMS OF THE IMMEDIATELY PRECEDING SENTENCE.

6. **Rights of County to Inspect.** At all reasonable times during the construction and installation of improvements and renovations on the PREMISES and following completion, COUNTY and its respective designees may inspect PREMISES in order to verify the construction, workmanship, materials and installations involved in or incident to the project are performed in substantial compliance with the approved PLANS and compliance with the applicable building permits and governmental regulations.

7. **Payment of Taxes by Company.** COMPANY agrees to pay all ad valorem taxes and assessments that may be owed to COUNTY or any other taxing entity by it prior to such taxes and/or assessments becoming delinquent; provided, that COMPANY shall have the right to contest in good faith the validity or application of any such tax or assessment and shall not be considered in default hereunder so long as such contest is diligently pursued to completion. If COMPANY undertakes any such contest, COMPANY shall so notify in writing COUNTY and keep COUNTY apprised of the status of such contest. Should COMPANY be unsuccessful in such contest, COMPANY shall promptly pay the taxes, penalties, and/or interest, resulting therefrom.

COMPANY certifies that at the time of execution of this Agreement, there are no delinquent ad valorem taxes on the PREMISES, or fixed machinery, equipment and buildings located on the PREMISES, owed to any taxing jurisdiction. Subject to the foregoing paragraph, COMPANY shall pay all non-phased-in taxes subject to all requirements and due dates, as it would be required to pay in the absence of this Agreement.

8. **Tax Recapture.** In the event COMPANY (i) does not construct the improvements and renovations to the PREMISES as contemplated by this Agreement, (ii) fails to use the PREMISES for the purposes that are contemplated by this Agreement, (iii) fails to comply with the terms of the “Washington County, Texas Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises”, or (iv) otherwise fails to comply with the terms of this Agreement, then the COUNTY shall have the right to terminate this Agreement and recapture the amount of all property taxes abated as a result of this Agreement in accordance with Texas Tax

Code Sec. 312.205 and the POLICY after written notice of intended recapture by COUNTY to COMPANY and failure to cure by COMPANY within thirty (30) days of said notice.

9. **Default.** In the event COMPANY (i) allows the PREMISES to become vacant, (ii) fails to pay all non-abated ad valorem taxes as required by Section 7 hereof, (iii) fails to comply with the terms of the "Washington County, Texas Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises", or (iv) otherwise fails to comply with the terms of this Agreement, then COMPANY shall be in "default" in the performance of this Agreement. The COUNTY shall notify COMPANY in writing of said "default." Further, in accordance with Chapter 2264, Texas Government Code, COMPANY certifies that COMPANY, or a branch, division, or department of COMPANY does not and will not knowingly employ an undocumented worker. COMPANY further certifies that in the event that COMPANY, or a branch, division, or department of COMPANY, is convicted of a violation under 8 U.S.C. Section 1324a(f), COMPANY shall be repay the amounts of ad valorem taxes previously abated by the COUNTY pursuant to this Agreement, with interest, calculated at the rate ten percent (10%) annually. Such a conviction shall constitute a default under this Agreement.

If COMPANY does not comply with this Agreement within thirty (30) days of written notice of such "default", COUNTY reserves the right to terminate this Agreement and terminate the benefits of tax phase-in provided for in this Agreement, and all taxes previously abated pursuant to this Agreement shall be recaptured and paid to the COUNTY by the COMPANY. In such event, the PREMISES and all improvements, fixed machinery and equipment installed thereon shall be deemed taxable and not entitled to tax phase-in as provided herein. If this Agreement is terminated, any taxes abated for the calendar year of the termination shall be paid

within sixty (60) days of the date of such termination, and all taxes and all taxes previously abated pursuant to this Agreement shall be recaptured and paid to the COUNTY by the COMPANY within sixty (60) days of the date of termination.

10. **Tax Phase-In Amount.** COMPANY shall receive tax phase-in incentives for eligible property improvements in accordance with the schedule as provided in “Table 3 – Downtown Zone,” said Table being set out in the attached Exhibit “A”, and that upon the expiration of such tax phase-in incentives this Agreement shall terminate. The total annual tax phase-in incentive amount received by the COMPANY, expressed on a percentage basis, shall be the percentages provided for in Table 3 for the applicable year of the tax phase-in.

COMPANY shall, on or before October 15 of each calendar year, submit a sworn statement to the COUNTY’S Compliance Review Committee that COMPANY is in compliance with this Agreement, including such information as may be necessary to verify compliance (e.g. employment and payroll information), subject to verification by Washington County, Texas and/or the Compliance Review Committee

During the term of this Agreement, the COUNTY, its officers and employees, and/or the Compliance Review Committee is entitled to review and verify the COMPANY’S employment records, payroll records, and such other information and documents as the COUNTY and/or the Compliance Review Committee deems reasonably necessary to verify compliance with this Agreement. The COUNTY, its officers and employees, and/or the Compliance Review Committee may conduct on-site inspections of the PREMISES and facilities located thereon during the term of this Agreement to verify compliance with this Agreement.

The estimated value of eligible property improvements for tax phase-in incentives is at least Two Million and No/100 Dollars (\$2,000,000.00). Notwithstanding anything contained herein to the contrary, COMPANY and COUNTY agree that the amount of eligible property improvements as set forth herein is based on projected property improvements, and the actual amount of tax phase-in incentives shall be determined annually by Table 3 of the POLICY based on the actual eligible improvements. COMPANY agrees to reasonably cooperate with COUNTY to determine compliance with this Agreement and the applicable level of tax phase-in incentives.

11. **Certificate of Compliance.** Upon completion of the improvements and renovations to the PREMISES, COMPANY shall submit to COUNTY a sworn Certificate of Compliance certifying that all construction of the improvements and renovations to the PREMISES has been completed in accordance with the approved plans. After receipt of this Certificate of Compliance, COUNTY shall make a final inspection of PREMISES to determine whether the improvements and renovations have been constructed and installed in compliance with this Agreement. Upon so finding, COUNTY shall approve such a Certificate of Compliance and authorize tax phase-in to commence on January 1 of the year indicated in said certificate and terminate after the property has received the tax phase-in incentives as provided by this Agreement and Exhibit "A."

12. **Eligible and Ineligible Property.** "Eligible property" is defined to include all of the following items located on the PREMISES which were not so located prior to execution of this Agreement and whether or not they are so affixed as to become "real property": buildings,

structures, fixed machinery and equipment, site improvements (including landscaping), office space and related fixed improvements necessary to the operation and administration of the facility.

"Ineligible Property" shall be fully taxable and ineligible for abatement, defined as including:

- Land;
- Animals;
- Inventories;
- Supplies;
- Tools;
- Furnishings and other forms of movable personal property (except as described as "eligible property" above);
- Vehicles;
- Vessels;
- Aircraft;
- Hotels/motels;
- Housing or residential property;
- Fauna;
- Flora (excluding landscaping improvements);
- Retail facilities;
- Deferred maintenance investments;
- Improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion;
- Any improvements including those to produce, store or distribute natural gas or fluids that are not integral to the operation of the facility; or
- Property owned or used by the State of Texas or its political subdivisions or by any organization owned operated or directed by a political subdivision of the State of Texas.

13. **Severability**. If any provision of this Agreement is held to be illegal, invalid, or unenforceable under the present or future laws effective while this Agreement is in effect, such provision shall be automatically deleted from this Agreement and the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby, and in lieu of such deleted provision, there shall be added automatically as part of this Agreement a provision that is similar in terms and substance to such deleted provision as may be possible and yet be legal, valid and enforceable under the Texas Tax Code and related state statutes.

14. **Texas Law to Apply.** This Agreement shall be construed under the POLICY adopted by the COUNTY, including the Glossary of Terms, in accordance with said POLICY in force at the date of execution hereof and in accordance with the laws of the State of Texas. All obligations of the parties created hereunder are performable in Washington County, Texas. In the event of litigation, or other claim or dispute arising out of or involving this Agreement, exclusive venue shall lie in a court of competent jurisdiction in Washington County, Texas.

15. **Prior Agreements Superseded.** This Agreement constitutes the sole agreement of the parties herein and supersedes any and all prior written or oral agreements, arrangements or understandings between the parties relating to the subject matter.

16. **Amendments.** No amendment, modification or alteration of the terms hereof shall be binding unless the same shall be in writing, dated subsequent to the date of this Agreement and duly executed by the parties hereto.

17. **Rights and Remedies Cumulative.** The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either party shall not preclude or waive its rights to use all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

18. **No Waiver.** No waiver by COUNTY in any event of default, or breach of any covenant, condition or stipulation herein contained by COMPANY shall be treated as a waiver of any subsequent default or breach of the same or any other covenant, condition or stipulation hereof.

19. **Assignment.** This Agreement may be assigned by COMPANY upon COUNTY'S written approval of said assignment by the adoption of a resolution by the COURT, and assignee assumes any and all rights and obligations under this Agreement. Upon such assignment, the assignor shall be fully released from any and all obligations under this Agreement.

20. **Authority to Act.** The parties to this Agreement shall provide proof of authorization to execute this document.

21. **Notice.** Whenever notice or other communication is herein required to be given to COMPANY or to COUNTY, such notice will be sent, respectively, to the attention of COMPANY'S President or other designated officer at the address of Company's facility in the reinvestment ZONE, or to the attention of the County Judge at the address of said County Judge's then-current office location, via certified or registered mail, return receipt requested. Such notice will be considered effectively delivered when sent if such is properly addressed and sent and the return receipt is received by the sender, or if addressee fails to receive or accept delivery and the undelivered item is returned to sender.

22. **Definitions.** Any definitions of words or phrases given in the currently effective tax phase-in guidelines entitled "Washington County, Texas Policy Statement on Property Tax Phase-in Incentive for Selected Commercial Enterprises" shall be controlling in this document as well, except as may be specifically modified herein

23. This Agreement has been approved by the governing body of the COUNTY.

24. Any aspect of this Agreement which may happen to conflict with the underlying jurisdiction's tax phase-in guidelines shall be considered as an approved modification or clarification of such guidelines as may be required to affect the intent of this Agreement.

25. For the duration of this Agreement and for additional consideration for this tax phase-in, COMPANY agrees to purchase the following utilities: water, electric, natural gas, and sewer, exclusively from the City of Brenham in its service area.

26. If any action is brought to enforce, construe or determine the validity of any term or provision of this Agreement (whether at the trial court level or any appeal therefrom), the prevailing party shall be entitled to reasonable attorney's fees and costs of the action.

The parties hereto have executed or caused to be executed by their duly authorized officials this Agreement in multiple counterparts, each of equal dignity, on this the _____ day of _____, 2026.

DEL SOL FOOD COMPANY, INC.

WASHINGTON COUNTY, TEXAS

Michael J. Wortley
Managing Member
6 Fleury Way
The Woodlands, TX 77382

John L. Durrenberger
County Judge
100 E. Main St., Suite 104
Brenham, TX 77833

ATTEST:

BY: _____
Nick Prenzler
County Clerk
100 E. Main St., Suite 102
Brenham, TX 77833

THE STATE OF TEXAS

COUNTY OF WASHINGTON

Before me, the undersigned authority, on this day personally appeared **JOHN L. DURRENBERGER**, County Judge of Washington County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas

THE STATE OF TEXAS

COUNTY OF WASHINGTON

Before me, the undersigned authority, on this day personally appeared **MICHAEL J. WORTLEY**, Managing Member of BRENHAM MAIN STREET HOLDINGS 1, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas



Washington County Expo
 1305 East Blue Bell Road, Suite 115 Brenham, Texas 77833
 Telephone: (979) 836-2299 Fax: (979) 277-6223
 Website: <http://www.Washingtoncountypexpo.com> Email: washcoexpo@wacounty.com

REF# 2609

RENTAL AND REGULATIONS CONTRACT

PARTIES TO THE CONTRACT:

Organization or Individual (renter) American ~~South Texas~~ Cutting Horse Association (ASTCHA) ^{ACHA}
 Contact Person(s) for Organization Cary Sims
 (THESE INDIVIDUALS WILL BE LIABLE FOR THE ORGANIZATION)
 Phone Number: 979-525-9700
 Email Address: sims77418@aol.com
 Mailing Address: P.O. Box 1148, Bellville, TX 77418
ACHA
 Title of Event: 2026 ASTCHA Series - REF#2609

This contract is between the Renter, named above and the Washington County Expo, herein after referred to as EXPO.

DATES TO BE RENTED: (time is when renter arrives & leaves)

SET UP: Month/Day: _____ Year: _____ Time: _____
 EVENT: Month/Day: See dates below Year: 2026 Time: all day
 CLEAN UP: Month/Day: _____ Year: _____ Time: _____

2026 Dates: Jan 10-11, Mar 14-15, May 23-24 & June 13-14. *The Jan 10-11 is ACHA. The others will most likely be ASTCHA. Will confirm. ds*

SPACES TO BE LEASED AND FEES: (ONLY THOSE INCLUDED IN CALCULATION WILL BE UNDER CONTRACT)

- | | |
|---|---|
| 1. Event Center : \$ _____ | 10. Sales Facility Bldg. : \$ <u>600.00 for January 10, 2026</u> ✓
Video Wall: \$250.00
Downstairs only : \$ _____ |
| 2. Horse Stalls : \$ _____ | Upstairs only : \$ _____ |
| 3. Rodeo Arena : \$ _____ | 11. Food Court : \$ _____ |
| 4. Commercial Exhibits Bldg. : \$ _____ | 12. V.I.P. Room: \$ _____ |
| 5. Entertainment Center : \$ _____ | 13. Camper pads: _____ |
| 6. Livestock Barn #1 : \$ _____ | 14. Tractor & Drag: <u>\$150.00 per weekend</u> ✓ |
| 7. Livestock Barn #2 : \$ _____ | 15. Clean Up Fee: <u>\$ 150.00 per weekend</u> ✓
<i>Variable per day: \$20/pen if Barn 2 available, \$25/stall, \$20/RV.</i> |
| 8. Livestock Barn #3 : \$ <u>400.00 per day</u> ✓ | TOTAL RENTAL FEES: <u>\$ 5,000.00 + \$400 Deposit + variables</u> |
| 9. Sign Fee : \$ _____ | GRAND TOTAL OWED: <u>\$ 5,400.00 + variables</u> |
| 10. Beer Barn: \$ _____ | AMOUNT: \$ <u>400.00 Cancellation deposit</u> |
| Carnival & Rodeo: _____ | AMOUNT: \$ <u>5,000.00 plus variables</u> |
| Rabbit Barn: _____ | |
| Dumpster *Per Dump: _____ | |

*DEPOSIT DUE DATE: (2) weeks after signing contract
 BALANCE DUE DATE: one week post event

Payment due 7 days post each weekend event.

*DEPOSIT: A Date Hold/Damage deposit will be due as specified. The deposit to hold the venue/date is non refundable if cancelled within 30 days of the rental date. 50% is retained if cancelled 31 days or more prior to the start of the contracted period of your event. The Damage deposit is refundable provided the venue is returned in same condition as tendered and the Post Event Checklist has been completed. If the rental fee is less than \$100.00, balance is due in full. (stand-alone restroom facilities are included in the rental of all facilities except the buildings that have their own restroom facilities)

1. AREAS NOT UNDER CONTRACT:

Only areas and facilities leased shall be used by renter. Use of other areas not under lease will result in a breach of this contract and additional costs associated with the used areas not under lease will be assessed.

2. CLEAN-UP:

The renter is responsible for clean-up. Clean-up must be completed following renter's event unless stated differently in the contract. The leased property must be cleaned in a manner approved by the EXPO and the leased property left in the condition in which it was rented. If the renter chooses not to clean-up at the time of the negotiation of the lease, a fee will be assessed by the EXPO and included in the contract.

3. CONCESSIONS:

Food, Drink, Games, Tack, and Other Concessions can be arranged directly with renter.

Liquor Liability Insurance is required if alcoholic beverages are sold. EXPO and Washington County must be listed as additional insured. A copy of the Liquor Liability Insurance policy must be attached to this contract. TABC Rules and Regulations must be followed.

4. DAMAGE TO FAIR PROPERTY:

The renter is held responsible for any damages to buildings or property. Any repairs made as a result of any damages will be made by Expo and charged to the renter. The \$300.00 Damage/Cleanup deposit will be applied to any repairs having to be made. A separate money order, cashier's check or cash must be submitted for the deposit. If repairs exceed the deposit, the renter is responsible for the remaining amount. If there are no damages to be repaired or cleanup to be done by the EXPO, the deposit will be refunded within 5 business days.

5. INSURANCE:

Renter will be liable for any lawsuit arising out of an incident that occurred at renter's event. Renter is not covered under Washington County's general liability insurance. Washington County is not responsible for providing legal counsel for renter. Renter also agrees to indemnify Washington County against any costs, damages or liability arising out of the use of the Expo or the County's Facilities, including attorney's fees. If renter chooses to purchase liability insurance for their event, a copy of that policy shall be provided to the EXPO prior to the event.

*Certain events held on the property will be required to have insurance by the EXPO and if required renter must provide EXPO a copy of the insurance policy for the event.

6. KEYS:

Keys will be issued to the renter on the day of their event setup unless setup is on a weekend then it will be the last business day before setup. If no setup is required, keys will be issued to the renter on the last business day prior to a weekend event and on the day of the event held during the week. All keys will be signed for and should keys not be returned to the Expo Office within two (2) days of the event a \$25.00 charge will be added. A \$50.00 replacement fee will be applied to any set of keys which are lost, stolen or broken while in possession of the renter.

7. SECURITY:

Security is not needed for this event as determined by the EXPO.

Security is needed for this event and the number of security officers and the type of security officers have been approved by the EXPO through the Expo Director or his agent.

8. SPECIAL REQUIREMENTS:

All buildings are rented as is. Washington County makes no warranties, expressed or implied, regarding the suitability of the premises for a particular purpose. It is the renter's responsibility to inspect the premises and determine their suitability for renter's intended use.

9. PAYMENT/DAMAGES:

All balances due are payable on or before date stated in the contract. Amounts not paid within such time are subject to an additional charge of five percent (5%) per month until paid, which the parties agree is a reasonable amount of liquidated damages.

10. COMMISSIONERS APPROVAL:

Renter understands that this agreement is subject to Washington County Commissioners Court approval and may only be amended with their approval.

11. Renter also agrees to obey all laws, ordinances, orders, rules and regulations applicable to the use, condition and occupancy of the Premises.

12. Renter understands that by renting the County Property it does not become an arm of the government and is only an independent contractor.

13. POLICY GUIDE:

Renter understands that by signing they have read the Washington County Expo Policy Guide and agree to follow the policies as outlined.

14. CANCELLATION POLICY:

All cancellations are subject to a \$100.00 processing fee, if a cancellation is made 31 days or more prior to the start of the rental date 50% of the deposit will be retained. For all cancellations 30 days or less prior to the start of the contracted period there will be no refunds. Should a request for rescheduling occur there will be \$100.00 fee assessed.

15. INSPECTION OF EVENT:

Renter agrees that the Expo Director or his agent on behalf of the EXPO may enter the renter's event at any time to insure the contract has not been breached.

16. LAW VIOLATIONS:

Any violation of any criminal law of the state of Texas or city ordinance by any participant of the event which occurs on the Expo property will be considered a breach of this contract.

17. BREACH OF CONTRACT:

Any violation of the terms of this contract will be considered a breach of this contract. Incorrect information provided in this contract, the activity request form or provided to the Expo Director or his agent will be considered a breach of this contract. Renter's event will immediately be cancelled, if renter breaches this contract. No refund of any kind will be made.

18. DECLARED DISASTER or PANDEMIC:

Performance of this contract/agreement by either party shall be subject to force majeure, which includes but is not limited to acts of God, fire, flood, natural disaster, war or threat of war, acts or threats of terrorism, civil disorder or protests, unauthorized strikes, governmental act, order, regulation, suggestion or advisory, pandemics, epidemics, recognized health threats as determined by the World Health Organization, the Centers for Disease Control and Prevention or state or local government authority or health agencies (including, but not limited to the health threats of COVID-19, H1N1 or other infectious diseases), curtailment of transportation facilities or other occurrence beyond the control of the parties, where any of those factors, circumstances, situations, or conditions or similar ones (i) prevent, dissuade or unreasonably delay at least twenty-five percent (25%) of prospective attendees from appearing at the venue or (ii) make it illegal, impossible, inadvisable, or commercially impracticable to hold the event or to fully perform the terms of this contract/agreement. In the event of force majeure, this contract/agreement may be cancelled by either party, within 72 hours without liability, damages, fees or penalty, and any deposits and unearned amounts paid shall be refunded, for any one or more of the above reasons, by written notice to the other party.

The undersigned hereby agrees to the Terms, Conditions and Charges stated herein and acknowledges receipt of a copy of this Rental Contract.

American Cutting Horse Assn.
RENTER

Cary Sims

By: Cary Sims Date: 1-2-26

APPROVED AS TO FORM: SUBJECT TO COMMISSIONER'S COURT APPROVAL

By: [Signature] Date: 1/5/26
WASHINGTON COUNTY EXPO DIRECTOR

APPROVED BY COMMISSIONERS COURT

By: John Dunsberger Date: 1/13/2026
COUNTY JUDGE



Washington County Expo
 1305 East Blue Bell Road, Suite 115 Brenham, Texas 77833
 Telephone: (979) 836-2299 Fax: (979) 277-6223

REF#2714

Website: <http://www.Washingtoncountyexpo.com> Email: washcoexpo@wacounty.com

RENTAL AND REGULATIONS CONTRACT

PARTIES TO THE CONTRACT:

Organization or Individual (renter) Central Texas Beekeepers Association
 Contact Person(s) for Organization Brady Gregor
 (THESE INDIVIDUALS WILL BE LIABLE FOR THE ORGANIZATION)
 Phone Number: 979-203-7806
 Email Address: bradygregor66@gmail.com
 Mailing Address: 103 S. State Hwy 237, Carmine, TX 78932

Title of Event: Beekeepers Meeting - REF# 2714

This contract is between the Renter, named above and the Washington County Expo, herein after referred to as EXPO.

DATES TO BE RENTED: (time is when renter arrives & leaves)

SET UP: Month/Day: _____ Year: _____ Time: _____ Event @ 4:00 pm
 EVENT: Month/Day: (1) THU per month Year: 2026 Time: 4:00 pm - 9:00 pm
 CLEAN UP: Month/Day: post event Year: 2026 Time: _____

* 2026 Dates are: Jan 22, Feb 26, Mar 26, Apr 23, May 28, Jun 25, Jul 23, Aug 27, Sep 24, Nov 5, Dec 3.

SPACES TO BE LEASED AND FEES: (ONLY THOSE INCLUDED IN CALCULATION WILL BE UNDER CONTRACT)

- | | |
|---|--|
| 1. Event Center : \$ _____ | 10. Sales Facility Bldg. : \$ _____ |
| 2. Horse Stalls : \$ _____ | Downstairs only : \$ _____ |
| 3. Rodeo Arena : \$ _____ | Upstairs only : \$ _____ |
| 4. Commercial Exhibits Bldg. : \$ _____ | 11. Food Court : \$ _____ |
| 5. Entertainment Center : \$ _____ | 12. V.I.P. Room: \$ <u>200.00</u> |
| 6. Livestock Barn #1 : \$ _____ | 13. Camper pads: _____ |
| 7. Livestock Barn #2 : \$ _____ | 14. Tractor & Drag: _____ |
| 8. Livestock Barn #3 : \$ _____ | 15. Clean Up Fee: \$ _____ |
| 9. Sign Fee : \$ <u>30.00 per month</u> | \$300 deposit is waived |
| 10. Beer Barn: \$ _____ | TOTAL RENTAL FEES: \$ <u>2530.00</u> |
| Carnival & Rodeo: _____ | GRAND TOTAL OWED: \$ <u>2,530.00</u> |
| Rabbit Barn: _____ | AMOUNT: \$ <u>690.00 (1st Quarter)</u> |
| Dumpster *Per Dump: _____ | AMOUNT: \$ <u>1,840.00</u> |

*DEPOSIT DUE DATE: 2/28/26
 BALANCE DUE DATE: quarterly

*DEPOSIT: A Date Hold/Damage deposit will be due within two weeks of booking. The deposit to hold the venue/date is non refundable if cancelled within two weeks of your event. 50% is retained if cancellation is made 30 to 15 days prior to the start of rental date. The Damage deposit is refundable provided the venue is returned in same condition as tendered and the Post Event Checklist has been completed. If the rental fee is less than \$100.00, balance is due in full. (stand-alone restroom facilities are included in the rental of all facilities except the buildings that have their own restroom facilities)

1. AREAS NOT UNDER CONTRACT:

Only areas and facilities leased shall be used by renter. Use of other areas not under lease will result in a breach of this contract and additional costs associated with the used areas not under lease will be assessed.

2. CLEAN-UP:

The renter is responsible for clean-up. Clean-up must be completed following renter's event unless stated differently in the contract. The leased property must be cleaned in a manner approved by the EXPO and the leased property left in the condition in which it was rented. If the renter chooses not to clean-up at the time of the negotiation of the lease, a fee will be assessed by the EXPO and included in the contract.

3. CONCESSIONS:

Food, Drink, Games, Tack, and Other Concessions can be arranged directly with renter.

Liquor Liability Insurance is required if alcoholic beverages are sold. EXPO and Washington County must be listed as additional insured. A copy of the Liquor Liability Insurance policy must be attached to this contract. TABC Rules and Regulations must be followed.

4. DAMAGE TO FAIR PROPERTY:

The renter is held responsible for any damages to buildings or property. Any repairs made as a result of any damages will be made by Expo and charged to the renter. The \$300.00 Damage/Cleanup deposit will be applied to any repairs having to be made. A separate money order, cashier's check or cash must be submitted for the deposit. If repairs exceed the deposit, the renter is responsible for the remaining amount. If there are no damages to be repaired or cleanup to be done by the EXPO, the deposit will be refunded within 5 business days.

5. INSURANCE:

Renter will be liable for any lawsuit arising out of an incident that occurred at renter's event. Renter is not covered under Washington County's general liability insurance. Washington County is not responsible for providing legal counsel for renter. Renter also agrees to indemnify Washington County against any costs, damages or liability arising out of the use of the Expo or the County's facilities, including attorney's fees. If renter chooses to purchase liability insurance for their event, a copy of that policy shall be provided to the EXPO prior to the event.

*Certain events held on the property will be required to have insurance by the EXPO and if required renter must provide EXPO a copy of the insurance policy for the event.

6. KEYS:

Keys will be issued to the renter on the day of their event setup unless setup is on a weekend then it will be the last business day before setup. If no setup is required, keys will be issued to the renter on the last business day prior to a weekend event and on the day of the event held during the week. All keys will be signed for and should keys not be returned to the Expo Office within two (2) days of the event a \$25.00 charge will be added. A \$50.00 replacement fee will be applied to any set of keys which are lost, stolen or broken while in possession of the renter.

7. SECURITY:

Security is not needed for this event as determined by the EXPO.

Security is needed for this event and the number of security officers and the type of security officers have been approved by the EXPO through the Expo Director or his agent.

8. SPECIAL REQUIREMENTS:

All buildings are rented as is. Washington County makes no warranties, expressed or implied, regarding the suitability of the premises for a particular purpose. It is the renter's responsibility to inspect the premises and determine their suitability for renter's intended use.

9. PAYMENT/DAMAGES:

All balances due are payable on or before date stated in the contract. Amounts not paid within such time are subject to an additional charge of five percent (5%) per month until paid, which the parties agree is a reasonable amount of liquidated damages.

10. COMMISSIONERS APPROVAL:

Renter understands that this agreement is subject to Washington County Commissioners Court approval and may only be amended with their approval.

11. Renter also agrees to obey all laws, ordinances, orders, rules and regulations applicable to the use, condition and occupancy of the Premises.

12. Renter understands that by renting the County Property it does not become an arm of the government and is only an independent contractor.

13. POLICY GUIDE:

Renter understands that by signing they have read the Washington County Expo Policy Guide and agree to follow the policies as outlined.

14. CANCELLATION POLICY:

All cancellations are subject to a \$100.00 processing fee, if a cancellation is made 30 to 15 days prior to the start of the rental date 50% of the deposit will be retained. For all cancellations 14 days or less prior to the start of the contracted period there will be no refunds. Should a request for rescheduling occur there will be \$100.00 fee assessed.

15. INSPECTION OF EVENT:

Renter agrees that the Expo Director or his agent on behalf of the EXPO may enter the renter's event at any time to insure the contract has not been breached.

16. LAW VIOLATIONS:

Any violation of any criminal law of the state of Texas or city ordinance by any participant of the event which occurs on the Expo property will be considered a breach of this contract.

17. BREACH OF CONTRACT:

Any violation of the terms of this contract will be considered a breach of this contract. Incorrect information provided in this contract, the activity request form or provided to the Expo Director or his agent will be considered a breach of this contract. Renter's event will immediately be cancelled, if renter breaches this contract. No refund of any kind will be made.

18. DECLARED DISASTER or PANDEMIC:

Performance of this contract/agreement by either party shall be subject to force majeure, which includes but is not limited to acts of God, fire, flood, natural disaster, war or threat of war, acts or threats of terrorism, civil disorder or protests, unauthorized strikes, governmental act, order, regulation, suggestion or advisory, pandemics, epidemics, recognized health threats as determined by the World Health Organization, the Centers for Disease Control and Prevention or state or local government authority or health agencies (including, but not limited to the health threats of COVID-19, H1N1 or other infectious diseases), curtailment of transportation facilities or other occurrence beyond the control of the parties, where any of those factors, circumstances, situations, or conditions or similar ones (i) prevent, dissuade or unreasonably delay at least twenty-five percent (25%) of prospective attendees from appearing at the venue or (ii) make it illegal, impossible, inadvisable, or commercially impracticable to hold the event or to fully perform the terms of this contract/agreement. In the event of force majeure, this contract/agreement may be cancelled by either party, within 72 hours without liability, damages, fees or penalty, and any deposits and unearned amounts paid shall be refunded, for any one or more of the above reasons, by written notice to the other party.

The undersigned hereby agrees to the Terms, Conditions and Charges stated herein and acknowledges receipt of a copy of this Rental Contract.

By: Brady Gregor _____ Date: 12-29-25
RENTER

APPROVED AS TO FORM: SUBJECT TO COMMISSIONER'S COURT APPROVAL

By: [Signature] _____ Date: 1/5/26
WASHINGTON COUNTY EXPO DIRECTOR

APPROVED BY COMMISSIONERS COURT

By: John Dussabong _____ Date: _____
COUNTY JUDGE



Washington County Expo
 1305 East Blue Bell Road, Suite 115 Brenham, Texas 77833
 Telephone: (979) 836-2299 Fax: (979) 277-6223
 Website: <http://www.Washingtoncountyexpo.com> Email: washcoexpo@wacounty.com

REF# 2610

RENTAL AND REGULATIONS CONTRACT

PARTIES TO THE CONTRACT:

Organization or Individual (renter) Bluebonnet Cutting Horse Association
 Contact Person(s) for Organization Cary Sims
 (THESE INDIVIDUALS WILL BE LIABLE FOR THE ORGANIZATION)
 Phone Number: 979-525-9700
 Email Address: slms77418@aol.com
 Mailing Address: P.O. Box 1148, Bellville, TX 77418

Title of Event: 2026 Bluebonnet Cutting Horse Series - REF#2610

This contract is between the Renter, named above and the Washington County Expo, herein after referred to as EXPO.

DATES TO BE RENTED: (time is when renter arrives & leaves)

SET UP: Month/Day: _____ Year: _____ Time: _____
 EVENT: Month/Day: See dates below Year: 2026 Time: all day
 CLEAN UP: Month/Day: _____ Year: _____ Time: _____
 2026 Dates: Jan 30-Feb1; Feb 13-15; Apr 30-May 3; & Oct 9-11.

SPACES TO BE LEASED AND FEES: (ONLY THOSE INCLUDED IN CALCULATION WILL BE UNDER CONTRACT)

- | | |
|--|--|
| 1. Event Center : \$ _____ | 10. Sales Facility Bldg. : \$ _____
Video Wall: \$250.00 |
| 2. Horse Stalls : \$ _____ | Downstairs only : \$ _____ |
| 3. Rodeo Arena : \$ _____ | Upstairs only : \$ _____ |
| 4. Commercial Exhibits Bldg. : \$ _____ | 11. Food Court : \$ _____ |
| 5. Entertainment Center : \$ _____ | 12. V.I.P. Room: \$ _____ |
| 6. Livestock Barn #1 : \$ _____ | 13. Camper pads: _____ |
| 7. Livestock Barn #2 : \$ <u>Included for pens</u> | 14. Tractor & Drag: <u>\$150.00 per weekend</u> |
| 8. Livestock Barn #3 : \$ <u>400.00 per day</u> | 15. Clean Up Fee: \$ <u>150.00 per weekend</u>
Variable per day: \$20/pen in Barn 2, \$25/stall, \$20/RV. |
| 9. Sign Fee : \$ _____ | |
| 10. Beer Barn: \$ _____ | TOTAL RENTAL FEES: \$ <u>6,400.00 + \$400 Deposit + variables</u> |
| Carnival & Rodeo: _____ | GRAND TOTAL OWED: \$ <u>6,800.00 + variables</u> |
| Rabbit Barn: _____ | |
| Dumpster *Per Dump: _____ | |

*DEPOSIT DUE DATE: (2) weeks after signing contract
 BALANCE DUE DATE: one week post event

AMOUNT: \$ 400.00 Cancellation deposit
 AMOUNT: \$ 6,400.00 plus variables

Payment due 7 days post each weekend event.

*DEPOSIT: A Date Hold/Damage deposit will be due as specified. The deposit to hold the venue/date is non refundable if cancelled within 30 days of the rental date. 50% is retained if cancelled 31 days or more prior to the start of the contracted period of your event. The Damage deposit is refundable provided the venue is returned in same condition as tendered and the Post Event Checklist has been completed. If the rental fee is less than \$100.00, balance is due in full. (stand-alone restroom facilities are included in the rental of all facilities except the buildings that have their own restroom facilities)

1. AREAS NOT UNDER CONTRACT:

Only areas and facilities leased shall be used by renter. Use of other areas not under lease will result in a breach of this contract and additional costs associated with the used areas not under lease will be assessed.

2. CLEAN-UP:

The renter is responsible for clean-up. Clean-up must be completed following renter's event unless stated differently in the contract. The leased property must be cleaned in a manner approved by the EXPO and the leased property left in the condition in which it was rented. If the renter chooses not to clean-up at the time of the negotiation of the lease, a fee will be assessed by the EXPO and included in the contract.

3. CONCESSIONS:

Food, Drink, Games, Tack, and Other Concessions can be arranged directly with renter.

Liquor Liability Insurance is required if alcoholic beverages are sold. EXPO and Washington County must be listed as additional insured. A copy of the Liquor Liability Insurance policy must be attached to this contract. TABC Rules and Regulations must be followed.

4. DAMAGE TO FAIR PROPERTY:

The renter is held responsible for any damages to buildings or property. Any repairs made as a result of any damages will be made by Expo and charged to the renter. The \$300.00 Damage/Cleanup deposit will be applied to any repairs having to be made. A separate money order, cashier's check or cash must be submitted for the deposit. If repairs exceed the deposit, the renter is responsible for the remaining amount. If there are no damages to be repaired or cleanup to be done by the EXPO, the deposit will be refunded within 5 business days.

5. INSURANCE:

Renter will be liable for any lawsuit arising out of an incident that occurred at renter's event. Renter is not covered under Washington County's general liability insurance. Washington County is not responsible for providing legal counsel for renter. Renter also agrees to indemnify Washington County against any costs, damages or liability arising out of the use of the Expo or the County's facilities, including attorney's fees. If renter chooses to purchase liability insurance for their event, a copy of that policy shall be provided to the EXPO prior to the event.

*Certain events held on the property will be required to have insurance by the EXPO and if required renter must provide EXPO a copy of the insurance policy for the event.

6. KEYS:

Keys will be issued to the renter on the day of their event setup unless setup is on a weekend then it will be the last business day before setup. If no setup is required, keys will be issued to the renter on the last business day prior to a weekend event and on the day of the event held during the week. All keys will be signed for and should keys not be returned to the Expo Office within two (2) days of the event a \$25.00 charge will be added. A \$50.00 replacement fee will be applied to any set of keys which are lost, stolen or broken while in possession of the renter.

7. SECURITY:

Security is not needed for this event as determined by the EXPO.

Security is needed for this event and the number of security officers and the type of security officers have been approved by the EXPO through the Expo Director or his agent.

8. SPECIAL REQUIREMENTS:

All buildings are rented as is. Washington County makes no warranties, expressed or implied, regarding the suitability of the premises for a particular purpose. It is the renter's responsibility to inspect the premises and determine their suitability for renter's intended use.

9. PAYMENT/DAMAGES:

All balances due are payable on or before date stated in the contract. Amounts not paid within such time are subject to an additional charge of five percent (5%) per month until paid, which the parties agree is a reasonable amount of liquidated damages.

10. COMMISSIONERS APPROVAL:

Renter understands that this agreement is subject to Washington County Commissioners Court approval and may only be amended with their approval.

11. Renter also agrees to obey all laws, ordinances, orders, rules and regulations applicable to the use, condition and occupancy of the Premises.

12. Renter understands that by renting the County Property it does not become an arm of the government and is only an independent contractor.

13. POLICY GUIDE:

Renter understands that by signing they have read the Washington County Expo Policy Guide and agree to follow the policies as outlined.

14. CANCELLATION POLICY:

All cancellations are subject to a \$100.00 processing fee, If a cancellation is made 31 days or more prior to the start of the rental date 50% of the deposit will be retained. For all cancellations 30 days or less prior to the start of the contracted period there will be no refunds. Should a request for rescheduling occur there will be \$100.00 fee assessed.

15. INSPECTION OF EVENT:

Renter agrees that the Expo Director or his agent on behalf of the EXPO may enter the renter's event at any time to insure the contract has not been breached.

16. LAW VIOLATIONS:

Any violation of any criminal law of the state of Texas or city ordinance by any participant of the event which occurs on the Expo property will be considered a breach of this contract.

17. BREACH OF CONTRACT:

Any violation of the terms of this contract will be considered a breach of this contract. Incorrect information provided in this contract, the activity request form or provided to the Expo Director or his agent will be considered a breach of this contract. Renter's event will immediately be cancelled, if renter breaches this contract. No refund of any kind will be made.

18. DECLARED DISASTER or PANDEMIC:

Performance of this contract/agreement by either party shall be subject to force majeure, which includes but is not limited to acts of God, fire, flood, natural disaster, war or threat of war, acts or threats of terrorism, civil disorder or protests, unauthorized strikes, governmental act, order, regulation, suggestion or advisory, pandemics, epidemics, recognized health threats as determined by the World Health Organization, the Centers for Disease Control and Prevention or state or local government authority or health agencies (including, but not limited to the health threats of COVID-19, H1N1 or other infectious diseases), curtailment of transportation facilities or other occurrence beyond the control of the parties, where any of those factors, circumstances, situations, or conditions or similar ones (i) prevent, dissuade or unreasonably delay at least twenty-five percent (25%) of prospective attendees from appearing at the venue or (ii) make it illegal, impossible, inadvisable, or commercially impracticable to hold the event or to fully perform the terms of this contract/agreement. In the event of force majeure, this contract/agreement may be cancelled by either party, within 72 hours without liability, damages, fees or penalty, and any deposits and unearned amounts paid shall be refunded, for any one or more of the above reasons, by written notice to the other party.

The undersigned hereby agrees to the Terms, Conditions and Charges stated herein and acknowledges receipt of a copy of this Rental Contract.

Bluebonnet CHA

RENTER

Cary Sims

By: Cary Sims Date: 1-2-26

APPROVED AS TO FORM: SUBJECT TO COMMISSIONER'S COURT APPROVAL

By: [Signature] Date: 1/5/26
WASHINGTON COUNTY EXPO DIRECTOR

APPROVED BY COMMISSIONERS COURT

By: John Dammuberg Date: 1/13/2026
COUNTY JUDGE



Washington County Expo
 1305 East Blue Bell Road, Suite 115 Brenham, Texas 77833
 Telephone: (979) 836-2299 Fax: (979) 277-6223
 Website: <http://www.Washingtoncountyexpo.com> Email: washcoexpo@wacounty.com

REF#2741

RENTAL AND REGULATIONS CONTRACT

PARTIES TO THE CONTRACT:

Organization or Individual (renter) Gavin Black and Tito Tischina
 Contact Person(s) for Organization Gavin Black and Tito Tischina
 (THESE INDIVIDUALS WILL BE LIABLE FOR THE ORGANIZATION)
 Phone Number: 214-475-5470 or 281-903-6140
 Email Address: tischina.t@gmail.com
 Mailing Address: 812 Burleson St., Brenham, TX 77833

Title of Event: Wedding Ceremony and Reception - REF# 2741

This contract is between the Renter, named above and the Washington County Expo, herein after referred to as EXPO.

DATES TO BE RENTED: (time is when renter arrives & leaves)

SET UP: Month/Day: _____ Year: _____ Time: _____ Event @ 2:00 pm
 EVENT: Month/Day: 10/10 - SAT Year: 2026 Time: 8:00 am - 1:00 am *
 CLEAN UP: Month/Day: 10/11 - SUN Year: 2026 Time: to 10:00 am if available

* Please wind down music by midnight and vacate building by 1:00 am - Thank you.

SPACES TO BE LEASED AND FEES: (ONLY THOSE INCLUDED IN CALCULATION WILL BE UNDER CONTRACT)

- | | |
|---|--|
| 1. Event Center : \$ _____ | 10. Sales Facility Bldg. : \$ _____ |
| 2. Horse Stalls : \$ _____ | Downstairs only : \$ _____ |
| 3. Rodeo Arena : \$ _____ | Upstairs only : \$ _____ |
| 4. Commercial Exhibits Bldg. : \$ _____ | 11. Food Court : \$ _____ |
| 5. Entertainment Center : \$ _____ | 12. V.I.P. Room: \$ <u>800.00 + \$500.00 Deposit</u> |
| 6. Livestock Barn #1 : \$ _____ | 13. Camper pads: _____ |
| 7. Livestock Barn #2 : \$ _____ | 14. Tractor & Drag: _____ |
| 8. Livestock Barn #3 : \$ _____ | 15. Clean Up Fee: \$ _____ |
| 9. Sign Fee : \$ _____ | |

10. Beer Barn: \$ _____
 Carnival & Rodeo: _____
 Rabbit Barn: _____
 Dumpster *Per Dump: _____

TOTAL RENTAL FEES: \$ 800.00 + \$500.00 Deposit

GRAND TOTAL OWED: \$ 1,300.00

AMOUNT: \$ 500.00

AMOUNT: \$ 800.00

*DEPOSIT DUE DATE: 1/2/26

BALANCE DUE DATE: 9/25/26

*DEPOSIT: A Date Hold/Damage deposit will be due within two weeks of booking. The deposit to hold the venue/date is non refundable if cancelled within two weeks of your event. 50% is retained if cancellation is made 30 to 15 days prior to the start of rental date. The Damage deposit is refundable provided the venue is returned in same condition as tendered and the Post Event Checklist has been completed. If the rental fee is less than \$100.00, balance is due in full. (stand-alone restroom facilities are included in the rental of all facilities except the buildings that have their own restroom facilities)

1. AREAS NOT UNDER CONTRACT:

Only areas and facilities leased shall be used by renter. Use of other areas not under lease will result in a breach of this contract and additional costs associated with the used areas not under lease will be assessed.

2. CLEAN-UP:

The renter is responsible for clean-up. Clean-up must be completed following renter's event unless stated differently in the contract. The leased property must be cleaned in a manner approved by the EXPO and the leased property left in the condition in which it was rented. If the renter chooses not to clean-up at the time of the negotiation of the lease, a fee will be assessed by the EXPO and included in the contract.

3. CONCESSIONS:

Food, Drink, Games, Tack, and Other Concessions can be arranged directly with renter.

Liquor Liability Insurance is required if alcoholic beverages are sold. EXPO and Washington County must be listed as additional insured. A copy of the Liquor Liability Insurance policy must be attached to this contract. TABC Rules and Regulations must be followed.

4. DAMAGE TO FAIR PROPERTY:

The renter is held responsible for any damages to buildings or property. Any repairs made as a result of any damages will be made by Expo and charged to the renter. The \$300.00 Damage/Cleanup deposit will be applied to any repairs having to be made. A separate money order, cashier's check or cash must be submitted for the deposit. If repairs exceed the deposit, the renter is responsible for the remaining amount. If there are no damages to be repaired or cleanup to be done by the EXPO, the deposit will be refunded within 5 business days.

5. INSURANCE:

Renter will be liable for any lawsuit arising out of an incident that occurred at renter's event. Renter is not covered under Washington County's general liability insurance. Washington County is not responsible for providing legal counsel for renter. Renter also agrees to indemnify Washington County against any costs, damages or liability arising out of the use of the Expo or the County's Facilities, including attorney's fees. If renter chooses to purchase liability insurance for their event, a copy of that policy shall be provided to the EXPO prior to the event.

*Certain events held on the property will be required to have insurance by the EXPO and if required renter must provide EXPO a copy of the insurance policy for the event.

6. KEYS:

Keys will be issued to the renter on the day of their event setup unless setup is on a weekend then it will be the last business day before setup. If no setup is required, keys will be issued to the renter on the last business day prior to a weekend event and on the day of the event held during the week. All keys will be signed for and should keys not be returned to the Expo Office within two (2) days of the event a \$25.00 charge will be added. A \$50.00 replacement fee will be applied to any set of keys which are lost, stolen or broken while in possession of the renter.

7. SECURITY:

Security is not needed for this event as determined by the EXPO.

Security is needed for this event and the number of security officers and the type of security officers have been approved by the EXPO through the Expo Director or his agent.

8. SPECIAL REQUIREMENTS:

All buildings are rented as is. Washington County makes no warranties, expressed or implied, regarding the suitability of the premises for a particular purpose. It is the renter's responsibility to inspect the premises and determine their suitability for renter's intended use.

9. PAYMENT/DAMAGES:

All balances due are payable on or before date stated in the contract. Amounts not paid within such time are subject to an additional charge of five percent (5%) per month until paid, which the parties agree is a reasonable amount of liquidated damages.

10. COMMISSIONERS APPROVAL:

Renter understands that this agreement is subject to Washington County Commissioners Court approval and may only be amended with their approval.

11. Renter also agrees to obey all laws, ordinances, orders, rules and regulations applicable to the use, condition and occupancy of the Premises.

12. Renter understands that by renting the County Property it does not become an arm of the government and is only an independent contractor.

13. POLICY GUIDE:

Renter understands that by signing they have read the Washington County Expo Policy Guide and agree to follow the policies as outlined.

14. CANCELLATION POLICY:

All cancellations are subject to a \$100.00 processing fee, if a cancellation is made 30 to 15 days prior to the start of the rental date 50% of the deposit will be retained. For all cancellations 14 days or less prior to the start of the contracted period there will be no refunds. Should a request for rescheduling occur there will be \$100.00 fee assessed.

15. INSPECTION OF EVENT:

Renter agrees that the Expo Director or his agent on behalf of the EXPO may enter the renter's event at any time to insure the contract has not been breached.

16. LAW VIOLATIONS:

Any violation of any criminal law of the state of Texas or city ordinance by any participant of the event which occurs on the Expo property will be considered a breach of this contract.

17. BREACH OF CONTRACT:

Any violation of the terms of this contract will be considered a breach of this contract. Incorrect information provided in this contract, the activity request form or provided to the Expo Director or his agent will be considered a breach of this contract. Renter's event will immediately be cancelled, if renter breaches this contract. No refund of any kind will be made.

18. DECLARED DISASTER or PANDEMIC:

Performance of this contract/agreement by either party shall be subject to force majeure, which includes but is not limited to acts of God, fire, flood, natural disaster, war or threat of war, acts or threats of terrorism, civil disorder or protests, unauthorized strikes, governmental act, order, regulation, suggestion or advisory, pandemics, epidemics, recognized health threats as determined by the World Health Organization, the Centers for Disease Control and Prevention or state or local government authority or health agencies (including, but not limited to the health threats of COVID-19, H1N1 or other infectious diseases), curtailment of transportation facilities or other occurrence beyond the control of the parties, where any of those factors, circumstances, situations, or conditions or similar ones (i) prevent, dissuade or unreasonably delay at least twenty-five percent (25%) of prospective attendees from appearing at the venue or (ii) make it illegal, impossible, inadvisable, or commercially impracticable to hold the event or to fully perform the terms of this contract/agreement. In the event of force majeure, this contract/agreement may be cancelled by either party, within 72 hours without liability, damages, fees or penalty, and any deposits and unearned amounts paid shall be refunded, for any one or more of the above reasons, by written notice to the other party.

The undersigned hereby agrees to the Terms, Conditions and Charges stated herein and acknowledges receipt of a copy of this Rental Contract.


RENTER

Gavin Black & Tito Tischina

By: _____ Date: 12-19-25

APPROVED AS TO FORM: SUBJECT TO COMMISSIONER'S COURT APPROVAL

By:  _____ Date: 1/5/26
WASHINGTON COUNTY EXPO DIRECTOR

APPROVED BY COMMISSIONERS COURT

By:  _____ Date: 1/13/2025
COUNTY JUDGE



Washington County Expo
 1305 East Blue Bell Road, Suite 115 Brenham, Texas 77833
 Telephone: (979) 836-2299 Fax: (979) 277-6223

REF#2755

Website: <http://www.Washingtoncountyexpo.com> Email: washcoexpo@wacounty.com

RENTAL AND REGULATIONS CONTRACT

PARTIES TO THE CONTRACT:

Organization or Individual (renter) GHQHA - Greater Houston Quarter Horse Association
 Contact Person(s) for Organization Sandy Galloway, Tammi Wall
 (THESE INDIVIDUALS WILL BE LIABLE FOR THE ORGANIZATION)
 Phone Number: 936-523-0735
 Email Address: simplyplggles@gmail.com
 Mailing Address: 8354 Misty Haven, Conroe, TX 77304

Title of Event: Performance Horse Clinic REF# 2755

This contract is between the Renter, named above and the Washington County Expo, herein after referred to as EXPO.

DATES TO BE RENTED: (time is when renter arrives & leaves)

SET UP: Month/Day: 2/20 FRI Year: 2026 Time: Noon
 EVENT: Month/Day: 2/21 SAT Year: 2026 Time: 6:00 am to 6:00 pm ***

CLEAN UP: Month/Day: _____ Year: _____ Time: _____

****RENTER to provide Certificate of Insurance with Washington County Expo as holder by 2/6/26**

SPACES TO BE LEASED AND FEES: (ONLY THOSE INCLUDED IN CALCULATION WILL BE UNDER CONTRACT)

- | | |
|---|---|
| 1. Event Center : \$ _____ | 10. Sales Facility Bldg. : \$ _____ |
| 2. Horse Stalls : \$ 25.00 each per night _____ | Downstairs only : \$ _____ |
| 3. Rodeo Arena : \$ _____ | Upstairs only : \$ _____ |
| 4. Commercial Exhibits Bldg. : \$ _____ | 11. Food Court :\$ _____ |
| 5. Entertainment Center : \$ _____ | 12. V.I.P.Room: \$ _____ |
| 6. Livestock Barn #1 : \$ _____ | 13. Camper pads: _____ |
| 7. Livestock Barn #2 : \$ _____ | 14. Tractor & Drag: <u>150.00</u> |
| 8. Livestock Barn #3 : \$ <u>1000.00</u> | 15. Clean Up Fee: \$ _____ |
| 9. Sign Fee : \$ _____ | Variables are Stall & RV fees |
| 10. Beer Barn: \$ _____ | TOTAL RENTAL FEES: \$ <u>1,150.00 + variables</u> |
| Carnival & Rodeo: _____ | GRAND TOTAL OWED: \$ <u>1,150.00 + variables</u> |
| Rabbit Barn: _____ | AMOUNT: \$ <u>575.00</u> |
| Dumpster *Per Dump: _____ | AMOUNT: \$ <u>575.00 + Variables</u> |

*DEPOSIT DUE DATE: 1/12/26

BALANCE DUE DATE: one week post event (Mar 2/26)

RV Fee's are \$30 Full Service, \$25 Elec/Water & \$20 Elec only per night.

*DEPOSIT: A Date Hold/Damage deposit will be due as specified. The deposit to hold the venue/date is non refundable if cancelled within 30 days of the rental date. 50% is retained if cancelled 31 days or more prior to the start of the contracted period of your event. The Damage deposit is refundable provided the venue is returned in same condition as tendered and the Post Event Checklist has been completed. If the rental fee is less than \$100.00, balance is due in full. (stand-alone restroom facilities are included in the rental of all facilities except the buildings that have their own restroom facilities)

1. AREAS NOT UNDER CONTRACT:

Only areas and facilities leased shall be used by renter. Use of other areas not under lease will result in a breach of this contract and additional costs associated with the used areas not under lease will be assessed.

2. CLEAN-UP:

The renter is responsible for clean-up. Clean-up must be completed following renter's event unless stated differently in the contract. The leased property must be cleaned in a manner approved by the EXPO and the leased property left in the condition in which it was rented. If the renter chooses not to clean-up at the time of the negotiation of the lease, a fee will be assessed by the EXPO and included in the contract.

3. CONCESSIONS:

Food, Drink, Games, Tack, and Other Concessions can be arranged directly with renter.

Liquor Liability Insurance is required if alcoholic beverages are sold. EXPO and Washington County must be listed as additional insured. A copy of the Liquor Liability Insurance policy must be attached to this contract. TABC Rules and Regulations must be followed.

4. DAMAGE TO FAIR PROPERTY:

The renter is held responsible for any damages to buildings or property. Any repairs made as a result of any damages will be made by Expo and charged to the renter. The \$300.00 Damage/Cleanup deposit will be applied to any repairs having to be made. A separate money order, cashier's check or cash must be submitted for the deposit. If repairs exceed the deposit, the renter is responsible for the remaining amount. If there are no damages to be repaired or cleanup to be done by the EXPO, the deposit will be refunded within 5 business days.

5. INSURANCE:

Renter will be liable for any lawsuit arising out of an incident that occurred at renter's event. Renter is not covered under Washington County's general liability insurance. Washington County is not responsible for providing legal counsel for renter. Renter also agrees to indemnify Washington County against any costs, damages or liability arising out of the use of the Expo or the County's facilities, including attorney's fees. If renter chooses to purchase liability insurance for their event, a copy of that policy shall be provided to the EXPO prior to the event.

*Certain events held on the property will be required to have insurance by the EXPO and if required renter must provide EXPO a copy of the insurance policy for the event.

6. KEYS:

Keys will be issued to the renter on the day of their event setup unless setup is on a weekend then it will be the last business day before setup. If no setup is required, keys will be issued to the renter on the last business day prior to a weekend event and on the day of the event held during the week. All keys will be signed for and should keys not be returned to the Expo Office within two (2) days of the event a \$25.00 charge will be added. A \$50.00 replacement fee will be applied to any set of keys which are lost, stolen or broken while in possession of the renter.

7. SECURITY:

Security is not needed for this event as determined by the EXPO.

Security is needed for this event and the number of security officers and the type of security officers have been approved by the EXPO through the Expo Director or his agent.

8. SPECIAL REQUIREMENTS:

All buildings are rented as is. Washington County makes no warranties, expressed or implied, regarding the suitability of the premises for a particular purpose. It is the renter's responsibility to inspect the premises and determine their suitability for renter's intended use.

9. PAYMENT/DAMAGES:

All balances due are payable on or before date stated in the contract. Amounts not paid within such time are subject to an additional charge of five percent (5%) per month until paid, which the parties agree is a reasonable amount of liquidated damages.

10. COMMISSIONERS APPROVAL:

Renter understands that this agreement is subject to Washington County Commissioners Court approval and may only be amended with their approval.

11. Renter also agrees to obey all laws, ordinances, orders, rules and regulations applicable to the use, condition and occupancy of the Premises.

12. Renter understands that by renting the County Property it does not become an arm of the government and is only an independent contractor.

13. POLICY GUIDE:

Renter understands that by signing they have read the Washington County Expo Policy Guide and agree to follow the policies as outlined.

14. CANCELLATION POLICY:

All cancellations are subject to a \$100.00 processing fee, if a cancellation is made 31 days or more prior to the start of the rental date 50% of the deposit will be retained. For all cancellations 30 days or less prior to the start of the contracted period there will be no refunds. Should a request for rescheduling occur there will be \$100.00 fee assessed.

15. INSPECTION OF EVENT:

Renter agrees that the Expo Director or his agent on behalf of the EXPO may enter the renter's event at any time to insure the contract has not been breached.

16. LAW VIOLATIONS:

Any violation of any criminal law of the state of Texas or city ordinance by any participant of the event which occurs on the Expo property will be considered a breach of this contract.

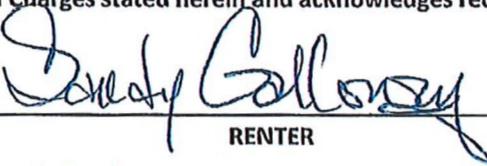
17. BREACH OF CONTRACT:

Any violation of the terms of this contract will be considered a breach of this contract. Incorrect information provided in this contract, the activity request form or provided to the Expo Director or his agent will be considered a breach of this contract. Renter's event will immediately be cancelled, if renter breaches this contract. No refund of any kind will be made.

18. DECLARED DISASTER or PANDEMIC:

Performance of this contract/agreement by either party shall be subject to force majeure, which includes but is not limited to acts of God, fire, flood, natural disaster, war or threat of war, acts or threats of terrorism, civil disorder or protests, unauthorized strikes, governmental act, order, regulation, suggestion or advisory, pandemics, epidemics, recognized health threats as determined by the World Health Organization, the Centers for Disease Control and Prevention or state or local government authority or health agencies (including, but not limited to the health threats of COVID-19, H1N1 or other infectious diseases), curtailment of transportation facilities or other occurrence beyond the control of the parties, where any of those factors, circumstances, situations, or conditions or similar ones (i) prevent, dissuade or unreasonably delay at least twenty-five percent (25%) of prospective attendees from appearing at the venue or (ii) make it illegal, impossible, inadvisable, or commercially impracticable to hold the event or to fully perform the terms of this contract/agreement. In the event of force majeure, this contract/agreement may be cancelled by either party, within 72 hours without liability, damages, fees or penalty, and any deposits and unearned amounts paid shall be refunded, for any one or more of the above reasons, by written notice to the other party.

The undersigned hereby agrees to the Terms, Conditions and Charges stated herein and acknowledges receipt of a copy of this Rental Contract.


RENTER

Sandy Galloway

By: _____ Date: 12/31/25

APPROVED AS TO FORM; SUBJECT TO COMMISSIONER'S COURT APPROVAL

By:  _____ Date: 1/5/26
WASHINGTON COUNTY EXPO DIRECTOR

APPROVED BY COMMISSIONERS COURT

By:  _____ Date: 1/13/2026
COUNTY JUDGE



Washington County Expo
 1305 East Blue Bell Road, Suite 115 Brenham, Texas 77833
 Telephone: (979) 836-2299 Fax: (979) 277-6223

REF#2751

Website: <http://www.Washingtoncountyexpo.com> Email: washcoexpo@wacounty.com

RENTAL AND REGULATIONS CONTRACT

PARTIES TO THE CONTRACT:

Organization or Individual (renter) Juan Alberto Ramirez Crispin
 Contact Person(s) for Organization Juan Alberto Ramirez Crispin
 (THESE INDIVIDUALS WILL BE LIABLE FOR THE ORGANIZATION)
 Phone Number: 936-306-2684
 Email Address: Ramirezcrispin1226@gmail.com
 Mailing Address: 3535 FM 389, Brenham, TX 77833

Title of Event: Quinceanera - REF# 2751

This contract is between the Renter, named above and the Washington County Expo, herein after referred to as EXPO.

DATES TO BE RENTED: (time is when renter arrives & leaves)

SET UP: Month/Day: _____ Year: _____ Time: _____ Event @ 5:00 pm
 EVENT: Month/Day: 4/4 - SAT Year: 2026 Time: 8:00 am - 1:00 am *
 CLEAN UP: Month/Day: 4/5 - SUN Year: 2026 Time: to 10:00 am if available
 * Please wind down music by midnight and vacate building by 1:00 am - Thank you.

SPACES TO BE LEASED AND FEES: (ONLY THOSE INCLUDED IN CALCULATION WILL BE UNDER CONTRACT)

- | | |
|---|---|
| 1. Event Center : \$ _____ | 10. Sales Facility Bldg. : \$ _____ |
| 2. Horse Stalls : \$ _____ | Downstairs only : \$ _____ |
| 3. Rodeo Arena : \$ _____ | Upstairs only : \$ _____ |
| 4. Commercial Exhibits Bldg. : \$ _____ | 11. Food Court :\$ _____ |
| 5. Entertainment Center : \$ _____ | 12. V.I.P.Room: \$ <u>800.00 + \$500.00 Deposit</u> |
| 6. Livestock Barn #1 : \$ _____ | 13. Camper pads: _____ |
| 7. Livestock Barn #2 : \$ _____ | 14. Tractor & Drag: _____ |
| 8. Livestock Barn #3 : \$ _____ | 15. Clean Up Fee: \$ _____ |
| 9. Sign Fee : \$ _____ | |
| 10. Beer Barn: \$ _____ | |
| Carnival & Rodeo: _____ | |
| Rabbit Barn: _____ | |
| Dumpster *Per Dump: _____ | |
| *DEPOSIT DUE DATE: <u>1/2/26</u> | |
| BALANCE DUE DATE: <u>3/20/26</u> | |

TOTAL RENTAL FEES: \$ 800.00 + \$500.00 Deposit

GRAND TOTAL OWED: \$ 1,300.00

AMOUNT: \$ 500.00

AMOUNT: \$ 800.00

*DEPOSIT: A Date Hold/Damage deposit will be due within two weeks of booking. The deposit to hold the venue/date is non refundable if cancelled within two weeks of your event. 50% is retained if cancellation is made 30 to 15 days prior to the start of rental date. The Damage deposit is refundable provided the venue is returned in same condition as tendered and the Post Event Checklist has been completed. If the rental fee is less than \$100.00, balance is due in full. (stand-alone restroom facilities are included in the rental of all facilities except the buildings that have their own restroom facilities)

1. AREAS NOT UNDER CONTRACT:

Only areas and facilities leased shall be used by renter. Use of other areas not under lease will result in a breach of this contract and additional costs associated with the used areas not under lease will be assessed.

2. CLEAN-UP:

The renter is responsible for clean-up. Clean-up must be completed following renter's event unless stated differently in the contract. The leased property must be cleaned in a manner approved by the EXPO and the leased property left in the condition in which it was rented. If the renter chooses not to clean-up at the time of the negotiation of the lease, a fee will be assessed by the EXPO and included in the contract.

3. CONCESSIONS:

Food, Drink, Games, Tack, and Other Concessions can be arranged directly with renter.

Liquor Liability Insurance is required if alcoholic beverages are sold. EXPO and Washington County must be listed as additional insured. A copy of the Liquor Liability Insurance policy must be attached to this contract. TABC Rules and Regulations must be followed.

4. DAMAGE TO FAIR PROPERTY:

The renter is held responsible for any damages to buildings or property. Any repairs made as a result of any damages will be made by Expo and charged to the renter. The \$300.00 Damage/Cleanup deposit will be applied to any repairs having to be made. A separate money order, cashier's check or cash must be submitted for the deposit. If repairs exceed the deposit, the renter is responsible for the remaining amount. If there are no damages to be repaired or cleanup to be done by the EXPO, the deposit will be refunded within 5 business days.

5. INSURANCE:

Renter will be liable for any lawsuit arising out of an incident that occurred at renter's event. Renter is not covered under Washington County's general liability insurance. Washington County is not responsible for providing legal counsel for renter. Renter also agrees to indemnify Washington County against any costs, damages or liability arising out of the use of the Expo or the County's Facilities, including attorney's fees. If renter chooses to purchase liability insurance for their event, a copy of that policy shall be provided to the EXPO prior to the event.

*Certain events held on the property will be required to have insurance by the EXPO and if required renter must provide EXPO a copy of the insurance policy for the event.

6. KEYS:

Keys will be issued to the renter on the day of their event setup unless setup is on a weekend then it will be the last business day before setup. If no setup is required, keys will be issued to the renter on the last business day prior to a weekend event and on the day of the event held during the week. All keys will be signed for and should keys not be returned to the Expo Office within two (2) days of the event a \$25.00 charge will be added. A \$50.00 replacement fee will be applied to any set of keys which are lost, stolen or broken while in possession of the renter.

7. SECURITY:

Security is not needed for this event as determined by the EXPO.

Security is needed for this event and the number of security officers and the type of security officers have been approved by the EXPO through the Expo Director or his agent.

8. SPECIAL REQUIREMENTS:

All buildings are rented as is. Washington County makes no warranties, expressed or implied, regarding the suitability of the premises for a particular purpose. It is the renter's responsibility to inspect the premises and determine their suitability for renter's intended use.

9. PAYMENT/DAMAGES:

All balances due are payable on or before date stated in the contract. Amounts not paid within such time are subject to an additional charge of five percent (5%) per month until paid, which the parties agree is a reasonable amount of liquidated damages.

10. COMMISSIONERS APPROVAL:

Renter understands that this agreement is subject to Washington County Commissioners Court approval and may only be amended with their approval.

11. Renter also agrees to obey all laws, ordinances, orders, rules and regulations applicable to the use, condition and occupancy of the Premises.

12. Renter understands that by renting the County Property it does not become an arm of the government and is only an independent contractor.

13. POLICY GUIDE:

Renter understands that by signing they have read the Washington County Expo Policy Guide and agree to follow the policies as outlined.

14. CANCELLATION POLICY:

All cancellations are subject to a \$100.00 processing fee, if a cancellation is made 30 to 15 days prior to the start of the rental date 50% of the deposit will be retained. For all cancellations 14 days or less prior to the start of the contracted period there will be no refunds. Should a request for rescheduling occur there will be \$100.00 fee assessed.

15. INSPECTION OF EVENT:

Renter agrees that the Expo Director or his agent on behalf of the EXPO may enter the renter's event at any time to insure the contract has not been breached.

16. LAW VIOLATIONS:

Any violation of any criminal law of the state of Texas or city ordinance by any participant of the event which occurs on the Expo property will be considered a breach of this contract.

17. BREACH OF CONTRACT:

Any violation of the terms of this contract will be considered a breach of this contract. Incorrect information provided in this contract, the activity request form or provided to the Expo Director or his agent will be considered a breach of this contract. Renter's event will immediately be cancelled, if renter breaches this contract. No refund of any kind will be made.

18. DECLARED DISASTER or PANDEMIC:

Performance of this contract/agreement by either party shall be subject to force majeure, which includes but is not limited to acts of God, fire, flood, natural disaster, war or threat of war, acts or threats of terrorism, civil disorder or protests, unauthorized strikes, governmental act, order, regulation, suggestion or advisory, pandemics, epidemics, recognized health threats as determined by the World Health Organization, the Centers for Disease Control and Prevention or state or local government authority or health agencies (including, but not limited to the health threats of COVID-19, H1N1 or other infectious diseases), curtailment of transportation facilities or other occurrence beyond the control of the parties, where any of those factors, circumstances, situations, or conditions or similar ones (i) prevent, dissuade or unreasonably delay at least twenty-five percent (25%) of prospective attendees from appearing at the venue or (ii) make it illegal, impossible, inadvisable, or commercially impracticable to hold the event or to fully perform the terms of this contract/agreement. In the event of force majeure, this contract/agreement may be cancelled by either party, within 72 hours without liability, damages, fees or penalty, and any deposits and unearned amounts paid shall be refunded, for any one or more of the above reasons, by written notice to the other party.

The undersigned hereby agrees to the Terms, Conditions and Charges stated herein and acknowledges receipt of a copy of this Rental Contract.



RENTER

Juan Alberto Ramirez Crispin

By: _____

Date: 12/19/25

APPROVED AS TO FORM: SUBJECT TO COMMISSIONER'S COURT APPROVAL



By: _____
WASHINGTON COUNTY EXPO DIRECTOR

Date: 1/5/26

APPROVED BY COMMISSIONERS COURT



By: _____
COUNTY JUDGE

Date: 1/13/2026

QUITCLAIM DEED

Date: January 13, 2026

Grantor: **Washington County, Texas**

Grantor's Address (including County): 100 E Main Street, Brenham, TX 77833
Washington County, Texas

Grantee: **Donald Malinowski**

Grantee's Address (including County): PO Box 231 Chappell Hill, Texas 77426
Washington County, Texas

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property Description:

All that certain tract containing 1.026 acres of land situated in the Samuel Miller Survey, Abstract No. 86 in Washington County, Texas, being more particularly described by metes and bounds in Exhibit "A" and Survey Plat in Exhibit "B", attached herewith and made a part hereof.

For the consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors and assigns forever. Neither Grantor nor Grantor's successors or assigns shall have, claim, or demand any right or title to the property or any part of it.

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

EXECUTED this the 13 day of January 2026.

GRANTOR:

Washington County, Texas

John Durrenberger
Judge John Durrenberger
County Judge

Attest:

Nicholas Prenzler
Nicholas Prenzler
County Clerk



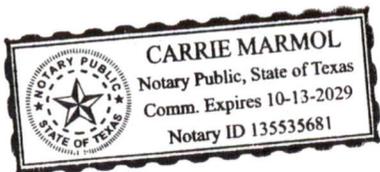
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF ~~HARRIS~~ §

Washington

This instrument was acknowledged before me on this 13 day of January 2026, by John Durrenberger, County Judge of Washington County, Texas, on behalf of said entity.



Carrie Marmol

Notary Public In and For the State of Texas

My Commission Expires: 10-13-2029

**EXHIBIT A
METES AND BOUNDS**

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
TBPELS Firm No. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77834-2037
(979) 836-6677

2754-25

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

WASHINGTON COUNTY, TEXAS

COUNTY OF WASHINGTON

1.026 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas in the Samuel Miller Survey, A-86, being portion of the same land described as 5.144 acres in a deed from E. O. Routt, et ux to Washington County, dated May 28, 1929, recorded in Volume 95, Page 486, Deed Records of Washington County, Texas, (95/486, D.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the east corner hereof and of said original tract, being an interior corner of a Donald Malinowski tract called 26.025 acres (1545/532, O.R.W.C.,Tx.), a 3/8" iron rod found bears South 40 degrees 26 minutes 24 seconds East, 1.59 feet;

THENCE along the south line hereof, being a north line of said Donald Malinowski tract, along a clockwise curve having a radius of 737.50 feet, an arc length of 539.58 feet, and a chord of South 71 degrees 07 minutes 00 seconds West, 527.62 feet to a 1/2" iron rod found capped "Lampe Surveying" for the west corner hereof, being in a south margin of Malinowski Lane (Old Highway 290);

THENCE along the southeast margin of Malinowski Lane, along a counterclockwise curve having a radius of 2009.86 feet, an arc length of 495.83 feet, and a chord of North 56 degrees 43 minutes 22 seconds East, 494.58 feet to a 1/2" iron rod set for the north corner hereof and for an exterior corner of Malinowski Lane, being in an upper southwest line of said Donald Malinowski tract, a 1/2" iron rod set for a northerly exterior corner of said Donald Malinowski tract bears North 40 degrees 26 minutes 24 seconds West, 55.31 feet;

THENCE along the northeast line hereof and of said original tract, being along a portion of said southwest line of said Donald Malinowski tract, South 40 degrees 26 minutes 24 seconds East, 132.19 feet to the PLACE OF BEGINNING and containing 1.026 ACRES of land, more or less.

Reference is hereby made to a separate survey plat of the subject tract.

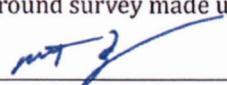
Iron rods set are fitted with plastic cap stamped Lampe Surveying.

Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

All distances herein are surface values.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.

Dated this the 18th day of July, 2025.



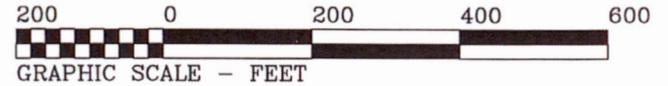
Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc



CURVE TABLE

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bearing
C1	737.50'	282.50'	539.58'	41°55'09"	7°46'08"	527.62'	S71°07'00"W
C2	2009.86'	249.18'	495.83'	14°08'06"	2°51'03"	494.58'	N56°43'22"E

EXHIBIT B
SURVEY PLAT



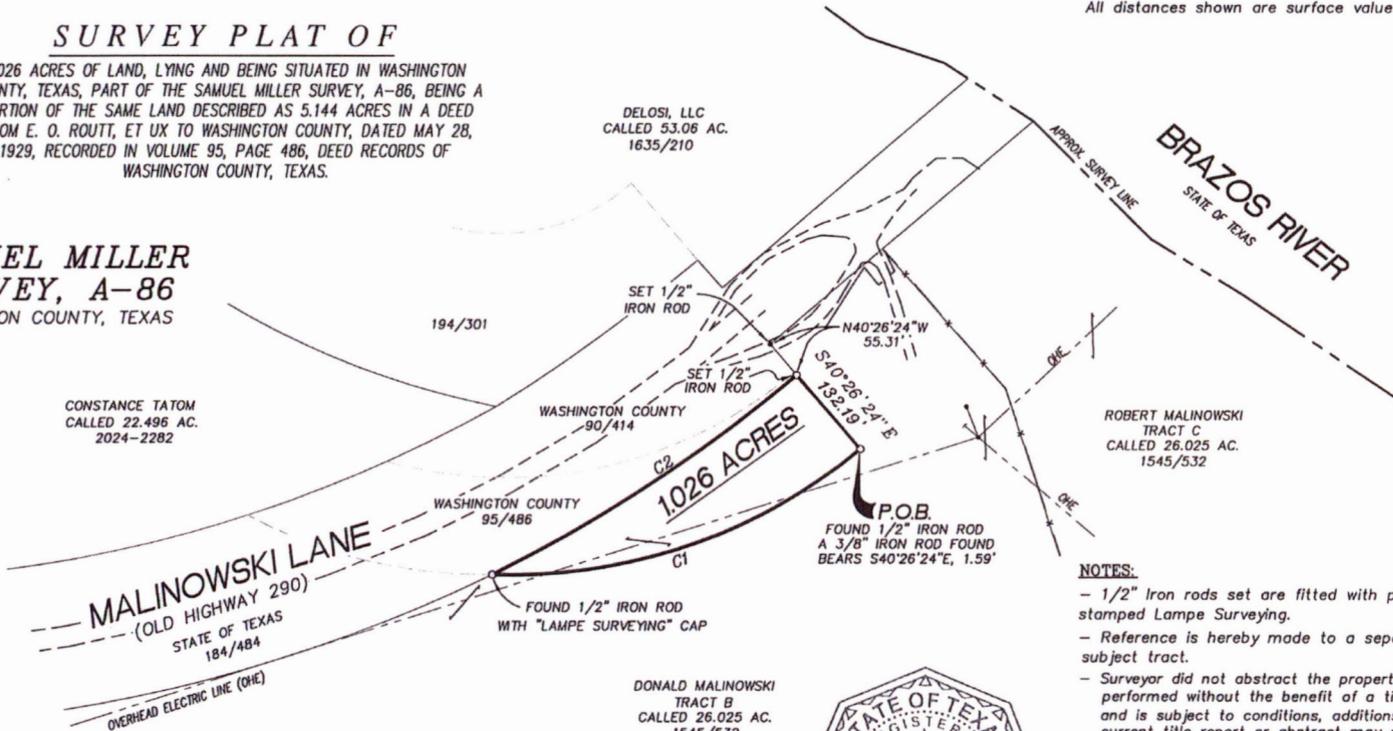
Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations. All distances shown are surface values.



SURVEY PLAT OF

1.026 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE SAMUEL MILLER SURVEY, A-86, BEING A PORTION OF THE SAME LAND DESCRIBED AS 5.144 ACRES IN A DEED FROM E. O. ROUNTT, ET UX TO WASHINGTON COUNTY, DATED MAY 28, 1929, RECORDED IN VOLUME 95, PAGE 486, DEED RECORDS OF WASHINGTON COUNTY, TEXAS.

SAMUEL MILLER SURVEY, A-86
WASHINGTON COUNTY, TEXAS



CONSTANCE TATOM
CALLED 22.496 AC.
2024-2282

DELOSI, LLC
CALLED 53.06 AC.
1635/210

194/301

WASHINGTON COUNTY
90/414

ROBERT MALINOWSKI
TRACT C
CALLED 26.025 AC.
1545/532

WASHINGTON COUNTY
95/486

1.026 ACRES

P.O.B.
FOUND 1/2" IRON ROD
A 3/8" IRON ROD FOUND
BEARS S40°26'24"E, 1.59'

MALINOWSKI LANE
(OLD HIGHWAY 290)
STATE OF TEXAS
184/484

FOUND 1/2" IRON ROD
WITH "LAMPE SURVEYING" CAP

DONALD MALINOWSKI
TRACT B
CALLED 26.025 AC.
1545/532

NOTES:

- 1/2" Iron rods set are fitted with plastic cap stamped Lampe Surveying.
- Reference is hereby made to a separate description of the subject tract.
- Surveyor did not abstract the property. This survey was performed without the benefit of a title report or abstract of title and is subject to conditions, additions or deletions that a current title report or abstract may disclose.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 18th day of July, 2025.

Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
W.O. 2754 2754S3.DWG 2754MALINOWSKI.CCG

01/20/2026 9:48 A.M.

Page 5 of 5

STATE OF TEXAS

COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL RECORDS of Washington County, Texas as stamped hereon above time.

NICHOLAS PRENZLER, COUNTY CLERK



2026-0311



Variance Request

Renee Hamilton
1240 Griffin-Loesch LN
Brenham, TX 77833
979-530-5934 justrenee27@gmail.com

December 31, 2025

Washington County Commissioners' Court
Commissioner
100 East Main St.
Brenham, TX 77833

Dear Commissioner's Court:

I am currently working on selling approximately 4.99 acres of my 9.17 acres in the Austin, Stephen F Survey, A-08. This division fronts Griffin-Loesch Ln., in Precinct 3, and is outside the ETJ of any city limits. To the best of my knowledge this property has not been granted a variance of this nature prior to my request, of which I do understand it is my responsibility to determine.

The division of the subject property will meet or exceed the minimum requirement (60') of road frontage by having approximately 1100 feet on Griffin-Loesch Ln.; water shall be supplied by well systems since the availability of community water is not present [1]; and shall be serviced by an on-site sewage system. This property does not lie in any flood hazard area [2]. I have attached a drawing to better explain my division.

Instead of submitting a formal plat which would create a financial burden [3], I am requesting a variance from the Subdivision Platting Requirements to allow me to sell this portion by metes and bounds rather than the formal subdivision platting process. I do understand that any further division of said tract would require me to follow the Subdivision Rules and Regulations as set forth by Commissioners Court. Once this variance has been granted my surveyor will be allowed to process my request meeting the above-mentioned requirements.

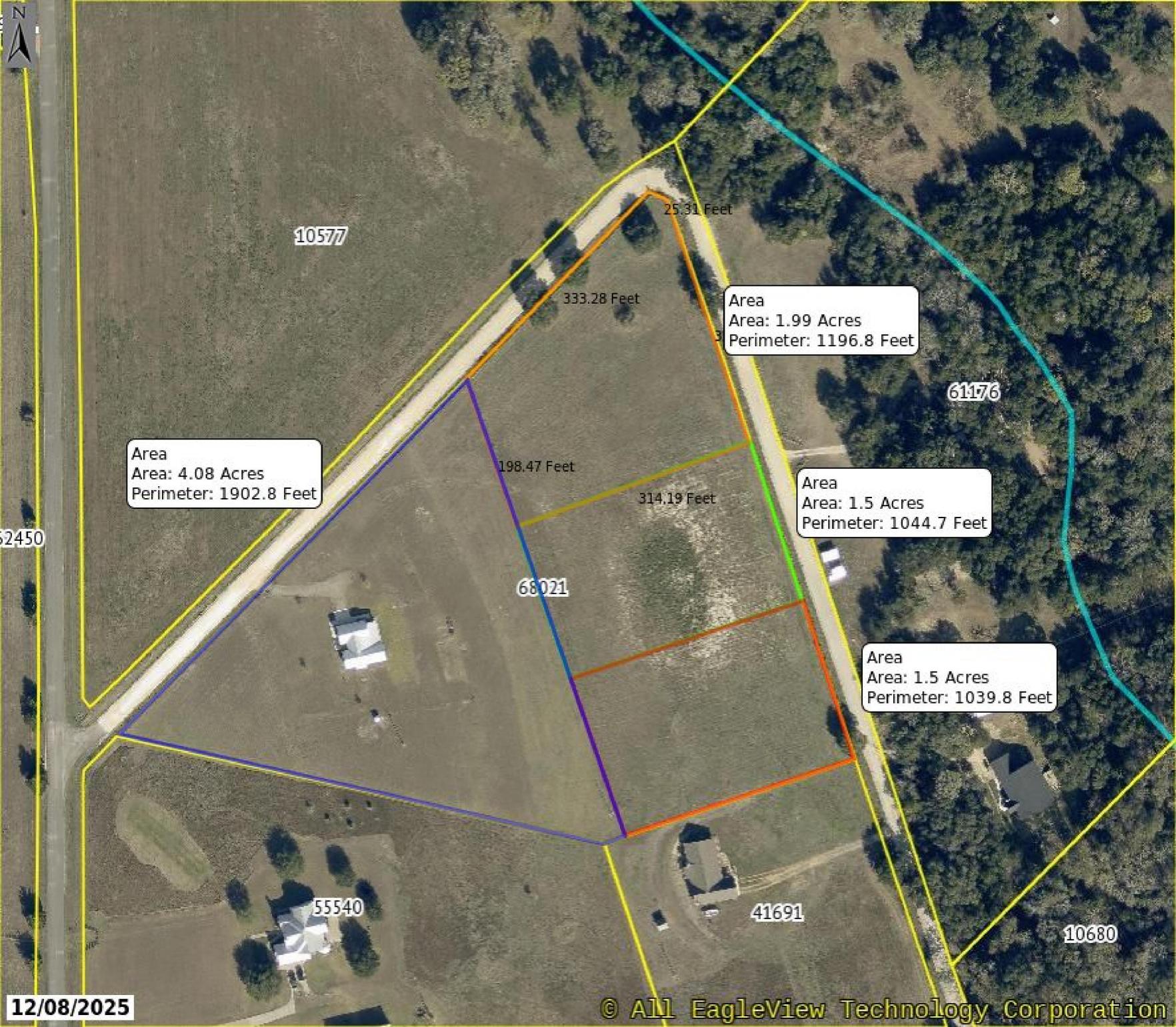
Sincerely,



[1] List community water supply Company if it is in the area and available.

[2] List and show any flood hazard areas if applicable.

[3] Briefly explain reason for variance request.



PASSED AND APPROVED this 21 day of January, 2026

John Durrenberger
John Durrenberger, County Judge



**WASHINGTON COUNTY
ENGINEERING AND DEVELOPMENT SERVICES**

Wesley Stolz, P.E. County Engineer
3650 HWY 36 N., Brenham, Texas 77833
Phone: (979)277-6275
Email: WCRBoffice@washingtoncountytexas.gov

INVITATION TO BID

ITEM: Reinforced Precast Concrete Box Culverts
BID NUMBER: WCRB 2026-13

DUE DATE- **January 29th, 2026 @ 10:00 am**
Washington County Clerk's Office
100 E Main St, Suite 102
Brenham, Texas 77833

Date of Opening: **January 29th, 2026 @ 10:00 am**
Location: Washington County Courthouse
Commissioners Court Chambers
100 E Main St, Suite 103
Brenham, Texas 77833

Date of Award: **February 3rd, 2026 @ 9:00 am**
Location: Washington County Courthouse
Commissioners Court Chambers
100 E Main St, Suite 103,
Brenham, Texas 77833

GENERAL CONDITIONS/INSTRUCTIONS

1. Bids are solicited for furnishing the materials set forth in this invitation to bid. Completed bid proposals must be received in the Washington County Clerk's Office, 100 East Main St., Room 102, Brenham, TX 77833 by the deadline stated above. *All bids must be in a sealed envelope clearly marked with the bid item and opening date on the outside of the envelope.*
2. Bids received in the Washington County Clerk's Office after the submission deadline shall be returned unopened and will be considered void and unacceptable. Washington County is not responsible for delayed mail, carrier, etc. and the time/date stamp clock used upon receipt of any bid in the purchasing office shall be the official time of receipt. No emailed or faxed bids will be accepted for consideration.
3. Bids may be withdrawn at any time prior to the official opening. Alterations made before opening time must be initialed by bidder guaranteeing authenticity. After the official opening, bids may not be

amended, altered or withdrawn without the recommendation of the Washington County engineer and the approval of the Commissioners Court.

4. The County is exempt from federal excise and state sales tax; therefore, tax must not be included in this bid.
5. The bidder agrees if this bid is accepted, to furnish any and all materials upon which prices are offered. The bidder agrees if this bid is accepted, to furnish any and all materials upon which prices are offered, at the price(s) and upon the terms and conditions contained in the specifications. The period for acceptance of this bid proposal will be sixty (60) calendar days unless a different period is noted by bidder at the time the bid is submitted by bidder.
6. The County reserves the right to accept or reject in part or in whole any bids submitted, and to waive any technicalities related to the bidding process for the benefit of the County, granted that such waiver is allowed under federal and state laws.
7. The bid award shall be based on, but not necessarily limited to the following factors: Total price, special options or needs, and requirements of Washington County's evaluation of Contractor's ability along with Contractor's past performance record with any Texas county.
8. If the Contractor defaults in the performance of the terms and conditions contained herein, or materially breaches any of its provisions, the County shall have the right to terminate the contract associated with an accepted bid by giving written notice of termination within thirty (30) days of the occurrence of the default or material breach.
9. By accepting this invitation to bid and bidding on the item(s) set forth above you are accepting any and all of the general conditions set forth above and any additional specifications and conditions contained within the contract attached.



ENGINEERING AND DEVELOPMENT SERVICES

Wesley Stolz, P.E. County Engineer
3650 HWY 36 N., Brenham, Texas 77833
Phone: (979)277-6275
Email: WCRBoffice@washingtoncountytx.gov

SPECIFICATIONS

Bid Purchase: The County reserves the right to purchase services or materials from another supplier if the successful bidder cannot fill an order when needed.

1. **HB 1295:** Vendor must complete Form 1295 online with the Texas Ethics Commission (“TEC”). The TEC website can be accessed at <http://www.ethics.state.tx.us/file/>. Business entities MUST complete Form 1295 online prior to contracting with Washington County.
 - a.) Upon completing the form, the TEC website will generate a PDF version of the business entity’s Form 1295, including creating a unique “Certificate Number” that is stamped in the upper right hand corner of the form.
 - b.) The business entity must then execute a hard copy of the form and submit it to Washington County with the submitted bid documents. Failure to submit Form 1295 with bid documents will result in disqualification.
 - c.) Example form included.
2. **Conflict of Interest Questionnaire** - Chapter 176 of the Texas Local Government Code requires the filing of Conflict of Interest Questionnaires by individuals and businesses. The questionnaire requires disclosures describing certain business and gift giving relationships (if any) the filers may have with the Washington County Commissioners Court members and other elected/appointed officials.
 - a.) The law applies to:
 1. Businesses and individuals who contract with Washington County,
 2. Businesses and individuals who seek to contract with Washington County, (regardless of whether a bidder is awarded the contract), and
 3. Agents who represent such businesses in their business dealings with Washington County.
 - b.) If you have any questions about compliance, please consult your own legal counsel. Compliance is the individual responsibility of each individual, business, and agent who is subject to the law’s filing requirement.
 - c.) This form can be accessed at <https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf> and must be returned with the submitted bid documents.
3. **Request for Taxpayer Identification Number and Certification** – Vendor must complete a W-9 Form as attached.
4. **Scope:** Bid shall be for manufacturing and delivery of products only.
5. **Specification:** Concrete Box Culverts shall comply with all requirements outlined of TxDOT Item 462.
6. **Joints:** Box culverts shall be manufactured in no greater than 6’ sections.
7. **Joint Sealant:** Joint sealant shall be provided in quality for box culverts

All prices are F.O.B.
8630 Old Independence Road Brenham, Texas 77833

PROPOSAL FOR REINFORCED PRECAST CONCRETE BOX CULVERTS

REINFORCED PRECAST CONCRETE BOX CULVERT			
Specification	Unit	Quantity	Bid Price (\$/LF)
7FT x 8FT RCB	LF	246	

The undersigned bidder agrees to deliver the above-described REINFORCED PRECAST CONCRETE BOX CULVERTS within _____ days after the date of award through Commissioners Court.

Submitted by:

Company Name: _____

Signature: _____ Title: _____

Print Name: _____ Date: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email: _____



**WASHINGTON COUNTY
ENGINEERING AND DEVELOPMENT SERVICES**

Wesley Stolz, P.E. County Engineer
3650 HWY 36 N., Brenham, Texas 77833
Phone: (979)277-6275
Email: WCRBoffice@washingtoncountytexas.gov

Conflict of Interest Disclosure

Chapter 176 of the Texas Local Government Code requires the filing of Conflict of Interest Questionnaires by individuals and businesses.

The questionnaire requires disclosures describing certain business and gift giving relationships (if any) the filers may have with the Washington County Commissioners Court members and other elected/appointed officials.

The new law applies to:

- Businesses and individuals who contract with Washington County
- Businesses and individuals who seek to contract with Washington County, (regardless of whether a bidder is awarded the contract), and
- Agents who represent such businesses in their business dealings with Washington County.

The forms for reporting are available at
http://webdev.ethics.state.tx.us/whatsnew/conflict_forms.htm

If you have any questions about compliance, please consult your own legal counsel. Compliance is the individual responsibility of each individual, business, and agent who is subject to the law's filing requirement.

If you are required to file a Conflict of Interest Questionnaire, you should file with the Washington County Clerk by mailing the completed form to:

Washington County Clerk
100 East Main, Suite 102
Brenham, TX 77833

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.	OFFICE USE ONLY
1 Name of business entity filing form, and the city, state and country of the business entity's place of business.	Must file online at www.ethics.state.tx.us/File
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.	

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is no Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address _____ (street) _____ (city) _____ (state) _____ (zip code) _____ (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.

(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

ADD ADDITIONAL PAGES AS NECESSARY



CivicPlus

302 South 4th St. Suite 500
 Manhattan, KS 66502
 US

Quote #:

Date:

Expires On:

Statement of Work

Q-101086-1

5/23/2025 9:33 AM

1/30/2026

Client:

Washington County, TX

Bill To:

WASHINGTON COUNTY, TEXAS

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Jacob Bertram		bertram@civicplus.com		Net 30

Website & Audio Eye

QTY	PRODUCT NAME	DESCRIPTION
1.00	Annual - Municipal Websites Central	Annual - Municipal Websites Central
1.00	Hosting & Security Annual Fee - CivicEngage Central	Hosting & Security Annual Fee - Municipal Websites Central
1.00	Guardian Security (Cloudflare WAF/CDN)	Cloudflare Tier 1 WAF/CDN security protection
1.00	SSL Management CivicPlus Provided	SSL Management CivicPlus Provided: https://www.co.washington.tx.us/
1.00	DNS and Domain Hosting Setup	DNS and Domain Hosting Setup: https://www.co.washington.tx.us/
1.00	DNS and Domain Hosting Annual Fee	DNS and Domain Hosting Annual Fee: https://www.co.washington.tx.us/
1.00	Premium Implementation - Municipal Websites	Premium Implementation
1.00	48 Month Redesign Premium Annual - CivicEngage Central	48 Month Redesign Premium Annual - Municipal Websites Central
150.00	Website Content Development - 1 Page	Content Development - 1 Page
4.00	Website New Customer Virtual System Training - Up to 3 hours	Website Virtual System Training - Up to 3 hours & 12 attendees
1.00	Agendas & Minutes Migration - PDF - 100 Meetings	Content Migration : Agendas & Minutes - Per 100 Meetings (Approx. 1 year)
1.00	AudioEye Managed	AudioEye Managed: https://www.co.washington.tx.us/

Virtual Webmaster

QTY	PRODUCT NAME	DESCRIPTION
1.00	Website Virtual Webmaster Annual Fee	Virtual Webmaster Annual Fee - 5 hours per month

ChatBOT

QTY	PRODUCT NAME	DESCRIPTION
1.00	CivicPlus Chatbot Subscription	Powered by AI technology, the Frase Answer Engine for Local Government uses website content to answer citizen questions. This solution includes dashboard analytics and language translation.

List Price - Initial Term Total	USD 48,269.00
Total Investment - Initial Term	USD 32,999.01
Annual Recurring Services (Subject to Uplift)	USD 19,999.00

Initial Term	12 Months Beginning at Signing
Initial Term Invoice Schedule	100% Invoiced upon Signature Date

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-101086-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

John Durrenberger

Amy Vikander

Printed Name:

Printed Name:

John Durrenberger

Amy Vikander

Title:

Title:

County Judge

Senior Vice President of Customer Success

Date:

Date:

1/20/26

1/21/2026

Organization Legal Name:

Washington County

Billing Contact:

Shawna Hollis

Title:

Auditor

Billing Phone Number:

979 277-6229

Billing Email:

auditors office @washington county tx.gov

Billing Address:

105 W. Main St. Suite 104
Brenham, TX 77833

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)



Washington County, TX

Expense Approval Register

APPKT05556 - 1/13/26 Accounts Payable Packet

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 010 - GENERAL FUND					
O'REILLY AUTOMOTIVE, INC.	0490103297	01/06/2026	WIPER BLADES	010-1800-54520	54.00
BRAZOS VALLEY COUNCIL OF...	09916	01/06/2026	WASHINGTON COUNTY CIHC...	010-2600-54740	4,812.50
CASA FOR KIDS	1/6/2026	01/06/2026	JURY PAY 1/6/2026 DONATI...	010-0600-54850	140.00
CRIME VICTIM'S COMPENSAT..	1/6/2026	01/06/2026	JURY PAY 1/6/2026 DONATI...	010-0600-54850	40.00
WASHINGTON COUNTY CHIL...	1/6/2026	01/06/2026	JURY PAY 1/6/2026 DONATI...	010-0600-54850	60.00
WASHINGTON COUNTY VET...	1/6/2026	01/06/2026	JURY PAY 1/6/2026 DONATI...	010-0600-54850	100.00
TRANSUNION RISK AND ALT...	1008057-202512-1	01/01/2026	OFFICE SUPPLIES	010-1100-53100	25.00
TRANSUNION RISK AND ALT...	1008057-202512-1	01/01/2026	OFFICE SUPPLIES	010-1700-53100	25.00
TRANSUNION RISK AND ALT...	1008057-202512-1	01/01/2026	OFFICE SUPPLIES	010-1702-53100	25.00
TRANSUNION RISK AND ALT...	1008057-202512-1	01/01/2026	OFFICE SUPPLIES	010-1800-53100	25.00
AMERICAN FIRE PROTECTION...	1061-F319490	01/05/2026	Fire Extinguisher Service	010-2200-54500	450.00
LEXISNEXIS RISK SOLUTIONS	1100248438	12/31/2025	DECEMBER 2025 COMMITM...	010-2900-53300	50.00
FRANKE AUTOMOTIVE, LLC	11010	01/06/2026	C23-18 OIL CHANGE, BRAKE ...	010-1800-54520	1,337.48
FRANKE AUTOMOTIVE, LLC	11015	01/06/2026	C23-15 BRAKE PADS AND RE...	010-1800-54520	711.78
FRANKE AUTOMOTIVE, LLC	11067	01/06/2026	F23-02 OIL CHANGE AND REP...	010-1800-54520	187.40
FRANKE AUTOMOTIVE, LLC	11075	01/06/2026	C23-17 REPLACE WHEEL STU...	010-1800-54520	153.46
FRANKE AUTOMOTIVE, LLC	11094	01/06/2026	C23-09 OIL CHANGE	010-1800-54520	105.96
FRANKE AUTOMOTIVE, LLC	11104	01/06/2026	C23-17 OIL CHANGE	010-1800-54520	133.01
FRANKE AUTOMOTIVE, LLC	11121	01/06/2026	C23-06 FRONT AND REAR BR...	010-1800-54520	901.69
FRANKE AUTOMOTIVE, LLC	11129	01/06/2026	C22-01 REPLACE FUEL PUMP	010-1800-54520	257.73
FRANKE AUTOMOTIVE, LLC	11131	01/06/2026	C23-18 OIL CHANGE	010-1800-54520	105.96
FRANKE AUTOMOTIVE, LLC	11189	01/06/2026	C23-14 OIL CHANGE, TIRE RE...	010-1800-54520	144.21
FRANKE AUTOMOTIVE, LLC	11194	01/06/2026	C23-11 WHEEL ALIGNMENT, ...	010-1800-54520	671.88
FRANKE AUTOMOTIVE, LLC	11210	01/06/2026	C23-18 OIL CHANGE	010-1800-54520	105.96
FRANKE AUTOMOTIVE, LLC	11237	01/06/2026	C23-08 OIL CHANGE, REMOV...	010-1800-54520	169.71
FRANKE AUTOMOTIVE, LLC	11249	01/06/2026	C23-20 OIL CHANGE TIRE RO...	010-1800-54520	172.69
FRANKE AUTOMOTIVE, LLC	11259	01/06/2026	C23-06 OIL CHANGE, TIRE RO...	010-1800-54520	144.21
FRANKE AUTOMOTIVE, LLC	11311	01/06/2026	C23-18 OIL CHANGE, TIRE RE...	010-1800-54520	769.80
FRANKE AUTOMOTIVE, LLC	11320	01/06/2026	C23-15 OIL CHANGE	010-1800-54520	105.96
FRANKE AUTOMOTIVE, LLC	11323	01/06/2026	C22-02 TIRE REPLACEMENT	010-1800-54520	24.48
FRANKE AUTOMOTIVE, LLC	11324	01/06/2026	C23-16 REPLACE STRUT, OIL ...	010-1800-54520	738.78
FRANKE AUTOMOTIVE, LLC	11339	01/06/2026	C22-01 OIL CHANGE	010-1800-54520	107.49
FRANKE AUTOMOTIVE, LLC	11380	01/06/2026	C23-11 OIL CHANGE, TIRE RE...	010-1800-54520	249.27
FRANKE AUTOMOTIVE, LLC	11383	01/06/2026	C23-09 OIL CHANGE, FRONT ...	010-1800-54520	957.70
FRANKE AUTOMOTIVE, LLC	11384	01/06/2026	C23-08 OIL CHANGE	010-1800-54520	107.49
FRANKE AUTOMOTIVE, LLC	11394	01/06/2026	C22-02 OIL CHANGE	010-1800-54520	107.49
FRANKE AUTOMOTIVE, LLC	11424	01/06/2026	C23-18 REPLACE BRAKE HAR...	010-1800-54520	93.27
FRANKE AUTOMOTIVE, LLC	11429	01/06/2026	C23-08 TIRE REPLACEMENT	010-1800-54520	24.48
FRANKE AUTOMOTIVE, LLC	11438	01/06/2026	F23-02 REPLACE BATTERY, B...	010-1800-54520	831.37
FRANKE AUTOMOTIVE, LLC	11491	01/06/2026	C23-14 OIL CHANGE	010-1800-54520	107.49
B R KYM, INC	136467	01/01/2026	BUILDING REPAIRS/MAINTEN...	010-1600-54500	475.00
MOZART HOLDINGS LP	1703516460	01/07/2026	SERVICE CHARGES	010-2600-53104	11.91
MOZART HOLDINGS LP	1703533788	01/07/2026	Service Charges	010-2600-53104	14.50
MOZART HOLDINGS LP	1703549981	01/07/2026	Service Charges	010-2600-53104	18.13
MOZART HOLDINGS LP	1703568696	01/07/2026	Service Charges	010-2600-53104	6.73
PERDUE, BRANDON, FIELDER, ...	17384	12/22/2025	COLLECTION FEES - JP1	010-20244	235.50
MEMORIAL OAKS CHAPEL IN...	1830-201351	01/02/2026	INDIGENT FUNERAL EXPENSE...	010-0600-54357	1,290.00
GENE'S SERVICES, LLC	2025-2279	12/30/2025	LAWN CARE	010-1600-54932	1,590.00
ROBERT E. CANTU, M.D. P.A.	20777	11/18/2025	EVALUATION - M. C. CHAVEZ	010-0700-54100	1,600.00
PELTON INTERACTIVE, INC.	23689255	01/06/2026	Peloton Subscription Station 2	010-2200-54555	528.00
PELTON INTERACTIVE, INC.	23689255	01/06/2026	Peloton Subscription Hanger	010-2200-54555	528.00
AQUA BEVERAGE COMPANY	238200	12/31/2025	WATER - EXTENSION	010-3300-53330	33.75
AQUA BEVERAGE COMPANY	238229	12/31/2025	WATER - JP1	010-1000-53330	17.25

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AQUA BEVERAGE COMPANY	238336	12/31/2025	WATER - DISTRICT ATTORNEY	010-0750-53330	1.00
AQUA BEVERAGE COMPANY	238530	12/31/2025	WATER - HEALTH CENTER	010-2600-54205	31.98
AQUA BEVERAGE COMPANY	238540	12/31/2025	WATER - JUVENILE PROBATI...	010-2010-53330	1.00
AQUA BEVERAGE COMPANY	238674	12/31/2025	WATER - ADULT PROBATION	010-2000-53330	1.00
AQUA BEVERAGE COMPANY	238738	12/31/2025	WATER - TREASURER	010-1600-53330	630.75
MCKESSON MEDICAL - SURG...	24826233	01/06/2026	TEST STRIPS,	010-2600-53104	28.90
MCKESSON MEDICAL - SURG...	24826447	01/06/2026	TONGUE BLADES, CUPS, LAN...	010-2600-53104	364.45
MICHELE FRITSCHER CSR	25-049	12/11/2025	COURT COVERAGE	010-0700-54120	500.00
CY-FAIR TIRE	26-0712764-00	01/05/2026	Balance	010-2200-54520	45.10
CY-FAIR TIRE	26-0712764-00	01/05/2026	Shop Supplies	010-2200-54520	6.95
CY-FAIR TIRE	26-0712764-00	01/05/2026	Dismount/Mount	010-2200-54520	77.00
COMPUMED	279126	01/06/2026	EKG RENTAL - JANUARY	010-2600-53104	189.00
AT&T MOBILITY	287320445586X12232025	12/15/2025	COMMUNICATIONS	010-4000-54200	69.36
AT&T MOBILITY	287320606285X12232025	12/15/2025	COMMUNICATIONS	010-4000-54200	3,564.19
AT&T MOBILITY	287334083142X12232025	12/15/2025	COMMUNICATIONS	010-4000-54200	78.72
LEXISNEXIS RISK SOLUTIONS	3096204774	12/31/2025	Software - Dec 1-Dec 31	010-4000-55720	144.00
LAROCHE CHEVROLET BUICK...	310794	01/06/2026	BRAKE PADS	010-1800-54520	141.00
CAMPBELL OIL COMPANY	314073	01/05/2026	Fed Lust	010-2200-54540	1.05
CAMPBELL OIL COMPANY	314073	01/05/2026	Fed Oil Spill	010-2200-54540	2.24
CAMPBELL OIL COMPANY	314073	01/05/2026	Fed Superfund	010-2200-54540	4.23
CAMPBELL OIL COMPANY	314073	01/05/2026	Jet A Fuel Gallons	010-2200-54540	2,968.22
NEW HORIZONS COMMUNIC...	3381381	01/01/2026	CIRCUITS	010-4000-54257	269.94
WHENTOWORK, LLC	34782755-60-12-PRO-25	01/05/2026	When To Work 1 year subscr...	010-2200-54555	936.00
TRIPLE T REFRIGERATION, IN...	4189	01/06/2026	A/C UNIT #3 REPAIR	010-1900-54500	125.00
QUILL CORPORATION	46689044	11/20/2025	SUPPLIES	010-0700-53100	85.49
JASTER ENTERPRISES, LLC	47	01/06/2026	WATER MIXING VALVE REPL...	010-1900-54500	2,177.00
MICHAEL HAVARD, SR., LLC	470258	01/06/2026	HOOK AND LOCK, KEYS	010-1900-53300	51.09
MICHAEL HAVARD, SR., LLC	470273	01/06/2026	MINI LIGHT HOLDER	010-1900-53300	5.39
MICHAEL HAVARD, SR., LLC	470446	01/06/2026	MEASURING TAPE	010-1900-53300	19.99
MICHAEL HAVARD, SR., LLC	470456	01/06/2026	NUTDRIVER SET, UTILITY LIG...	010-1900-53300	122.35
MICHAEL HAVARD, SR., LLC	470540	01/06/2026	WIRE AND FUNNEL	010-1900-53300	7.19
MICHAEL HAVARD, SR., LLC	470634	01/06/2026	WIRE AND FUNNEL RETURN	010-1900-53300	-7.19
MICHAEL HAVARD, SR., LLC	470634	01/06/2026	VP 50; FUEL, FIRE ANT KILLER	010-1900-53300	93.55
MICHAEL HAVARD, SR., LLC	470779	01/06/2026	INSECT GLUEBOARD	010-1900-53300	21.58
MICHAEL HAVARD, SR., LLC	470850	01/05/2026	OPERATING SUPPLIES	010-1600-53300	46.78
MICHAEL HAVARD, SR., LLC	470859	01/05/2026	OPERATING SUPPLIES	010-1600-54500	18.88
WEBB'S UNIFORMS LLC	522729	01/06/2026	UNIFORMS- Allen	010-1900-52100	254.97
WEBB'S UNIFORMS LLC	525179	01/06/2026	UNIFORMS- CALADRON	010-1900-52100	296.97
WEBB'S UNIFORMS LLC	525180	01/06/2026	UNIFORMS- PEREZ	010-1900-52100	251.97
WEBB'S UNIFORMS LLC	525656	01/06/2026	UNIFORMS- PILICK	010-1900-52100	169.98
NORMAN'S PHARMACY	527218	01/05/2026	Epi 1mg/10ml	010-2200-53300	373.98
NORMAN'S PHARMACY	527269	01/05/2026	Epi 1mg/1ml	010-2200-53300	396.75
NORMAN'S PHARMACY	528450	01/05/2026	Propofol	010-2200-53300	148.80
VERIZON WIRELESS	6131828785	12/23/2025	COMMUNICATION	010-4000-54200	637.96
ROBERT'S SERVICE STATION ...	619667	01/06/2026	C23-10 MOUNT AND BALAN...	010-1800-54520	94.00
PRO AUTO SUPPLY	669691	01/06/2026	C17-05 PARTS	010-1800-54520	17.16
PRO AUTO SUPPLY	670809	01/06/2026	WINDSHIELD WASH	010-1800-54520	29.64
STERICYCLE, INC	8012888624	01/05/2026	Fuel per Month	010-2200-53300	11.85
STERICYCLE, INC	8012888624	01/05/2026	Steri-Safe OSHA Compliance	010-2200-53300	269.41
STERICYCLE, INC	8012888624	01/05/2026	3p Hazardous Drug Disposal	010-2200-53300	149.58
STERICYCLE, INC	8012888624	01/05/2026	Envi Surcharge	010-2200-53300	14.14
STERICYCLE, INC	8012888624	01/05/2026	Envi Surcharge	010-2200-53300	25.46
STERICYCLE, INC	8012888624	01/05/2026	Energy Per Month	010-2200-53300	4.41
NEAL ALLEN SCHULEMAN	8453	01/05/2026	Annual Inspection for Hangar	010-2200-54500	160.00
NEAL ALLEN SCHULEMAN	8454	01/06/2026	FIRE EXTINGUISHERS INSPECT..	010-1800-53500	475.00
THOMSON REUTERS -WEST	852978588	12/22/2025	OFFICE SUPPLIES	010-0800-53100	101.00
BOUND TREE MEDICAL,LLC	86042579	01/05/2026	Restraint Straps Y System	010-2200-53300	282.93
BOUND TREE MEDICAL,LLC	86042580	01/05/2026	Restraint Straps Y System	010-2200-53300	188.62
BOUND TREE MEDICAL,LLC	86046231	01/05/2026	Mac 1 Laryngoscope Blade	010-2200-53300	13.53
BOUND TREE MEDICAL,LLC	86046232	01/05/2026	Mac 3 Laryngoscope Blade - ...	010-2200-53300	64.78

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
BOUND TREE MEDICAL,LLC	86046232	01/05/2026	Mac 0 Laryngoscope Blade - ...	010-2200-53300	32.39
BOUND TREE MEDICAL,LLC	86046232	01/05/2026	Mac 1 Laryngoscope Blade - I...	010-2200-53300	64.78
BOUND TREE MEDICAL,LLC	86046233	01/05/2026	Wall Bracket With AC Power ...	010-2200-53300	838.78
BOUND TREE MEDICAL,LLC	86046234	01/05/2026	1000ml Bag NS	010-2200-53300	448.00
BOUND TREE MEDICAL,LLC	86046234	01/05/2026	NPA 24fr	010-2200-53300	43.60
BOUND TREE MEDICAL,LLC	86046234	01/05/2026	NPA 26fr	010-2200-53300	43.60
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	Emesis Bags	010-2200-53300	114.45
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	Veni Gard IV Dressing	010-2200-53300	303.10
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	20g Needle	010-2200-53300	13.68
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	20g IV Cath	010-2200-53300	1,034.64
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	Cold Pack	010-2200-53300	29.11
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	Size 3 McGrath Blade	010-2200-53300	340.80
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	Alcohol Prep Pad	010-2200-53300	20.70
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	22g IV Cath	010-2200-53300	287.28
BOUND TREE MEDICAL,LLC	86047723	01/06/2026	Oral Glucose 15g	010-2200-53300	49.00
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	14fr Suction Cath	010-2200-53300	16.50
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	3M Tape 1in.	010-2200-53300	22.40
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	10ml Saline Flush	010-2200-53300	115.20
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	10 fr Suction Cath	010-2200-53300	16.50
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	CAT Tourniquet	010-2200-53300	135.45
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	3M Tape 2in	010-2200-53300	26.78
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	Triangular Bandage	010-2200-53300	9.42
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	4mg Ondansetron	010-2200-53300	50.00
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	BVM Adult	010-2200-53300	531.33
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	Sterile Water 500ml	010-2200-53300	63.00
BOUND TREE MEDICAL,LLC	86047724	01/06/2026	4.5in Bandage Roll	010-2200-53300	37.20
ENTEC PEST MANAGEMENT, ...	865182	01/05/2026	PEST CONTROL	010-1900-54500	63.60
ENTEC PEST MANAGEMENT, ...	865183	01/05/2026	PEST CONTROL	010-1900-54500	291.50
H & H MACHINE SERVICES IN...	88537	01/06/2026	SALLY DOOR REPAIR	010-1900-54500	425.00
AIRGAS USA, LLC	9167853787	01/05/2026	Oxygen 870	010-2200-53300	193.20
AIRGAS USA, LLC	9167853787	01/05/2026	AirGas HazMat Charge	010-2200-53300	5.89
AIRGAS USA, LLC	9167853787	01/05/2026	Energy Charge	010-2200-53300	8.00
AIRGAS USA, LLC	9167853787	01/05/2026	Oxygen 200	010-2200-53300	50.38
AIRGAS USA, LLC	9167853787	01/05/2026	Delivery Flatt Fee	010-2200-53300	54.40
LAROCHE CHEVROLET BUICK...	C89526	01/06/2026	C23-17 OIL CHANGE AND TIR...	010-1800-54520	79.95
LAROCHE CHEVROLET BUICK...	C89822	01/06/2026	C22-03 OIL CHANGE AND TIR...	010-1800-54520	560.39
LAROCHE CHEVROLET BUICK...	C94065	01/06/2026	C23-22 OIL CHANGE AND RO...	010-1800-54520	79.95
LAROCHE CHEVROLET BUICK...	C94108	01/06/2026	C24-01 OIL CHANGE AND TIR...	010-1800-54520	79.95
LAROCHE CHEVROLET BUICK...	C94361	01/06/2026	C23-12 OIL CHANGE AND TIR...	010-1800-54520	79.95
LAW OFFICE OF SHANE PHEL...	CCL19762	06/17/2025	STATE OF TX VS D. BLACK	010-0700-54150	750.00
BALLARD & FLEETWOOD P.L.L...	CCL2025-0131-1	12/16/2025	STATE OF TX VS B. HUTCHIN...	010-0910-54150	225.00
BALLARD & FLEETWOOD P.L.L...	CCL2025-0379	12/16/2025	STATE OF TX VS U. FUNCHES	010-0910-54150	225.00
SOUTH TEXAS BLOOD & TISS...	I07056781	01/05/2026	Freight Charge	010-2200-53300	61.16
SOUTH TEXAS BLOOD & TISS...	I07056781	01/05/2026	Whole Blood	010-2200-53300	556.00
SOUTH TEXAS BLOOD & TISS...	I07056781	01/05/2026	Whole Blood	010-2200-53300	556.00
SOUTH TEXAS BLOOD & TISS...	I07056781	01/05/2026	Freight Charge	010-2200-53300	42.01
BRENHAM MEMORIAL CHAP...	INV0018028	01/02/2026	TRAVEL AND REMOVAL - C. ...	010-0600-54357	1,000.00
BRENHAM MEMORIAL CHAP...	INV0018029	12/30/2025	REMOVAL - E. ARENA ARI	010-0600-54357	700.00
CITY OF BURTON	INV0018030	12/29/2025	UTILITIES - JP4	010-1004-54400	92.58
BLUEBONNET ELECTRIC	INV0018032	01/05/2026	UTILITIES - ATS	010-0600-54400	285.71
ROY R. LUEPNITZ, PH.D.	INV0018034	01/06/2026	PSYCHOLOGICAL EVALUATIO...	010-1800-54100	400.00
ROY R. LUEPNITZ, PH.D.	INV0018034	01/06/2026	PSYCHOLOGICAL EVALUATIO...	010-1800-54100	400.00
ELIZABETH GARCIA	INV0018036	12/31/2025	MILEAGE REIMBURSEMENT	010-1900-54350	60.90
HELEN KENDRICKS	INV0018037	12/31/2025	MILEAGE REIMBURSEMENT	010-1800-54350	70.70
DOUGLAS ZWIENER-JP#1	INV0018038	01/05/2026	MILEAGE REIMBURSEMENT	010-1000-54350	62.30
DOUGLAS ZWIENER-JP#1	INV0018039	01/05/2026	MILEAGE REIMBURSEMENT	010-1000-54350	50.03
HAROLD C. RIDDLE	INV0018040	01/05/2026	MILEAGE REIMBURSEMENT	010-1004-54350	245.00
EDDIE MARTINEZ	INV0018041	01/06/2026	PER DIEM REIMBURSEMENT	010-1800-54350	247.50
WASHINGTON COUNTY ROA...	INV0018043	12/31/2025	DIESEL	010-2300-54540	93.91
WASHINGTON COUNTY ROA...	INV0018044	12/31/2025	FUEL - PCT 1	010-1700-54540	352.64

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WASHINGTON COUNTY ROA...	INV0018045	12/31/2025	FUEL - EMS	010-2200-54540	91.00
WASHINGTON COUNTY ROA...	INV0018046	12/31/2025	FUEL - PCT 3	010-1703-54540	61.12
WASHINGTON COUNTY ROA...	INV0018047	12/31/2025	FUEL - SHERIFF	010-1800-54540	147.39
WASHINGTON COUNTY ROA...	INV0018048	12/31/2025	FUEL - ENVIRONMENTAL	010-2900-54540	103.53
WASHINGTON COUNTY ROA...	INV0018049	12/31/2025	FUEL - PCT 4	010-1704-54540	181.58
WASHINGTON TEXAS HISTOR...	INV0018050	01/05/2026	WASHINGTON TX HISTORIC ...	010-3000-54970	1,675.00
JASON WRIGHT	INV0018051	01/05/2026	TRAVEL EXPENSES FOR DRA...	010-3000-54970	617.00
AMERICAN SOLUTIONS FOR ...	INV08608029	01/06/2026	OFFICE SUPPLIES	010-1002-53100	100.21
IMPACT PROMOTIONAL SERV..	INV157136	01/05/2026	Sep, Oct, Nov Shipping	010-2200-53550	155.61
IMPACT PROMOTIONAL SERV..	INV157731	01/06/2026	Velcro add	010-2200-53550	4.00
IMPACT PROMOTIONAL SERV..	INV157731	01/06/2026	Heat Seal Reflective EMS	010-2200-53550	13.50
IMPACT PROMOTIONAL SERV..	INV157731	01/06/2026	1/4 Zip Pullover	010-2200-53550	96.89
IMPACT PROMOTIONAL SERV..	INV157733	01/06/2026	4 pocket polyester pant	010-2200-53550	158.08
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	J2 Name Bar	010-2200-53550	15.56
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	J6 Serving Since Bar	010-2200-53550	15.56
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	4 pocket Polyester Pants	010-2200-53550	158.08
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	EMT-B Patch	010-2200-53550	7.22
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	1/4 Zip Pullover	010-2200-53550	96.89
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	Heat Seal Reflective EMS	010-2200-53550	13.50
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	Velcro Add	010-2200-53550	4.00
IMPACT PROMOTIONAL SERV..	INV157746	01/06/2026	Polyester Super Shirt	010-2200-53550	168.28
TAYLOR HEALTHCARE PROD...	INV16443	01/05/2026	Polar Fleece Blanket	010-2200-53300	310.00
PRAIRIE HILL VOLUNTEER FIR...	INV30433	12/30/2025	EQUIPMENT MAINTENANCE...	010-2100-54940	1,196.00
FERGUSON FACILITIES SUPPLY	WC835492	01/06/2026	CENTER PULL TOWELS, TOLIE...	010-1900-53300	719.57
FERGUSON FACILITIES SUPPLY	WC839847	01/06/2026	PAPER TOWELS, TOLIET PAP...	010-1900-53300	387.95
FERGUSON FACILITIES SUPPLY	WC840981	01/06/2026	MOP HANDLES, BROOMS, D...	010-1900-53300	425.31
Fund 010 - GENERAL FUND Total:					58,998.66
Fund: 023 - JP TECHNOLOGY					
LANGUAGE LINE SERVICES	11798216	12/31/2025	TRANSLATION LINE - JP1	023-0023-59420	36.21
Fund 023 - JP TECHNOLOGY Total:					36.21
Fund: 031 - AMERICAN RESCUE PLAN ACT					
CHAPPELL HILL CONSTRUCTI...	INV0018033	12/29/2025	JAIL REMODEL	031-0031-55000	124,630.07
Fund 031 - AMERICAN RESCUE PLAN ACT Total:					124,630.07
Fund: 044 - SNACK ACCOUNT					
AMBER SKALKA	INV0018042	12/09/2025	2025 EMPLOYEE CHRISTMAS...	044-0044-53900	1,128.95
Fund 044 - SNACK ACCOUNT Total:					1,128.95
Fund: 077 - JUSTICE OF THE PEACE 4 PAYABLE					
WASHINGTON COUNTY GEN...	DEC 2025	12/31/2025	DECEMBER MONTHLY	077-20201	6,255.64
Fund 077 - JUSTICE OF THE PEACE 4 PAYABLE Total:					6,255.64
Fund: 089 - K-9 FUND CONSTABLES					
BURTON VETERINARY CLINIC	02150	12/12/2025	K-9 VETERINARY	089-0089-54808	300.00
BURTON VETERINARY CLINIC	02307	12/17/2025	K-9 VETERINARY	089-0089-54808	339.59
Fund 089 - K-9 FUND CONSTABLES Total:					639.59
Grand Total:					191,689.12

Fund Summary

Fund	Expense Amount
010 - GENERAL FUND	58,998.66
023 - JP TECHNOLOGY	36.21
031 - AMERICAN RESCUE PLAN ACT	124,630.07
044 - SNACK ACCOUNT	1,128.95
077 - JUSTICE OF THE PEACE 4 PAYABLE	6,255.64
089 - K-9 FUND CONSTABLES	639.59
Grand Total:	191,689.12

Account Summary

Account Number	Account Name	Expense Amount
010-0600-54357	TRAVEL, AUTOPSIES	2,990.00
010-0600-54400	UTILITIES	285.71
010-0600-54850	JURORS	340.00
010-0700-53100	OFFICE SUPPLIES	85.49
010-0700-54100	PROFESSIONAL SERVICES	1,600.00
010-0700-54120	COURT REPORTERS	500.00
010-0700-54150	APPOINTED ATTORNEYS ...	750.00
010-0750-53330	COFFEE & WATER	1.00
010-0800-53100	OFFICE SUPPLIES	101.00
010-0910-54150	APPOINTED ATTORNEYS...	450.00
010-1000-53330	COFFEE & WATER	17.25
010-1000-54350	SEMINARS/DUES/MILEA...	112.33
010-1002-53100	OFFICE SUPPLIES	100.21
010-1004-54350	SEMINARS/DUES/MILEA...	245.00
010-1004-54400	UTILITIES	92.58
010-1100-53100	OFFICE SUPPLIES	25.00
010-1600-53300	OPERATING SUPPLIES	46.78
010-1600-53330	COFFEE & WATER	630.75
010-1600-54500	REPAIRS & MAINTENAN...	493.88
010-1600-54932	LAWN CARE	1,590.00
010-1700-53100	OFFICE SUPPLIES	25.00
010-1700-54540	VEHICLE FUEL	352.64
010-1702-53100	OFFICE SUPPLIES	25.00
010-1703-54540	VEHICLE FUEL	61.12
010-1704-54540	VEHICLE FUEL	181.58
010-1800-53100	OFFICE SUPPLIES	25.00
010-1800-53500	REPAIRS & MAINTENAN...	475.00
010-1800-54100	PROFESSIONAL SERVICES	800.00
010-1800-54350	SEMINARS/DUES/MILEA...	318.20
010-1800-54520	VEHICLE REPAIRS/MAIN...	10,744.19
010-1800-54540	VEHICLE FUEL	147.39
010-1900-52100	UNIFORMS	973.89
010-1900-53300	OPERATING SUPPLIES	1,846.78
010-1900-54350	SEMINARS/DUES/MILEA...	60.90
010-1900-54500	REPAIRS & MAINTENAN...	3,082.10
010-2000-53330	COFFEE & WATER	1.00
010-2010-53330	COFFEE & WATER	1.00
010-20244	COLLECTION SERVICES F...	235.50
010-2100-54940	EQUIPMENT MAINTENA...	1,196.00
010-2200-53300	OPERATING SUPPLIES	8,468.97
010-2200-53550	UNIFORMS	907.17
010-2200-54500	REPAIRS & MAINTENAN...	610.00
010-2200-54520	VEHICLE REPAIRS/MAIN...	129.05
010-2200-54540	VEHICLE FUEL	3,066.74
010-2200-54555	SERVICE CONTRACTS	1,992.00
010-2300-54540	VEHICLE FUEL	93.91
010-2600-53104	MEDICAL SUPPLIES	633.62
010-2600-54205	HEALTH CENTER	31.98
010-2600-54740	BVCOG	4,812.50

Account Summary

Account Number	Account Name	Expense Amount
010-2900-53300	OPERATING SUPPLIES	50.00
010-2900-54540	VEHICLE FUEL	103.53
010-3000-54970	HISTORICAL COMMISSI...	2,292.00
010-3300-53330	COFFEE & WATER	33.75
010-4000-54200	COMMUNICATION	4,350.23
010-4000-54257	CIRCUITS	269.94
010-4000-55720	SOFTWARE & SUBSCRIPT...	144.00
023-0023-59420	TRANSLATION SERVICE	36.21
031-0031-55000	CAPITAL OUTLAY	124,630.07
044-0044-53900	MISCELLANEOUS SUPPLI...	1,128.95
077-20201	PAYABLE TO GENERAL	6,255.64
089-0089-54808	K-9 EXPENSE CONST. 4	639.59
	Grand Total:	191,689.12

Project Account Summary

Project Account Key	Expense Amount
None	67,059.05
JAIL REM-55700	124,630.07
	Grand Total: 191,689.12