3.2.3.9 Storm Water Projects
Amarillo Economic Development Corp.
City of Amarillo
City of Hamlin
Bell Helicopter—Amarillo
Numerous commercial/subdivision site development projects

3.2.3.10 Utility Base Mapping Projects
City of Clarendon
City of Shamrock
City of Morton
City of Roaring Springs
City of Lockney

3.2.4 Organizational Chart: See attached staffing chart

3.2.5 Outside consultants: OJD Legacy, LP, see attached resume for additional info

3.2.6 MWBE team members: OJD Legacy, 24%

3.3 RESOURCE UTILIZATION PLAN

3.3.1 Labor Resources:

3.3.2 Equipment Resources

3.3.2.1 Office Equipment: computers, color laser printers, full-size plotters, OCE' large-scale scanner/printer

3.3.2.2 Field Equipment: 5-Leitz total stations, 6-Trimble GPS Units, 7 company vehicles, laptop computers for on-site usage

3.4 WORKLOAD STATUS

3.4.1 Operating capacity: 75%

Backlog: OJD engineering does not currently have any backlog

3.4.2 Capacity during RFQ time period and ability to meet time constraints for completion of tasks: 100%

3.4.3 Percentage of time key personnel will devote to this project: As required to meet project schedules

3.4.4 Tasks to be completed locally: All engineering services

Tasks to be completed by associated office: Additional engineering services

Tasks to be completed by subcontractor: N/A

3.5 EXPERIENCE

OJD Engineering provides construction management services on virtually every project we design, in addition to providing such services on a contract basis. These services include construction inspection, review of contractor submittals and shop drawings, review and approval of contractor pay applications, final project approval, project closeout, and similar construction management tasks. With the exception of the Cactus wastewater treatment plan project, all of the projects listed below are OJD Engineering designs. For that project, OJD provided selected design services, but provided all construction management services for all project phases.

See attached Projects

3.6 REFERENCES

See attached References

3.7 CLAIMS/PERFORMANCE/INSURANCE/BONDING

3.7.1 N/A

3.7.2 OJD has never been terminated from an assignment for non-performance

3.7.3 Insurance Carriers and Agent address and phone numbers

General Liability: CNA Insurance, First Wellington Agency, 806 East Avenue, PO Box 552, Wellington, TX 79095, 806.447.2565

Workers Comp: Texas Mutual, First Wellington Agency 806-447-2565

Automobile Insurance: Allstate, First Wellington Agency 806-447-2565

Professional Liability: XL Specialty Insurance Timothy Esler, 467 Kinderkamack Rd., PO Box 60, Oradell, NJ, 07649-0060, 201-262-1200

3.8 JOINT VENTURES/SUBCONTRACTS

There will be no Joint Venture agreement with this project.

3.9 SUBMITTED BY:

Signature

Michael J. Adams, P.E.
Name (typed)

6/1/2023
Date

Executive Vice President
Title

OJD Engineering, LLC

Request for Qualifications

Town of Ransom Canyon

2024

Engineering Services

Texas Parks and Wildlife Department (TPWD)

OJD Engineering L.P.

The Benchmark

Wellington | Amarillo | Wolfforth

www.OJDEngineering.com

OJD Engineering
The Benchmark

May 30, 2023

Town of Ransom Canyon
Attn: Elana Quintanilla
24 Lee Kitchens Dr.
Ransom Canyon, TX 79366

Ladies and Gentlemen:

OJD Engineering, LLC. is pleased to respond to your request for proposals for necessary engineering services in conjunction with the 2024 Local Park Fund Application and potential award from Texas Parks and Wildlife Department (TPWD) for Potential Award to carry out park improvements in Ransom Canyon. We have not worked with the Town of Ransom Canyon before but we look forward to the opportunity to work with you on this project. We have been working on federally funded utility projects since the early 80's. Much of that experience has been with towns just like Ransom Canyon. An outline of our experience is found in the attached proposal. The proposal also includes résumés of key personnel, an extensive project list, and other information about our firm.

OJD is an equal opportunity employer whose business has grown steadily over the past thirty-nine years. We now have twenty employees, offices in Wellington, Amarillo, and Wolfforth and project work underway all across the State of Texas. Our goal has always been to provide you with the most professional, cost-effective engineering service available. I believe that we have achieved that goal thus far, and I am glad to have an opportunity to work with Ransom Canyon on this new project.

Sincerely,

Michael J. Adams, P.E.
Executive Vice President – OJD Engineering

Wellington | Amarillo | Wolfforth

ph: 806.791.2300 328 E. HWY 62 No. 1 Wolfforth, TX 79382 fax: 806.791.2301
www.OJDEngineering.com

Table of Contents

ph: 806.447.2503 P.O. Box 543 / 804 Wellington, TX 79095 fax: 806.447.2445
www.OJDengineering.com

MISSION STATEMENT

The mission of OJD Engineering, LLC is to provide each of our clients with engineering and surveying services that combine professional excellence, technical innovation, and personalized attention. We are building our reputation with each project that we undertake by tailoring our services to the unique needs of each client. The mission of every employee is to support the growth and success of the firm by serving each client with integrity, energy, and pride.

VISION STATEMENT

The Vision we share at OJD is to be the firm that sets the standard for quality wherever we work, to be the Benchmark. Our goal is to continue to provide Benchmark service to established clients and to take that Benchmark performance to new clients in new places.

To provide Benchmark service, we will:

- Apply the knowledge and experience of our senior personnel
- Direct the energy of our young professionals
- Generate enthusiasm and passion for excellence in every employee, young or old
- Treat every client as though they were our only client, and their good will the source of all our future work
- Carry out each project as though our reputation rested solely upon its success.
- Execute each project efficiently and cost effectively
- Increase our technical proficiency in current areas of service

To take our Benchmark performance to new clients in new locales, we will:

- Expand to new geographic areas
- Add new personnel
- Expand our expertise into new areas of technology
- Diversify our types of services
- Add new clients and new types of clients
- Increase our profitability

AFFIRMATIVE ACTION STATEMENT

OJD Engineering, LLC is an equal opportunity employer.

OJD Engineering
The Benchmark

Proposal

Amarillo | Wolfforth | Wellington

ph: 806.447.2503

P.O. Box 543 / 804 Wellington, TX 79095

fax: 806.447.2445

www.OJDengineering.com

INTRODUCTION

OJD Engineering is a civil engineering firm offering a broad range of professional services to clients in government, business, manufacturing, construction, energy, and land development. Since 1981, OJD has provided clients throughout Texas with a full range of design, planning, management, and surveying services. While our business takes us to many locations in Texas and neighboring states, we are primarily a regional firm. The main focus of our work is service to clients in the northern and western regions of Texas. Our principal service territory stretches from Amarillo to Dallas in the north and from Abilene to El Paso to the south. We have lived and worked in this region all our lives, and we know its towns and its people. We understand the needs of the communities, the problems local governments often face in meeting these needs, and the innovation and energy required to solve such problems.

The technical resources available at OJD are the equal of any design firm. Our design and drafting activities are carried out on a wide area computer network that connects all our offices, and serves as the platform for state-of-the-art CAD, design, and support software. With these resources, OJD can transfer data routinely between locations during the creation of design drawings and computations, and generate finished design documents for construction from a third site. This flexibility lets us get our jobs done quicker and more efficiently.

Our goal at OJD is to help our clients solve their problems with technically sound, cost effective service, tailored to their special needs. Our engineering staff has many years of combined experience in a broad range of disciplines, including civil, environmental, structural, and process engineering. This experience, along with up-to-date CAD, computing, and surveying capabilities, allows us to provide our clients with complete professional engineering service of the highest quality. We take pride in providing engineering services that combine professional excellence and personalized attention, and would welcome the opportunity to put these attributes to work for you.

GENERAL QUALIFICATIONS

OJD Engineering is an engineering consulting firm that provides a total package of civil engineering services to municipal, industrial, and private sector clients. Since 1981, OJD has provided clients throughout Texas with a full range of design, planning, management, and surveying services. We have all the capabilities required to provide complete professional engineering services on your project. OJD is an equal opportunity employer, and we are committed to adhering to all Minority/Women Business Enterprise requirements. Examples of our extensive experience in municipal and roadway design is outlined in the project list below.

TECHNICAL RESOURCES

The technical resources available at OJD are the equal of any design firm. Our design and drafting activities are carried out on a local area computer network that serves as the platform for state-of-the-art CAD, design, and support software. These include AutoCAD Civil 3D, MicroStation modeling software, EPANet pipe network analysis software, WaterCAD pipe network analysis software, Geopak Civil Software with ROAD, HEC-RAS river system analysis software, WinStorm and CULVERT drainage system design software, ICPR4 stormwater and floodplain modeling software and numerous third party and locally written support software packages. Surveying resources include four Trimble R8S RTK GPS systems with Trimble Access software that directly interfaces with our CAD and design software. These systems give us accurate capabilities available for design data collection, digital terrain mapping, plans production, and construction staking. The GPS systems are augmented and supported by

Trimble VX robotic total station and Sokkia Set 3 and Set 4 total stations and other conventional surveying equipment.

With these resources, OJD can collect field data on-site, download that data to any company work site, transfer data routinely between locations during the creation of design drawings and computations, and generate finished design documents for construction from a third site. This flexibility lets us get our jobs done quicker and more efficiently.

GENERAL SCOPE OF SERVICES

OJD Engineering will provide all project related engineering services outlined in the description of services provided with the request for proposals. A brief description follows of the type of services anticipated for each phase of the project.

Preliminary Design Phase

The preliminary design phase shall include, but not be limited to, private and public agency coordination, public meeting, local business coordination, data collection, design development, and drainage analysis.

Design Phase

The final design phase shall include, but not be limited to, development of design plans: 65%, 90%, monthly design progress meetings, action items, constructability review, private and public agency review and approval, final construction plans, development of bid documents, coordination of the project manual for public bid, pre-bid meeting, addendums and final bidding of the project for construction.

Construction Phase

The construction phase shall include, but not be limited to, preconstruction meeting action items, monthly construction progress meetings and action items, review and respond to submittals, requests for information, change orders, construction inspections, and record drawings submittal.

Special Engineering Services

Additional tasks that may be required by the project, including, but not limited to, surveying services, permit document preparation, preparation of right-of-way acquisition documents, or other services not customarily included as basic engineering services for public works projects.

Professionals

Amarillo | Wolfforth | Wellington

ph: 806.447.2503 P.O. Box 543 / 804 Wellington, TX 79095 fax: 806.447.2445

www.OJDengineering.com

RICHARD E. (DICKIE) JOHNSON, P.E., R.P.L.S.

Education:

B.S. Civil Engineering (with highest honors) University of Texas at Austin - 1979

Professional Experience:

Cooper and Woodruff, Inc. - Lubbock, Texas

Project Engineer: 1979

Turley and Williams, Inc. - Temple, Texas

Project Engineer, Design Engineer: 1979-1980

OJD Engineering, Inc. - Wellington, Texas

Vice President: 1981-Present

Professional Registration:

Registered Professional Engineer:

Texas: 63071

Oklahoma: 17050

Registered Professional Land Surveyor:

Texas: 4263

Oklahoma: 1270

Professional Affiliations and Organizations:

American Society of Civil Engineers

Texas Society of Professional Surveyors

Tau Beta Pi

Chi Epsilon

Experience Description:

Mr. Johnson worked for Cooper and Woodruff, contractors, as a project engineer during the last half of 1979, working on the Interstate Highway 27 project in Lubbock County. At Turley and Williams he was project engineer on several subdivisions projects in Temple and the surrounding area. These projects included the design of streets, water lines, sewer mains, drainage structures, and all other appurtenances required by city and county ordinances. Other projects at Turley and Williams included a Mobil Chemical site expansion, several structural design projects, and survey party supervision.

At OJD, Dickie has been the principle design engineer for all types of projects. Among the water system improvement projects he has designed are several water storage reservoirs and water distribution system expansions. He has designed airport improvements, paving projects, subdivisions, and recreation park projects. He has provided consultation services to contractors on several construction projects, including several Texas Department of Criminal Justice prison projects and numerous Texas Department of Transportation bridge and highway construction projects. As the firm's principal surveyor he is responsible for all surveying activities, which include both boundary and engineering surveys. OJD has three Trimble 4800 RTK GPS units and Sokkia total station equipment. Dickie is also in charge of CAD services.

CHE SHADLE, P.E.

Education:

B.S. Civil Engineering, Texas Tech University - 1994

Professional Experience:

OJD Engineering, Inc.

Project Engineer – Wellington: 1995 – 2000
Amarillo: 2000 - 2001

Vice-President, Amarillo Branch Manager: Present

Professional Registration:

Registered Professional Engineer: Texas (No. 87046)

Professional Affiliations and Organizations:

American Society of Civil Engineers (ASCE)

American Water Works Association (AWWA)

American Concrete Institute (ACI)

Experience Description:

Mr. Shadle joined OJD in January 1995, as a design engineer. Since then he has worked with most of our clients, contractors, and regulators on a wide variety of projects. He has been the principal designer and/or project manager on sewer projects for Clarendon, Springlake, New Deal, Whitharral, Hedley, and Shamrock. He also has provided design and inspection assistance on several other utility projects, including projects for the cities of Nazareth, Hamlin, Dickens, Lockney, and for the Seth Ward Water Supply Corporation in Hale County. His duties have included design computations, surveying, CAD drafting, and specification writing for all types of public works projects. An area of special expertise is in the application of computer design tools to water and sewer design problems. During project construction he has supervised field staking and performed construction inspection for projects of all types. Che currently manages the design of municipal, commercial, and developmental projects throughout north Texas. Current projects include landfill permitting and design for the City of Anson, bridge and drainage projects in Donley County, subdivision design in Amarillo, and water utility projects of various types in Lockney, Hale Center, Fisher County, and Childress.

Che is OJD's primary contact person with the Texas Natural Resource Conservation Commission in Austin. In this capacity he ensures that our regulatory files are current and directs the preparation of various types of permit documents. Solid waste disposal systems and permitting have become another area of interest and expertise.

As with all OJD professionals, Che is involved in all aspects of the firm's work. In addition to project design, he has been actively involved in business development and marketing. When OJD opened a branch office in Amarillo, Che began working his projects out of that office. In early 2002 he was elected an officer of the company and assumed management responsibilities for the Amarillo branch office.

MICHAEL J. ADAMS, P.E.

Education:

B.S. Civil Engineering, Texas A&M University - 1999

Professional Experience:

U.S. Coast Guard
Search & Rescue and Maritime Law Enforcement: 1990-1994

Carlomagno Surveying, Inc. – Bryan/College Station, Texas
CAD Technician and Party Chief: 1997-1999

Hunter Associates Texas, Ltd. – Dallas, Texas
Project Designer: 1999-2001

Parkhill, Smith & Cooper, Inc. – Amarillo, Texas
Project Designer, 5/2001-11/2001

OJD Engineering, Inc. – Amarillo, Texas
Project Designer: 2001 - 2005

OJD Engineering, LP. – Wolfforth, Texas
Wolfforth Branch Manager: 2006 – 2008, Vice President 2009 - Present

Professional Registration:

Licensed Professional Engineer: Texas (96680), Colorado (50548), Oklahoma (29335)

Professional Affiliations and Organizations:

American Society of Civil Engineers (ASCE)

Experience Description:

Mr. Adams joined OJD in November 2001. Prior to joining the firm, he had worked as a design engineer with firms in Dallas and Amarillo, working on a wide variety of municipal engineering projects. These include paving, storm sewer, water transmission and distribution, sanitary sewer and lift station design, along with project inspection.

At OJD Michael has continued to develop his design skills in a variety of project types. He has been project engineer for many subdivisions in Amarillo, Canyon, Wolfforth, Lubbock and Midland. Michael is also the City Engineer for many communities in the South Plains including the City of Wolfforth. Michael is the project lead on the City of Wolfforth Electro Dialysis Reversal (EDR) water treatment plant. This project is currently being commissioned and will be online in early 2017. EDR plants are currently in the design phase for the City of Morton and the City of Quitaque. Michael is also the project lead on a high end resort and golf development on Cat Island, Bahamas. This project includes infrastructure design and water and wastewater treatment design.

Another area of expertise is in rail design. Michael has been the lead design engineer for the Centerport rail project in Amarillo. Other projects include the Summerfield Facility and the Port of Galveston expansion for Archer Daniels Midland Company (ADM).

One of Michael's particular interest and skills is the computer modeling of water distribution systems. His knowledge of coordinate geometry, gained via his experience as a survey party chief, has also been especially valuable in street and subdivision design.

BEN LEWIS, P.E.

Education:

B.S. Civil Engineering, Texas Tech University - 2005

Professional Experience:

OJD Engineering, LP

Project Engineer: 2005-Present

Professional Registration:

Licensed Professional Engineer: Texas (No. 106133)

Licensed Professional Engineer: New Mexico (No. 20885)

Licensed Professional Engineer: Oklahoma (No. 30143)

Professional Affiliations and Organizations:

American Society of Civil Engineers (ASCE)

American Water Works Association (AWWA)

Texas Society of Professional Engineers (TSPE)

Experience Description:

Ben joined OJD in December 2005. Ben is developing design skills on a wide variety of projects. He has been the project engineer for several local subdivisions, as well as one subdivision located on Cat Island, Bahamas. There he is responsible for construction plans including site grading, pavement design, water distribution and wastewater collection and storm water mitigation. Other responsibilities on that project are the synchronization of an 18-golf course within the subdivision and the management of designs from other professionals into a workable set of plans.

He has been the lead civil engineer for many site civil project in the West Texas area including hotels, school bond projects, athletic facilities, fire stations, other municipal buildings, medical facilities and churches. He has also worked on many projects for local municipalities that include downtown revitalization projects, water and wastewater line replacement, water tanks and day to day operational issues. With these projects he has learned to value of communication between clients, contractors, design professionals and government agencies through the design process. He is also responsible for representing OJD at meetings with current and potential clients, project proposals, coordinates meetings between clients and contractors and collaborations with other engineering firms.

LUCAS A. JOHNSON, P.E.

Education:

B.S. Civil Engineering - 2008

Professional Experience

Bury + Partners Engineering Solutions

Intern: Fall 2007 and Spring 2008

OJD Engineering, Inc.

E.I.T. August 2008 –2012

P.E. December 2012-present

Professional Registration:

Professional Engineer: Texas (No. 112981)

Professional Affiliations and Organizations:

Construction Specification Institute 2012-Present

Experience Description:

Mr. Johnson's experience with Bury + Partners Engineering Solutions included an internship during two school semesters. During the internship he learned real world engineering applications and the basics of site design.

Lucas's primary responsibilities at OJD include design of water supply and sewage disposal systems, design of solid waste processing and disposal facilities; and design of commercial pad sites. He is a project manager, design engineer, and liaison with many of the firm's clients.

Tanner Lansford, P.E.

Education:

B.S. Construction Engineering Technology, Texas Tech University - 2010

Professional Experience:

OJD Engineering, LP.

Project Engineer: 2010-Present

Professional Registration:

Registered Professional Engineer: Texas (No. 131124)

Professional Affiliations and Organizations:

American Society of Civil Engineers

Experience Description:

Tanner joined OJD's Lubbock office in June 2010, and since then has worked on a wide variety of projects. He is responsible for preparation of all design and construction documents for foundations, site grading, paving, water distribution, wastewater collection and storm water mitigation. Tanner has worked on many projects for Lubbock area municipalities, developers, and engineers. These projects include subdivisions, grading plans, foundation designs, downtown revitalization projects, water distribution and wastewater collection projects, water storage designs, and day-to-day operational issues. Tanner oversees GIS mapping systems for area municipalities as well as water distribution network analysis and modeling. Tanner also has experience using ICPR 4 Stormwater Modeling software for local drainage analysis projects. In October of 2016 Tanner passed the NCEES Principles and Practice of Engineering (PE) examination and in June of 2018 will complete his 8 year experience requirement for licensure in the state of Texas.

GERALD BARNETT

Education:

Hamlin High School, Hamlin, Texas – 1966

Experience:

Newman Construction Co. - Sweetwater, Texas

Business Manager: 1978-1979

Barringer Construction Co., Inc. - Houston, Texas

Construction Foreman: 1979-1981

Payne & Keller, Inc. - Houston, Texas

Civil General Foreman: 1981-1982

Barnett Construction Co. - Hamlin, Texas

Owner: 1982-1988

City of Hamlin - Hamlin, Texas

Director of Public Works: 1988-1994

OJD Engineering, Inc.

June 1994-Present

Licenses:

Class B Certificate of Competency, Surface Water, T.C.E.Q.

Professional Affiliations and Organizations:

Texas Water Utilities Association

Experience Description:

Mr. Barnett worked for Newman Construction Co., general contractors, as business manager in 1978-79. Projects included new construction and renovation on residential and commercial buildings. At Barringer Construction he served as general foreman on new construction and renovation of hospitals in various locations within Texas. This experience included both steel construction and structural concrete construction. Projects with Payne & Keller included heavy industrial construction on a new gypsum wallboard plant for U.S. Gypsum. As Owner/Operator of Barnett Construction, he was involved in all types of residential and commercial projects.

As Director of Public Works for the City of Hamlin, he was responsible for the management of the water treatment and distribution system, wastewater collection and treatment system, solid waste collection, street construction and maintenance, and airport management. He supervised all construction and repair activities for these operations.

At OJD Engineering, Gerald's primary responsibilities are construction inspection and project design/drafting. In addition to inspection of projects of all types, he carries out field data collection, design computations, specification writing, and plans preparation for water and wastewater projects, street paving, and building construction.

CLINT GREEN, DESIGN TECHNICIAN

Education:

B.B.A. General Business - 2003

Professional Experience

Amarillo National Bank

Escrow Clerk April 2003 – May 2004

Amarillo National Bank

Lending Assistant May 2004 – September 2007

OJD Engineering

Design Technician September 2007 - Present

Experience Description:

Mr. Green's experience with Amarillo National Bank included providing quality customer service to internal and external customers, processing and reviewing loans throughout the Amarillo National Bank loan system. Responsible for communications between internal departments, direct management, and ANB executives. Preparing and maintaining various monthly reports on special accounts and valued customers. Responsible for payment of all hazard and flood insurance renewal premiums – updating escrow addenda information in system and generating payment to insurance companies in a timely manner to avoid cancellation.

Clint's primary responsibilities at OJD include water storage design and street seal coat program. He is a design technician and liaison with many of the firm's clients.

OJD Engineering
The Benchmark

Relevant Project Experience

Amarillo | Wolfforth | Wellington

ph: 806.447.2503

P.O. Box 543 / 804 Wellington, TX 79095
www.OJDengineering.com

fax: 806.447.2445

RELEVANT PROJECTS

The following sections are partial lists of design projects relevant to this RFQ, organized by category. These are not all of our projects by any means, but are intended to illustrate the overall scope of our experience. A large number of our projects include work that fits in more than one category. Additionally, public works engineering services not listed include utility permit services, master plans, feasibility studies, water system network analyses, landfills and solid waste systems, rail system design, utility relocation for paving projects, policy and ordinance writing, and similar ancillary projects. With few exceptions, design service for our projects includes preliminary engineering, project design, bid phase services, contract management, engineering inspection, and project closeout. Many of our projects are funded with grant funds from a variety of sources, and OJD's services included grant application assistance as part of our preliminary engineering work. For a complete listing of our projects please refer to the section titled "PROJECTS".

MUNICIPAL STREET PROJECTS

OJD has extensive experience in municipal street projects. This includes projects of similar size and scope in Idalou, Clarendon, Wolfforth, Hamlin, Hamlin Industrial Park, Lubbock, Amarillo Shallowater, Whiteface Midland, Odessa. A complete list of projects is included in the PROJECTS section of the proposal.

OJD Engineering
The Benchmark

Projects

Amarillo | Wolfforth | Wellington

ph: 806.447.2503

P.O. Box 543 / 804 Wellington, TX 79095

www.OJDengineering.com

fax: 806.447.2445

OJD Engineering
The Benchmark

AEDC-Pacific Cheese
AEDC-Alstom
AEDC-Microbeef
AEDC-Coca Cola
AEDC-McCartt Development
AEDC-Gestamp
Abernathy – Street Improvements 2016
Amarillo Farmers Water and Sewer Project
Amarillo Tascosa & Loop 335 Waterline
Amherst Standpipe
Anson Landfill Permit
Anson Landfill Site Operating Plan Revisions
Anton ORCA 2006
Anton STEP 2010
Anton Wastewater Permit Renewal 2008
Anton Wastewater Treatment Improvements
Anton Wastewater Treatment System Permit Renewal
Anton Water System Improvements 2001
Anton Water Well
Big Lake – American Energy Office Complex 2015
Booker Landfill SOP
Booker Water System and Street Improvements Project
Borger EDC-Industrial Park Project
Brice/Lesley WSC Water System Improvements ORCA
Brice-Lesley Water Corp. 2005
Brice-Lesley Water System Improvements USDA-RD
Cactus Capital Fund Infrastructure Development Project
Cactus Development Feasibility Study
Cactus Elevated Water Storage Design
Cactus Lift Station Water and Sewer Upgrade for Swift
Cactus Park Project 2007
Cactus Residential Development
Cactus Sewer System Improvements 2016
Cactus Standpipe
Cactus Wastewater Treatment Plant
Cactus Water Well
Cactus-JBS Industrial Waste Permit
Caprock Canyons State ParkWSI-TPWD
Childress EDC- Industrial Park Project
Childress Drainage Feasibility Study
Childress East Plant WWTP Renewal 2011
Childress High School Storm Sewer Line
Childress Park Walking Trail
Childress Sewer Permit
Childress STEP Grant Project
Childress Wastewater Treatment Improvements
Childress Wastewater Treatment Plants
Childress Water System Improvements TCDP 2002
Childress West Plant Pump Station
Childress West Plant Sewer Treatment
Childress West Plant Water System Improvements
Childress West Sewer Treatment Plant
Childress West Wastewater Treatment Plant Expansion
Childress WWTP Renewal 2010
Clarendon College-Arena Septic System
Clarendon EDC- Downtown Revitalization Project
Clarendon Ground Water Monitoring Construction
Clarendon Paving Project
Clarendon Permit Renewal
Clarendon Step Project
Clarendon TPWD Park Project 2007
Clarendon Water System Improvements 2008
Crosbyton ORCA 2010
Dalhart Municipal Solid Waste
Darrouzett WWTP Permit Renewal
Dickens 2006
Dickens Utility Improvements
Dickens Wastewater Permit Renewal 2008
Dickens Wastewater Treatment System Permit Renewal
Dickens Water Well Project 2004
Dumas EDC-Industrial Park Project
Elephant Mountain WMA – W&SI- TPWD
Farnsworth Standpipe
Farnsworth Standpipe
Follett 2007 TWDB WWTP Renovation
Fritch Drainage Study
Fritch Sewer Plant Evaluation
Fritch Water System Evaluation
Fritch Well (Texas Water Development Board)
Fritch WWTP Permit Renewal
Grassland WSC (Lynn County) ORCA 2008 WSI
Greenbelt Municipal Water Authority Wells
Greenbelt Water Authority Sandy Beach Park Project
Hale Center Existing Ponds Liner Provision
Hale Center TCDP 2002
Hale Center Wastewater Permit Renewal 2008
Hale Center Wastewater Treatment Plant
Hale Center Water System Improvements Project - 2000
Hale Center-ORCA WWTP Improvements
Hamlin Disaster Grant 2008 Lift Station Repair
Hamlin EDC-Industrial Complex Site Improvements
Hamlin Landfill
Hamlin Standpipe Design - ORCA
Hamlin Wastewater Permit Renewal 2008
Hamlin Water System Improvements ORCA 2009
Hamlin Water Treatment Plant Disinfection Study
Hedley ORCA 2008
Hedley Permit Renewal
Hedley Wastewater Treatment Plant Permit
Hedley Water System Improvements
Idalou DRP 2008 & 2012
Idalou Neff Subdivision
Idalou Walnut Street Improvements
Lake Arrowhead State Park Wastewater Treatment Plan
Lakeview Water System Improvements 2016
Lamb County ORCA Project
Lamb County Water System Improvements
Levelland – John Roley Auto Parking Expansion 2015
Lockney - STEP Grant - WWTP
Lockney Groundwater Monitoring Plan
Lockney DRP 2008
Lockney Wastewater Permit Renewal 2008
Lockney Water System Improvements
Lockney Water System Improvements - 2000
Lockney-Floydada Ground Storage Tank Evaluation
Lubbock – Southwest Aqua Sports 2015
Lubbock – Dunbar JH Track 2015
Lubbock – Atkins JH Track
Lubbock – Cavazos JH Track
Lubbock – Evans JH Track
Lubbock – Hutchison JH Track
Lubbock – Irons JH Track
Lubbock – Mackenzie JH Track
Lubbock – Mackenzie Middle School Renovations 2014
Lubbock – Slaton JH Track
Lubbock – Wilson JH Track
Lubbock – Region 17 Education Service Center 2016
Lubbock – Lubbock County Court Residential Treatment Center Renovations 2
Lubbock – Emergency Operation Center 2016
Lubbock – Fire Station #1 2015
Lubbock – UMC Milwaukee Clinic 2014
Lubbock – South Plains Surgery Center 2017
Lubbock – Lubbock Surgery Center 2016
Lubbock – Mainstay Suites 2016
Lubbock – SPSM Ltd. Headquarters 2016
Lubbock – Scoggin-Dickey West Parking Lot 2015
Lubbock – Staybridge Inn and Suites 2015
Lubbock – UMC Urgent Care 2013
Lubbock – Holiday Inn Express 2007
Lubbock – Bender Center Hotel Complex 2015

Amarillo | Wolfforth | Wellington

ph: 806.447.2503 P.O. Box 543 / 804 Wellington, TX 79095 fax: 806.447.2445

www.OJDengineering.com

OJD Engineering
The Benchmark

Lubbock – Microtel Inn & Suites 2015
Lubbock – Aim Bank 30th & Slide 2010
Lubbock – Savannah Oaks Drainage Improvements 2016
Lynn County Water System Improvements
Mahard Egg Farm Water System Improvements 2008
Maple WSC (Bailey County)
Matador DRP 2007
Matador 2006
Matador Financial Assurance 2008 and 2009
Matador Landfill Financial Assurance Modifications
Matador Landfill Permit Application
Matador Landfill Pit Closure 2005
Matador Permit Amendment and Renewal
Matador-Site Operating Plan
McAdoo WW Permit
McAdoo Wastewater Plant Improvements 2017
McDonald Lake Park Restroom
McLean 2007 Landfill Financial Assurance Modification
McLean Financial Assurance 2009
McLean Financial Assurance 2010
McLean Landfill Financial Assurance 2008
McLean Landfill Financial Assurance 2011
McLean Landfill Financial Assurance for 2005
McLean Landfill Permit Application
McLean Waste Water Major Amendment Permit Application
McLean-Site Operating Plan
Meadow Drainage Study
Meadow Landfill
Meadow Landfill - 2006 Permit Amendment
Meadow Landfill Permit Modification
Meadow Landfill Pit Bid Package 2006
Meadow Landfill Pit Closure
Meadow Permit Renewal 2004
Meadow Sewer Plant Rehab 2001
Meadow Water System Improvements
Meadow Water System Improvements 2004
Miami WWTP Minor Amendment
Miami WWTP Permit Renewal
Moore County Paving Improvements
Morton Fluoride/Arsenic Feasibility Study
Morton Landfill Site Operating Plan
Morton ORCA 2007 Water System Improvements
Morton STEP Grant WWTP 2006
Morton Wastewater Treatment Plant Agreed Order
Morton Wastewater Treatment System Permit Renewal
Morton Water System Improvements
Nazareth - Flow Meter Design
Nazareth Permit Renewal
Nazareth Rural Development Project
Nazareth Rural Development Project (USDA funded)
New Deal Wastewater Treatment System Permit Renewal
New Home ORCA 2008 Water System Improvements
New Home Wastewater Permit Renewal 2008
New Home Wastewater Treatment System Permit Renewal
New Home Water System Improvements
Olton Wastewater Permit Renewal 2008
Olton Water System Improvements ORCA 2009
Olton DRP 2008
OXY East Slaughter Plant TCEQ PWS Evaluation
OXY Level land Public Water System Evaluation
OXY Mallet Plant TCEQ PWS Evaluation
OXY North Cowden Plant TCEQ PWS Evaluation
OXY Slaughter Gasoline Plant TCEQ PWS Evaluation
OXY Terrell Plant TCEQ PWS Evaluation
OXY Wasson CRP Public Water System Evaluation
OXY Welch / Cedar Lake Public Water System Evaluation
OXY Willard Plant - Water System Improvements
OXY-Wasson CRP
Paducah 2005 ORCA Water System Improvements
Paducah 2007 TWDB WWTP Renovation
Paducah Water System Improvements
Paint Rock 2005 ORCA Water System Improvements
Paint Rock Water System Improvements - 1998
Pampa Assisted Living SWPPP
Quanah Country Club Water Reuse Feasibility Study
Quitaque 2005
Quitaque Wastewater Treatment Plant 2000
Quitaque Water System Improvements 2016
Roaring Springs ORCA 2007 Water & Sewer Improvements
Roaring Springs TCDP 2002 Wastewater Treatment Plan
Roaring Springs Wastewater Permit Renewal 2008
Roaring Springs Sewer System Improvements 2016
Ropesville Fluoride/Arsenic Removal Feasibility Study
Ropesville ORCA 2007 Sewer System Improvements
Ropesville Sanitary Sewer Improvements
Ropesville Wastewater Treatment System Permit Renew
Ropesville Water System Improvements - 2001
Seth Ward CCN
Seth Ward ORCA 2006 Standpipe reservoir
Seth Ward ORCA Project 2008 Water System Improvements
Seth Ward Sewer Project 20110
Seth Ward Sewer Project Phase 1
Seth Ward Sewer Project Phase 2
Seth Ward Water Violation Project
Seth Ward WSC Water System Expansion
Shallowater Sewer System Improvements
Shallowater Waterline – 2006
Shallowater Garland Hohertz Subdivision
Shallowater Diamonhead Estates Subdivision
Shamrock Controls
Shamrock Landfill Permit Preparation
Shamrock Landfill Project - 2002
Shamrock Permit Amendment
Shamrock Sanitary Sewer Improvements
Shamrock Sanitary Sewer System Improvements
Shamrock Sewer Permit
Shamrock Sewer Violation Project
Shamrock- Site Operating Plan
Shamrock STEP Grant
Shamrock Water System Improvements
Shamrock Water Tower Recoating Project - 2002
Smyer ORCA Project
Stanton ISD Bond Project 2015-2017
Sunray Paving Improvements
Sunray Sewer Improvements
Sunray Wastewater Permit
Sunray Wastewater Treatment Plant - ORCA 2007
Sunray Water System Analysis
Sylvester McCaulley WSI
Sylvester McCaulley WCS-Permit Renewal
Sylvester/McCaulley THM Project
Sylvester-McCaulley Engineering Services
Sylvester-McCaulley TCDP 2002 ORCA 722219
Sylvester-McCaulley Water Supply Corporation USDA-RD
TXDOT PERMIT
TXDOT Utility Relocation 2005- City of Quitaque
VA Admin. Utilities Project
VA Waterline-Amarillo
Washburn WSC - Engineering Services
Weinert Nitrate Reduction Feasibility Study
Weinert ORCA 2007 Sewer System Improvements
Wellington Fairgrounds Expo Facility Project No. 51
Wellington Fairgrounds Project No. 50-00194
Wellington Ground storage tank and pump station
Wellington ORCA 2004
Wellington Permit Amendment
Wellington WWTP Renewal 2010
Wellington-Site Operating Plan
West Odessa WSC - Phase 1
Westcliff Park 41 SWPPP

Westover Village 5 & 6 Storm Sewer Issues
Westover Village Park SWPPP
White Deer Water System Improvements 2010
Whiteface Wastewater Treatment System Permit Renew
Windthorst Master Sewer Plan
Windthorst School Sewer Lines - Harper Perkins
Windthorst Wastewater Treatment Plant
Windthorst WWTP Permit Renewal
Wolfforth – EDR Water Treatment Plant 2014-2016
Wolfforth – Water Well Collection System 2006-2012
Wolfforth – Master Sewer Main Extension 2009
Wolfforth – Crestridge Lift Station 2007
Wolfforth – Main Lift Station 2009
Wolfforth – Bennett Lift Station
Wolfforth – Master Force Main 2014
Wolfforth – Stand Pipe
Wolfforth – Water Well 2002
Wolfforth – Sewer Line Project for RV Park
Wolfforth – Water Well 2009
Wolfforth – Well Rehabilitation Project 2004
Wolfforth – Preston Hollow Subdivision 2014-2018
Wolfforth – Preston Trails Subdivision 2014-2018
Wolfforth – Patel Business Park
Wolfforth – Frenship ISD Bond Project 2014-2015
Wolfforth – Frenship Bennett Water and Sewer Improvements 2017

References

REFERENCES

City of Wolfforth

City Manager
P.O. Box 36
Wolfforth, TX 79382
806-866-4215

Amarillo Economic Development Corporation

Brian Jennings, CEcD, EDFP
801 S. Fillmore - Suite 205
Amarillo, TX 79101
806/379-6411
brian@amarilloedc.com

City of Sunray

City Hall
P.O. Box 250
806-948-4111
cityhall@cityofsunray.com

City of Booker

Karen Haddon-City Secretary
Sunray, TX 79086 P.O. Box M
Booker, TX 79009
(806)658-4579
dkbooker@windstream.net

City of Cactus

Aldo Gallegos
Cactus, TX 79013
806-966-5458
Fax 806-966-5771
citymanager@amaonline.com

City of Roaring Springs

Robert Osbourn
209 Broadway
Roaring Springs, TX 79256
806-348-7231
cityofrs@caprock-spur.com

City of Morton

City Manager
201 E. Wilson
Morton, TX 79346
806-266-8850

City of Shamrock

David Rushing
City Manager
116 W. Second Street
Shamrock, TX 79079
806-256-3281
cityhall@centramedia.net

City of Wellington

John Sessions
City Manager
P.O. Box 949
Wellington, TX 79095
805-447-2559
cityhall@adobewallsinternet.com

City of Hamlin

Bobby Evans
City Administrator
355 S Central Ave
Hamlin, TX 79520
325-576-2711

OJD Engineering
The Benchmark

Insurance

Amarillo | Wolfforth | Wellington

ph: 806.447.2503 P.O. Box 543 / 804 Wellington, TX 79095 fax: 806.447.2445

www.OJDengineering.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Fenner & Esler Agency, Inc
467 Kinderkamack Road
P. O. Box 60
Oradell NJ 07649-0060

CONTACT NAME:
PHONE (A/C, No, Ext): (201) 262-1200 FAX (A/C, No): (201) 262-7810
E-MAIL ADDRESS: certs@fenner-esler.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : XL Specialty Insurance Company	37885-
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
OJD Engineering, LP
PO Box 543
804 E Ave
Wellington TX 79095

COVERAGES **CERTIFICATE NUMBER:** Master 22-23 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			DPR 5004915	11/05/2022	11/05/2023	Per Claim Limit	$2,000,000
							Aggregate Limit	$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

RANSOM CANYON

REQUEST FOR QUALIFICATIONS

2024 Texas Parks and Wildlife Application

PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES
TOWN OF RANSOM CANYON
JUNE 2023

Parkhill

Section 01

FIRM INFORMATION

Services
Landscape Architecture
Master Planning
Architecture
Interior Design
Cost Estimating
Structural Engineering
MEP Engineering
Civil Engineering
Surveying
Construction Phase Services

Experience
Architecture
Commercial/Financial
Community Practice
Municipal
Government
Healthcare
Higher Education
K-12 Education

Engineering
Aviation
Highway
Railway
Municipal Infrastructure
Site Development
Solid Waste
Water
Wastewater

Parkhill

As a balanced architecture and engineering firm offering comprehensive services and thoughtful solutions, you have access to a depth of expertise and experience to solve multiple complex problems. We are community-focused, relationship-driven, and the foundation of our culture is hard work, loyalty, commitment, and honesty.

Each project and client are unique, so we customize our design services to meet your individual needs. We provide the on-time and in-budget services that keep our clients coming back, understanding the unique challenges and opportunities municipal facilities pose when tasked to innovate the most efficient, maintainable systems. Our commitment to quality and meeting our clients' needs for professional design services speak to our values.

With a rich Texas history and unwavering commitment to you and your project's wellbeing, we invest in building community by creating inventive, relevant built environments together.

500+	77	85%	1,000+
Staff	Years in Texas	Repeat Clients	Annual Projects

Local Office Address that Services Will be Provided From:
Founded: 1945
4222 85th Street
Lubbock, Texas 79423
P: 806.473.2200 | 806.473.3799
www.parkhill.com

In addition, our Lubbock office is only 20 minutes away from the Town of Ransom Canyon and our team can be there in a moment's notice.

Principal-in-Charge
Brent Clifford, RLA
Landscape Architect | Principal
P: 806.473.3618
M: 806.559.1757
bclifford@parkhill.com

Project Manager
James Williams, RLA
Landscape Architect | Associate
P: 817.633.0411
M: 817.751.0532
jwilliams@parkhill.com

Section 02

RELEVANT PAST EXPERIENCE

COST:
$ 35 million
(opinion cost)

COMPLETION DATE:
2022 Master Plan

CLIENT CONTACT:
Matt McComb,
Park Planning, Development, and Public Art Manager
214.509.4721
mmccomb@cityofallen.org

TEXAS ASLA
Award of Excellence

Citeria for Award:
- Quality of Design
- Design functions well and achieves the client's solution
- Special or unique solutions to unusual problems
- Environmental responsibility
- Relevance to profession, the public, and the environment

Molsen Farm | Texas ASLA - Award of Excellence 2023 - CAT II: Design Unrealized

Allen, Texas (only one Award of Excellence given for the entire state per category)

In 2021 the City of Allen hired Parkhill for master planning services. After multiple site visits, public meetings, and collaboration with team members and the City of Allen, the vision for Molsen Farm came to fruition. The Farm would not just be a public park for the City of Allen but a regional destination.

Initial goals were to connect the site to the existing Rowlett Creek Trail System, preserve the native Pecan tree grove, riparian forested area, tree Allee entry drive, and two existing ponds. In addition, Parkhill would later incorporate an educational facility, maintenance facility, City Forestry Department tree farm, community garden, space for public and private events, farmers markets, and day camping opportunities for local scout groups.

The design team decided to use four existing treelined pastures as outdoor rooms that would each accommodate various elements of the extensive site program and could be closed off if needed for private events or Forestry Department use without shutting down the Farm to the public completely.

The four outdoor "rooms" include The Trailhead (South), Core (East), West Venue (West), and The North Room (North).

The project will consist of multiple construction phases. Phase 1 will begin at the site's southern portion by 2023, including the main entry, circular parking lot, and trailhead, which takes visitors through the restored Blackland Prairie and preserved Pecan tree grove before connecting to the Rowlett Creek Trail System.

The excitement of the master plan has inspired the City to purchase the last 16-acre "room" of Molsen farm located at the corner of Ridgemont Drive and South Greenville Avenue. Conceptual ideas of the newly purchased land could be used as a farm-to-table restaurant incubator development and City party barn.

COST:
$ 1.8 million - Phase III

COMPLETION DATE:
Phase II - 2016
Phase IIB - 2016
Phase III - 2018
Phase IV - 2019
Phase V - 2021

CLIENT CONTACT:
Chuck Jennings, Director of Community Services
972.952.9402

Heritage Park - Phase II, III, IV, V | Winner - 2021 TRAPS Design Award

Flower Mound, Texas

Parkhill has worked on multiple stages of Heritage Park, the Town's signature park. Phase 1 of the project was completed prior to Parkhill's involvement. Since then, Parkhill has completed a revised Master Plan and phases 2, 3 and 4. Phase II included a Pond project which features include a natural waterfall cascading down boulders and a boardwalk overlook and fishing pier. The other part of Phase II was the Town's first Dog Park.

Since the completion of the project, additional parking has been added due to the park's popularity. Phase III The Heritage Park Splash Pad named "The Springs at Heritage Park" is a focal point for the park as it is nested into a grove of trees at the center of the park. The all-inclusive splash pad takes on the identity of a natural spring with stone outcroppings forming a "lagoon" wich allows water to spill out to the adjacent areas forming the creek.

The cistern houses the pump equipment and was selected to fit into the theme of "Heritage Park" as part of the Heritage of the farming community from the Town's past.

Phase IV features a "Wildlife Encounter", a one-mile-long trail with sculptures of Texas wildlife that could be encountered in the region. A winding path leads the park user past a demonstration garden of xeric plantings and a dry creek bed to an information kiosk with a shaded trail node before the "encounters" begin. Each wildlife sculpture has an informative sign describing the animal as well as impressions of the animal's footprints leading up to their "resting spot" at the base of the trees.

COST:
$ 2.7 million

COMPLETION DATE:
2019

CLIENT CONTACT:
Rachel Churchill, Dream Park Foundation
214.929.8664

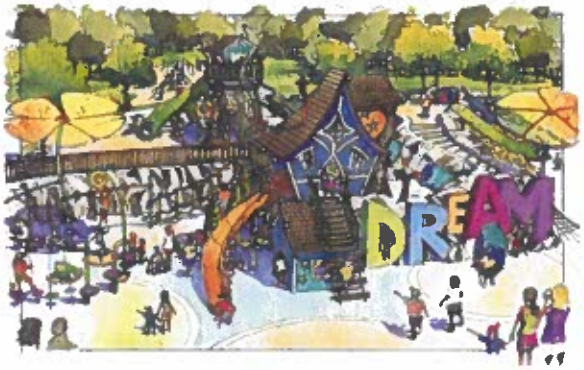
Fort Worth Dream Park

Fort Worth, Texas

Parkhill teamed with Dream Park Fort Worth, a nonprofit organization, to design Frank Kent's Dream Park for the City of Fort Worth. This design went above and beyond ADA compliance to bring a higher level of inclusive play to Fort Worth. Over 200,000 people live with disabilities in Tarrant County, and approximately 29,000 Tarrant County students need special education. Play has a crucial role in optimizing growth, learning, and development for children, and this park helps the Fort Worth community accommodate every child and guardian.

Frank Kent's Dream Park has a 1.3-square-acre, inclusive playground that features rubber surfaces to allow easier access for those with wheelchairs and walkers; swings with back support for children with low muscle tone; a roller slide to provide deep-muscle stimulation; Cozy Dome structures to provide quiet spaces for those with sensory processing disorders; a We-saw seesaw that rocks gently; a ZipKroozTM zipline with two bays, one with a disc seat and one with a molded bucket seat with lock-in-place harness, so children with limited core strength can participate; a Sway Fun glider with room for two wheelchairs and two large benches for other passengers; and more.

Even the park grounds are adapted for inclusivity. The new parking lot has handicap accessible parking and extra-wide sidewalks. This sensory-rich environment includes many musical and parallel play opportunities too, and a chance for community members big and small who live with or without disabilities, the opportunity to play together.



COST:
Approx $9,100,000

COMPLETION DATE:
2023 Bond Item

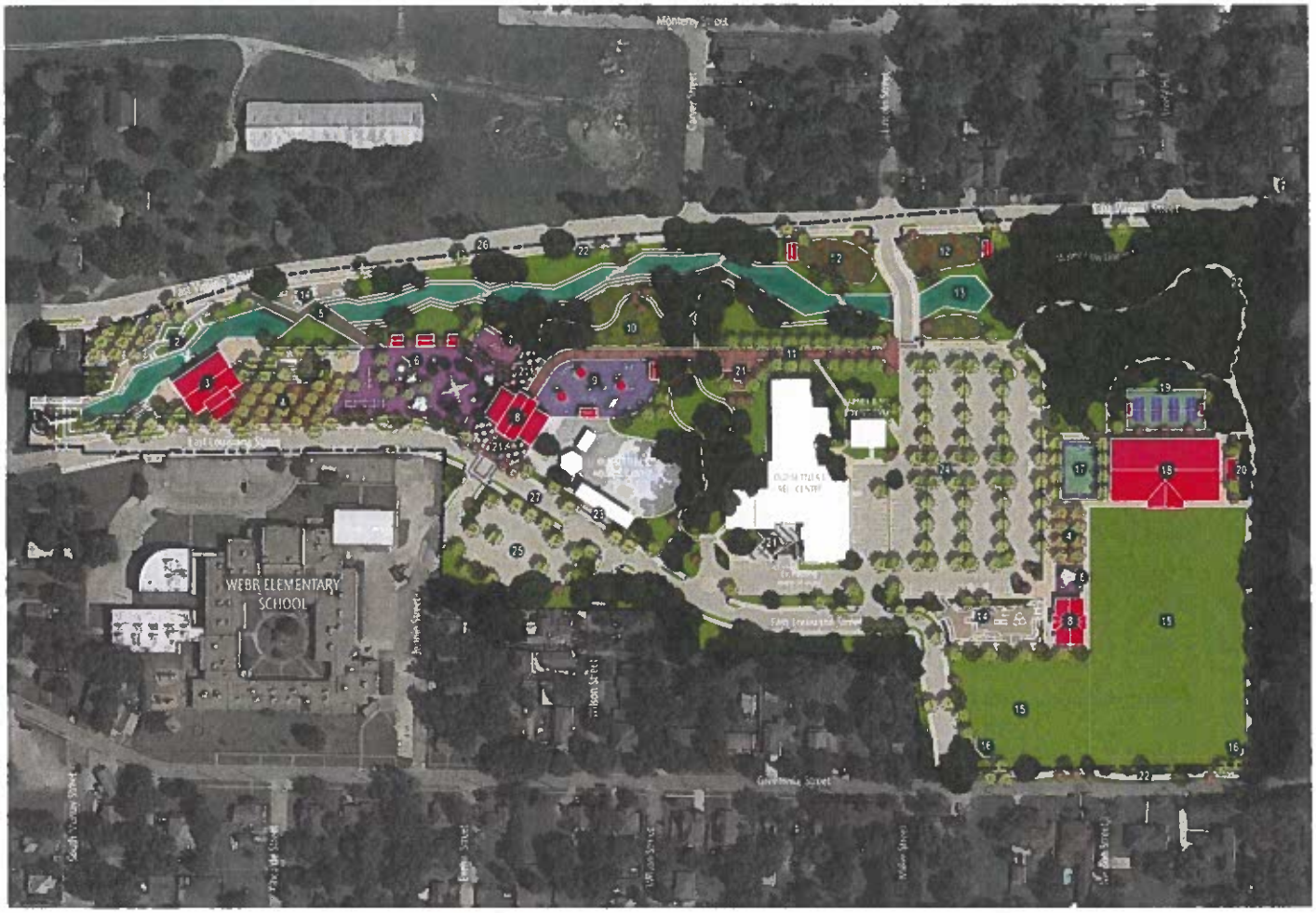
CLIENT CONTACT:
Stacey Dicke,
Director of Parks and Recreation, City of New Braunfels
830.221.4350
sdicke@newbraunfels.gov

Mission Hill Park Master Plan

New Braunfels, Texas

Mission Hill has always been a vital part of the history and make up of Comal County. Because of its elevation it has served as a landmark, functioned as an overlook for safety, and been used as a survey triangulation point. It has also been the homestead and farm of a prominent family that played a role in the development and history of New Braunfels. Today, the land surrounding Mission Hill is being developed and becoming more urban. It is important for this noteworthy location to be protected and preserved as a landmark that tells a story of the past and serves the current and future needs of the citizens of New Braunfels and Comal County. Being located at the highest point within the City of New Braunfels, Mission Hill has a great overlook of the surrounding area. However, views from the site are being impeded by surrounding development and efforts must be put in place to protect what remains. The site itself is a collection of very large native trees, native and adapted under-story plants and wildlife indicative of the region.

Remnants of architecture, garden walls, paths and agricultural elements remain on the property. Although the property has many assets, development of the site does have its challenges. Existing topography is very steep. The design and layout of roads, parking lots, accessible trails and buildings must be done in a manner to limit impact to the site and preserve the existing vegetation. Efforts should be set in place to minimize construction impacts and preserve the character of the site. The intent of this master plan is to serve as a decision making tool to guide the development of Mission Hill into a park facility that serves the citizens of New Braunfels and Comal County while preserving the existing landscape. The park facility would help immerse people into the history and natural site features. To do so the plan proposes accessible hard-surface trails, natural soft-surface trails, trail heads, an elevated boardwalk, overlook tower, shaded deck, historical interpretation center, picnic areas, art, seating, parking and a park drive.



COST:
$31,000,000

DATE OF COMPLETION:
2020 (Master Plan)

CLIENT CONTACT:
Jenny Baker
Manager of Park
Development Services
972.547.2644

McKinney Old Settler's Park Master Plan

McKinney, Texas

Parkhill was hired by the City of McKinney to provide a master plan for the oldest park in the City with the knowledge that the park would play a prominent role in the City's future. The master plan was developed around an existing Recreation Center, an existing Aquatics Center and a future municipal/community building adjacent to the property.

The proposed park master plan contains a landmark entry feature/signage, retention/detention pond, civic plaza/state, community playground, large spray park, renovations to the existing Aquatic Center, large central pavilion with restrooms & party room, fitness area, skate park, covered multi-purpose courts, futsal court, large multi-purpose lawn, small playground, backstops, outdoor pickleball courts, pavilions, open space/natural areas and a connection to Virginia Street from the Recreation Center. Managing drainage is one of the critical elements of the re-design of the park. There are over 100 acres upstream of the park, with a portion of that area being redeveloped as a new municipal complex.

To accommodate this runoff without adversely impacting downstream properties, we will enhance the existing onsite earthen waterway to detain runoff by expanding its cross section and adding weir structures along its route through the park. Water and sanitary sewer lines are accessible to the site, and they are adequate to support the proposed park improvements.

Section 03

KEY PERSONNEL

RANSOM CANYON

Parkhill

PRINCIPAL - IN - CHARGE
BRENT CLIFFORD, RLA

PROJECT MANAGER
James Williams, RLA

LANDSCAPE ARCHITECT/ MASTER PLANNING / QA/QC
Blane Potts, ASLA

LANDSCAPE ARCHITECTURE SUPPORT
Sam Moody

CIVIL ENGINEER / SITE DEVELOPMENT
Alan Holly, PE

500+ **Professional and Support Staff from Parkhill**

RESUMES

Brent Clifford, RLA

PRINCIPAL-IN-CHARGE

Brent Clifford, RLA, is a Principal and a member of Parkhill's Landscape Architecture Sector. He has over 20 years of professional experience with collegiate and high school athletic and educational facilities, healthcare facilities, city parks, and recreational planning. Brent served on the Texas ASLA Executive Committee for 4 years and in 2013 served as Texas ASLA State President. Born and raised in West Texas, Brent brings distinct personal and professional knowledge of the area's unique climate and sometimes harsh conditions to educational, municipal, and healthcare clients throughout the state.

EDUCATION

Texas Tech University
Bachelor of Arts, Landscape Architecture

REGISTRATION

Registered Landscape Architect
State of Texas; #2428

YEARS OF EXPERIENCE

20

NOTABLE PROJECTS

- Lubbock ISD 2010 Plains Capital Park at Lowrey Field (Phase II)
- Overton Park 2008 Projects (HRA)
- Brownfield ISD New High School
- Plainview Regional Park
- Overton Park Landscape Design
- Levelland City Park Master Plan
- Lubbock Roy Furr Park Master Planning Services
- Plainview Regional Park - Phase II
- Lubbock Pioneer Park Improvements
- Lubbock ISD-PlainsCapital Park Turf
- Brownfield Public Safety Building Fire Station
- Plainview-Regional and Broadway Park Master Planning
- Brownfield ISD Fieldhouse
- Tahoka Park Master Plan

James Williams, RLA

PROJECT MANAGER

James Williams, RLA, is a member of Parkhill's Landscape Architecture and Planning Sector. In 20 years of practice, James has directed multidisciplinary project to complete complex projects. His work was recognized by the American Society of Landscape Architects for excellence in design, and he has works published in national publications that speak to his creative, sustainable, and technical approach to project delivery.

EDUCATION

Texas A&M University

Bachelor of Landscape Architecture

AWARDS

Texas ASLA - Honor Award Recipient

REGISTRATION

Registered Landscape Architect

State of Texas; #2372

YEARS OF EXPERIENCE

20

NOTABLE PROJECTS

- Keller Sport Park Renovations
- Fort Worth Dream Park
- McKinney Old Settler's Park Master Plan
- McKinney Gray Branch Park Master Plan
- Southlake Bicentennial Park Master Plan and Phases I, II, III, IV
- Forney Community Park Master Plan and Phases I, II
- Richland Hills The Link Event & Recreation Center
- Grand Prairie Fish Creek Linear Park and Trail
- Grand Prairie Park Master Plan and Phases 1 & 2
- Southlake Sports Complex Conceptual Plan
- Frisco Northeast Community Park
- Fort Worth Dream Park
- Grand Prairie Fish Creek Linear Park Paved Trail and Bridge
- Highland Village Doubletree Ranch Park
- Gateway Church - Southlake Campus Expansion
- Southlake Tennis Center — Landscape Architect

Blane Potts

DESIGN LEAD

Blane Potts is a Design Professional and a member of Parkhill's Landscape Architecture Sector. Blane has worked on various projects from concept through construction administration, including urban design, parks, K-12, higher education, hospitality (domestic and international), healthcare, senior living, and corporate campuses. His passion for design, finding solutions, and diverse experience allow him to bring out the full potential of the Clients vision. Blane is a University Olmsted Scholar, and his work has been recognized by the American Society of Landscape Architects.

EDUCATION

Texas A&M University

Bachelor of Landscape Architecture

University Omsted Scholar

AWARDS

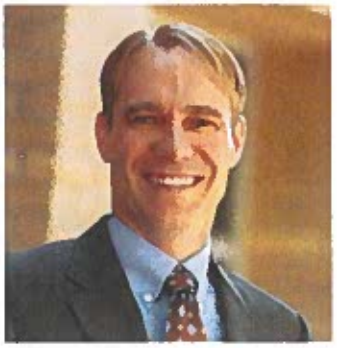
Texas ASLA - Award of Excellence Recipient

YEARS OF EXPERIENCE

6

NOTABLE PROJECTS

- Allen Molsen Farm - (Texas ASLA Award of Excellence - 2023)
- Keller Sports Park Renovations
- ALCON Labs Fort Worth Master Plan
- Prestonwood Master Plan (North Campus), Prosper Texas
- McKinney Municipal Complex
- Southlake-Urban Development Enhancements
- Ellen Noel Museum



Alan Holly, PE

CIVIL ENGINEER/SITE DEVELOPMENT

Alan Holly, PE, is an Associate and Team Leader for Parkhill's Site Development & Planning Sector. His experience includes extensive collaborative work with teams for the design of a wide range of project types, including PK-12 school facilities, higher education facilities, and commercial facilities for government and private clients. He also has more than a decade of experience in the design and construction of Public Works projects, including streets and roadways, utility distribution, including water and sanitary sewer, and storm drain system design and analysis. Alan is an active member of the local chapters of the Texas Society of Professional Engineers, American Society of Civil Engineers, and the Texas Public Works Association.

EDUCATION

Texas Tech University
Bachelor of Science, Civil Engineering

REGISTRATION

Licensed Professional Engineer
State of Texas; #949792

YEARS OF EXPERIENCE

23

NOTABLE PROJECTS

- Brownfield Family Aquatic Center
- Plainview Paving Improvements - Reconstruction of 13th, 15th, Skate Park parking lot, and Landfill Road
- Brownfield Baseball Complex
- Borger EDC, Business Park Master Plan
- Brownfield ISD Fieldhouse
- Borger Johnson Park Youth Center
- University Medical Center Kingspark Clinic Parking Lot Rehab
- Brownfield Miscellaneous Engineering
- Abernathy ISD Football Stadium Park Expansion

Section 04

APPROACH / VISION

Parkhill has two key drivers as guiding principles. Our Mission (why we exist) is **Building Community by creating inventive, relevant built environments together**. Our vision (what we imagine) is to **Enhance Lives and Inspire People in the communities we build**. Parkhill has worked with Ransom Canyon on multiple key projects. With each project we get a better understanding of the culture and the Town's likes and dislikes which help us enhance the lives of its residents.

Work with Town staff and receiving community involvement from all stakeholders will provide the critical input and direction needed to create one of Ransom Canyon's most creative / innovative parks.

Important Design Factors for Creative / Innovative Parks

Our methodology develops principles into solutions that can be tested. We will study the options we present to you with an open and self-critical approach that consists of four steps: Discover, Define, Design, and Deliver.

DISCOVER: THE TOWN OF RANSOM CANYON'S PRIORITIES

Recreational and passive parks have changed over the past twenty years and green infrastructure which includes parks, open space, parkways along streets, and drainage corridors adds to the quality of life in the Town. We will begin by surveying your Town staff and leadership to identify and prioritize their needs and desires.

DEFINE: QUALITATIVE & QUANTITATIVE PROGRAM NEEDS

Our designs focus on five key areas:

Know the Site: Our team will visit the project site, analyze the property and adjacent land uses, and document it thoroughly. This will help the team understand site assets and constraints, pinpoint important viewsheds, comprehend topography, analyze the soil, appreciate the natural vegetation, imagine the possibilities, and recognize how these elements relate to the overall planning concept.

Develop a Vision: One of the most critical steps to a visioning and program planning process is listening. We will gather input from the Town staff, Town leadership, stakeholders and the community to provide everyone an opportunity to share their needs and desires for the project / site. The gathered input is compiled and presented back to the Town in a manageable format to provide guidance and support for the project moving forward.

Our team will take the data, big ideas and inspiration, and transform them into a design solution that is unique to Keller and will stand the test of time. Our talented team of Landscape Architects, Designers/Artists, Planners, and Civil Engineers have diverse experience and have the technical and creative capabilities to provide a master plan that is both creative and functional. Our Team will also help the Community to see what is possible and guide them through the process of discovery and design.

Create a Unique Experience: We are committed to "raising the bar" and providing projects that speak to the community they serve. This master plan will be uniquely Ransom Canyon by design. With each project we work diligently to solve the complex needs of our clients. Our multi-disciplinary structure and complete in-house capabilities provides our clients the best and most efficient design solutions.

Promote Sustainability: Parks / Urban Design / Master Planning are an important platform to demonstrate wise and innovative development practices to the public. We will leverage our long-established expertise in sustainable design to improve the quality of life for all park users. Our team will explore all available options for a reliable supply of water for irrigation.

In addition, we will make no changes to the site that will degrade the surrounding environment and neighborhoods. We will preserve existing environmental features, and conserve resources in a sustainable manner, and look for ways to heal the land and regenerate lost or damaged ecosystems.

Operating and Maintenance: We understand how design detailing and materials selection will impact your budget and long-term operating and maintenance costs. We will make energy consumption targets and staff efficiency a fundamental part of all design stages. We will design a robust facility to withstand intense use by using key input from the facilities staff to make this project a success.

DESIGN: SOLVE HOW TO GET THERE

Schematic Design: We will develop schematic drawings and models to include an analysis of the site and inventory of trees, a review of the topography, access issues, and utilities, plans, sections, and elevations with materials fully represented. We will also include perspective views of strategic spaces and a high-level opinion of probable cost.

Detailed Design: The Design Development process will expand on the level of detail as the approved Schematic Design is modified and adjusted for primary systems selection and site development requirements. We will also revisit and refine our opinion of probable cost prior to moving into the next phase of design.

Construction Documentation: We will document the design for bidding and construction in this phase. During regular production meetings, we will review the work in progress and identify challenges before they become problematic. We will monitor progress by continuously updating our Contract Document Production Index. We will review the Project Cost Plan and Schedule with you on a regular basis.

DELIVER: CONSTRUCTION & WARRANTY

Construction Observation and Contract Administration: We will prepare a joint list of items for the construction kick-off meeting on site. We will discuss our role during the construction phase, including our sampling procedure for field review and shop drawing review. We will also draw attention to key design elements and any design assumptions which may affect the sequence of construction. We will prepare terms of reference for observation and testing and coordinate those of other disciplines.

Parkhill prides itself in being a responsible employer, trusted advisor and distinguished professional citizen in the communities we serve. Our longevity and commitment to professionalism directly express one another, and we strive to maintain both. We will continue to offer you creative design solutions and go the extra mile to ensure an exceptional final product. We take customer service very seriously, and the Town can count on us to offer a prompt response whenever our input is needed.

Appendix

CERTIFICATE OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/11/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Risk Strategies
12801 North Central Expy. Suite 1725
Dallas, TX 75243

CONTACT NAME: Joe Bryant
PHONE (A/C, No, Ext): (214) 323-4602 FAX (A/C, No): (214) 503-8899
E-MAIL ADDRESS: RSCcertrequest@risk-strategies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Travelers Casualty and Surety Co of Amer	31194
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Parkhill
4222 85th St.
Lubbock TX 79423

COVERAGES CERTIFICATE NUMBER: 72435913 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability		✓	106653747	1/10/2023	1/10/2024	Per Claim Annual Aggregate	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty day notice of cancellation in favor of the certificate holder on all policies.

CERTIFICATE HOLDER

Proof of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Joe A. Bryant
Joe Bryant

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

72435913 | 23/24 PL S2M/S4M default | Patra | 1/11/2023 3:46:05 PM (EST) | Page 1 of 1

Building | Community

by creating inventive, relevant
built environments together.

ACTION ITEM: #10

Employee Health Insurance

TX Health
BENEFITS POOL

May 25, 2023

Town of Ransom Canyon
24 Lee Kitchens Drive
Ransom Canyon, TX 79366-2299

Dear Elena Quintanilla,

Thank you for your partnership with the Pool this year. We have some important news to share with you. We are changing our name to **Texas Health Benefits Pool (TX Health Benefits Pool)**.

Why are we changing our name? The Pool was started over 40 years ago to help municipalities find comprehensive coverage at an affordable rate. Over these 40 years, the Pool has expanded to offer coverage to other political subdivisions and government agencies, not just municipalities. As our mission grew, our name didn't fully reflect that, and we recognized the need to change our name to encompass *all* the Texas public employees we serve.

TX Health Benefits Pool is still governed by the same Board of Directors, led by current and former public officials who look out for the best interests of our member groups. You will work with the same staff members who have supported you until now. Most importantly you will continue to have the same protections that the Pool has provided you, your employees, and their families for many years. As we make this name change, we are recommitting to our 44-year-long promise to provide quality healthcare benefits at an exceptional value for our nearly 50,000 members. ***We are changing our name — not our purpose.***

Benefit Changes for the Upcoming Plan Year

Mental Health Parity – In compliance with the federal Mental Health Parity law, TML Health will now offer mental/behavioral health and substance abuse coverage with no limits on the number of treatments. Certain treatments, such as inpatient admissions, may be subject to prior authorization.

Deer Oaks EAP and Wondr Health – Effective 10/01/23, Deer Oaks EAP, and Wondr Health will no longer be offered. After careful consideration, the Board determined that the cost of these programs far outweighed the benefits to the Pool and our members. Utilization of these programs was very low.

There are also some booklet updates for benefit and eligibility that we will communicate to you in a webinar in the coming weeks. Please be on the lookout for a save the date and invite to attend the webinar which will include details for these important updates.

Plan Options

There are plan options we can share with you to help reduce the impact of the projected rate increase you have received, please reach out to your Account Manager, Billy Alvarez at 512-719-6566 for assistance. They will be able to consult with you on reviewing the healthcare options available for you which can fit your budget. Also, if it is available in your area, they can also talk to you about the savings that can be achieved by looking at an HMO option or how consumer spending account products, such as FSA, DCA, HRA, or HSA may be able to help your employees save on their out-of-pocket costs.

Open Enrollment

We offer several ways to manage open enrollment, including Employee Self-Service options. So, if you want to allow your employees to make their elections on their own, then make sure you indicate that option on your renewal. All you need to do is check the box for Employee Self Service. As a reminder, if you do not give your employees this option, you as the Benefit Coordinator will enter their elections online.

Don't forget that we also allow all members to call Member Services to enroll by phone. This is an easy and convenient option for your employees that do not have computers. We provide a follow up email with confirmation of their elections, and also provide you with a summary so that you can update your payroll deductions, if applicable.

Renewal Timeline

To ensure your benefits are set up in time for your open enrollment period, we need to have your benefits decision at least **90 days prior** to your anniversary date. ***Thus, if we do not receive your decision by the renewal deadline, this could interrupt your employee's ability to access healthcare.***

How to Renew

If you need assistance completing your renewal, that's where your Account Manager, Billy Alvarez comes in. They will be reaching out to you shortly to answer any of your questions regarding the renewal timeline and to help you accurately designate your elections. For faster processing, please return the completed, signed form by email to Billy.Alvarez@tmlhb.org as soon as possible, but no later than **07/01/2023**.

Our Partnership

Many of you have been longstanding members of the Pool and we sincerely thank you for your loyalty. As we move into this next chapter with our new name, we look forward to our continued partnership into the future.

On behalf of the Trustees and the entire **TX Health Benefits Pool**, thank you for trusting us with your employees' healthcare needs. We look forward to serving you, your employees, and your retirees during this new plan year.

Respectfully,

Jennifer Hoff
Executive Director

TX Health BENEFITS POOL

Renewal Notice and Benefit Verification Form

Ransom Canyon

Original **Plan Year 10/01/2023 - 09/30/2024 (12 Months)**

IMPORTANT NOTICE: *A signed renewal is required by the due date in your cover letter. If TX Health Benefits Pool does not receive the fully executed renewal notice by the indicated due date, you will no longer have an option to change benefits which will result in renewal of the benefit plans listed below at the new rates and the current employer contributions.*

Medical

Employer Group Medical Plan

Plan	Benefit Percent	In Net Ded	Out Net Ded	In Net OOP	Office Visit	Rates	Current	New
Copay-1K-4K ER-DAW1&2	80/50	$1000	$2000	$4000	$30	EE Only:	$892.00	$1,025.80
						EE + Spouse:	$1,810.72	$2,082.34
						EE + Child(ren):	$1,569.92	$1,805.42
						EE + Family:	$2,631.32	$3,026.02

In Network Deductible applies towards In Network OOP.

Medical and Dental Plan Accumulators will be based on Plan Year.

Monthly Employer Contribution Amounts

TX Health Benefits Pool requires 60% employer contribution toward employee medical – Minimum employer contribution is $615.48.

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

Plan	EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
Copay-1K-4K ER-DAW1&2	$_____	or _____%	$_____	or _____%	$_____	or _____%	$_____	or _____%

*If entering contributions in dollars, the dependent tier(s) **must** include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

*****NOTE:*** *If a contribution percentage is provided, it will be rounded up to the nearest penny.*

Are there different contributions based on other factors (ex: hourly vs salary, department or location based)? If so, please explain here:

_____

_____

Dental

Rates	Current (Vol Dental IV)	New (Vol Dental IV)
EE Only:	$35.06	$37.86
EE + Family:	$92.96	$100.40

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

EE Only:		EE+Family*:	
Amount	% of Rate**	Amount	% of Rate**
$_____	or _____%	$_____	or _____%

*If entering contributions in dollars, the dependent tier(s) **must** include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

*****NOTE:*** *If a contribution percentage is provided, it will be rounded up to the nearest penny.*

Vision

Rates	Current (Vol Standard)	New (Vol Standard)
EE Only:	$7.22	$7.22
EE + Spouse:	$13.71	$13.71
EE + Child(ren):	$14.43	$14.43
EE + Family:	$18.40	$18.40

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
$_____ or	_____%	$_____ or	_____%	$_____ or	_____%	$_____ or	_____%

*If entering contributions in dollars, the dependent tier(s) **must** include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

***NOTE:** *If a contribution percentage is provided, it will be rounded up to the nearest penny.*

Basic Life and AD&D: Plan 8 ($10,000)

	Current Rate	New Rate
Life:	$0.194	$0.194
AD&D:	$0.040	$0.040

Note: Plan requires 100% Participation and is 100% EMPLOYER paid.

Additional Employee Life and AD&D

Age of Employee	Current Rate per $1000	New Rate per $1000
Under 30	0.041	0.041
30 - 34	0.052	0.052
35 - 39	0.091	0.091
40 - 44	0.129	0.129
45 - 49	0.198	0.198
50 - 54	0.332	0.332
55 - 59	0.595	0.595
60 - 64	0.913	0.913
65 - 69	1.513	1.513
70 and over	2.431	2.431

Note: Plan is EMPLOYEE paid.

Dependent Life: Plan 2 ($5,000/$2,000)

	Current Rate	New Rate
	$1.60 per dependent unit	$1.60 per dependent unit

Note: Plan is EMPLOYEE paid.

Voluntary AD&D

	Current Rate	New Rate
Employee	$0.035 per $1000	$0.035 per $1000
Family	$0.058 per $1000	$0.058 per $1000

Note: Plan is EMPLOYEE paid.

LTD

Current Rate	New Rate
$0.691	$0.691

Benefit: 60% Maximum Benefit: $5000 month Benefit Period: To Age 65 Elimination Period: 90 days

Note: Plan requires 100% Participation and is 100% EMPLOYER paid.

STD

Current Rate	New Rate
$0.257	$0.257

Benefit: 60% | Maximum Benefit: $1000 week | Benefit Period: 13 weeks | Elimination Period: 15th day accident/15th day sickness

Note: Plan requires 100% Participation and is 100% EMPLOYER paid.

Pre-65 Retiree Medical

Yes - Rates Same as Active

Note: Pre-65 Retiree rates will be Direct Billed to the EMPLOYER.

Basic & Additional Retiree Life

Age of Employee	Current Rate per $1000	New Rate per $1000
Under 45	0.228	0.228
45 - 49	0.329	0.329
50 - 54	0.519	0.519
55 - 59	0.873	0.873
60 - 64	1.240	1.240
65 - 69	1.961	1.961
70 - 74	3.226	3.226
75 - 79	5.376	5.376
80 - 84	8.223	8.223
85 - 89	12.587	12.587
90 - 94	18.342	18.342
95 and over	37.823	37.823

Note: Retiree rates will be Direct Billed to the EMPLOYER.

COBRA Eligibility and Administration (Continuation of Coverage)

COBRA Eligible? No

NOTE: Eligibility status has been ascertained based on the census information you have maintained in TXHB Online for the preceding Calendar Year. You did not have sufficient full-time equivalent employees to be COBRA eligible. Please contact your Account Executive/Account Manager if you consider your reflected eligibility status to be inaccurate.

Benefit Waiting Period

1st of mo after date of hire

Consumer-Driven Health Plans

FSA Admin	DCA Admin	HRA Admin	HSA Admin	RRA Admin
Yes	Yes	No	No	No

Note: If employer accesses FSA and/or HRA, HSA, or RRA, one charge of $3.70 per participant per month will be incurred and paid by EMPLOYER.

FSA Administration

Please explain your Flexible Spending Account (FSA) rules here:

1. Will you utilize the IRS Maximum for FSA, or an Employer imposed Maximum? IRS Max ☐ Employer Max ☐ $_____
2. Will you offer a Grace Period or a Carry-Over? (You can only choose one per IRS mandates)
   a. Grace Period? No ☐ Yes ☐
   b. Carry-Over? No ☐ Yes ☐ Maximum carry-over amount (not to exceed the IRS maximum) $_____

Required Annual Eligibility and Enrollment Information

Please provide the following information:

1. Will you allow Employee Self Service (ESS) via TXHB Online for Open Enrollment and Qualifying Life Events? No ☐ Yes ☐

Signature Section

The undersigned employer hereby acknowledges that for an employee to receive coverage, TX Health Benefits Pool must receive enrollment information within thirty-one (31) days of the date of hire or within thirty-one (31) days of the coverage effective date, whichever is later, regardless of whether the Employer has a waiting period or a waiting and orientation period. If an enrollment is not submitted within this timeline, the employee cannot be added to the Plan until the next Open Enrollment period or a qualifying event occurs.

Employer Member Additional Acknowledgements and Agreements

1. Employer Member acknowledges and agrees that its signature on this Renewal Notice and Benefit Verification Form indicates its binding selections for renewal services through TX Health Benefits Pool.
2. Employer Member acknowledges that certain benefit service selections require completion and execution of additional forms and agreements and agrees that it will work with all due diligence and in good faith to complete, execute, and return all necessary forms and agreements to TX Health Benefits Pool prior to the beginning of the Group's open enrollment.
3. Employer Member acknowledges that TX Health Benefits Pool will only allow open enrollment for renewal services in good faith and without receiving all necessary signed benefit service forms and agreements if:
   A. A signed Renewal Notice and Benefit Verification Form with all necessary Employer Member selections and information has been received; and
   B. Employer Member has in good faith attempted but failed to approve and return the applicable benefit service forms and agreements timely.
4. Employer certifies that it has adopted an Employee Flexible Benefits Plan under Section 125 of the Internal Revenue Code. This Plan is offered to all eligible employees who are qualified by employment status.
5. Employer certifies that it will provide notice of the creditable status of the coverage it offers to new enrollees prior to the effective date of their coverage, as required by the Medicare Modernization Act.

Please sign by the due date and return this completed form via email to your Account Executive/Account Manager or TMLHealthMarketing@tmlhb.org.

751623803		
Tax ID Number	Authorized Signature	Date
Printed Name	Title	

The rates are based on census information five months prior to plan year. If the census changes by more than 10%, TX Health Benefits Pool reserves the right to revise rates due to census change and underwriting impact.

Rates are subject to change due to intervening events such as action taken by the TX Health Benefits Pool Board of Trustees, legislation passed during the plan year, or other events affecting benefits.

Supplemental benefits cannot be accessed without accessing the TX Health Benefits Pool Medical Benefit Plan.

YOUR RENEWAL QUOTE INCLUDES PROPRIETARY INFORMATION THAT SHOULD NOT BE SHARED WITH OTHER COMPETITORS OR USED TO CIRCUMVENT THE REQUIREMENTS OF TEXAS COMPETITIVE BIDDING LAWS. IN THE EVENT YOU RECEIVE A RENEWAL QUOTE AND LATER DECIDE TO ISSUE AN RFP, THE RENEWAL QUOTE MAY NOT BE SHARED WITH ANY OTHER COMPETITORS AS DOING SO WOULD DISADVANTAGE TX HEALTH BENEFITS POOL IN THE COMPETITIVE PROCESS. TX HEALTH BENEFITS POOL ALSO RESERVES THE RIGHT TO REVISE PREVIOUSLY ISSUED RATES IN RESPONSE TO YOUR RFP.

ACTION ITEM: #11

Special Warranty Deed

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
	§	**KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF LUBBOCK	§	

THAT THE UNDERSIGNED, LRC Realty, LLC, a Texas limited liability company, hereinafter called "Grantor", for and in consideration of the sum of TEN DOLLARS AND NO/100THS, ($10.00), and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto The Town of Ransom Canyon, Texas, a general law city, herein referred to as "Grantee", whose address is 24 Lee Kitchens Drive, Ransom Canyon, Texas 79366, the following described real property, to-wit:

> All of those tracts of land described on Exhibit A attached hereto and incorporated herein by reference for all purposes;
>
> SUBJECT TO any and all restrictions, encumbrances, mineral reservations, easements, covenants and conditions, if any, relating to the herein above-described property as the same are filed for record in the County Clerk's Office of Lubbock County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its heirs, executors, administrators, successors and assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER

DEFEND all and singular the said premises unto the said Grantee, its heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by and through Grantor only.

EXECUTED this ___ day of June 2023.

LRC Realty, LLC

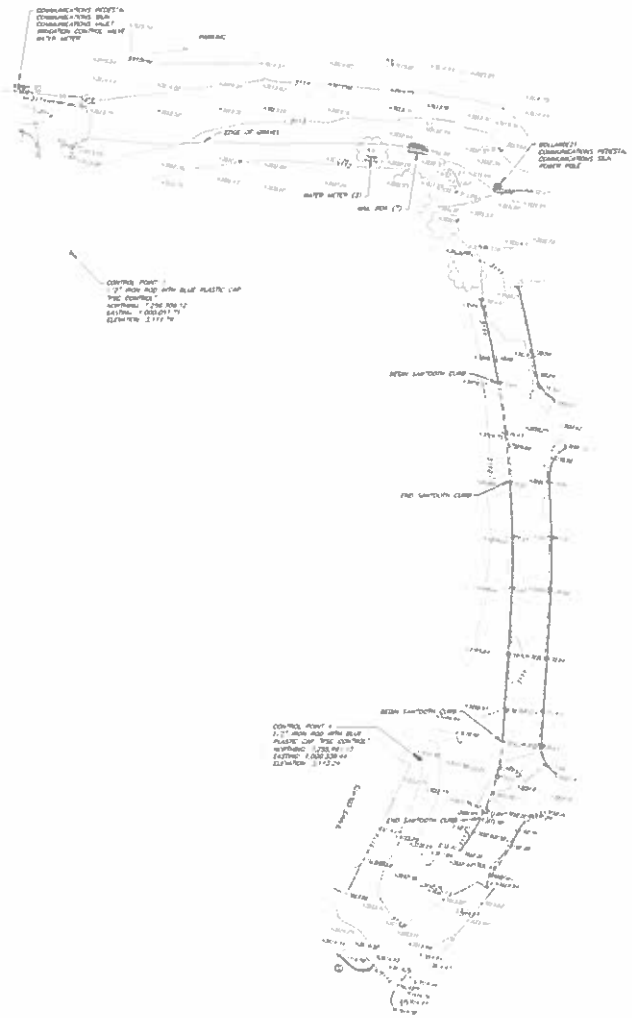
By: _____
Jack M. Chapman, Manager

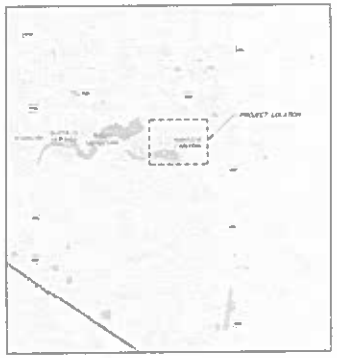
THE STATE OF TEXAS §
COUNTY OF LUBBOCK §

The foregoing instrument was acknowledged before me on the ____ day of April 2023, by Jack M. Chapman, Manager of LRC Realty, LLC, a Texas limited liability company.

_____
Notary Public, State of Texas

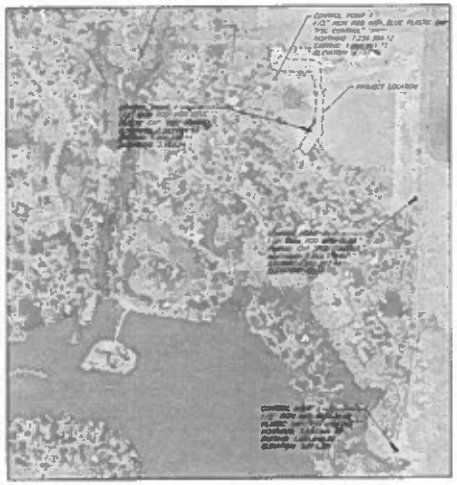
EXHIBIT A





LOCATION MAP

(NO SCALE)



CONTROL POINT LOCATION

(NO SCALE)

SURVEY CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	[illegible]	[illegible]	[illegible]	1/2" IRON ROD WITH BLUE PLASTIC CAP "PSC CONTROL"
2	[illegible]	[illegible]	[illegible]	1/2" IRON ROD WITH BLUE PLASTIC CAP "PSC CONTROL"
3	[illegible]	[illegible]	[illegible]	1/2" IRON ROD WITH BLUE PLASTIC CAP "PSC CONTROL"
4	[illegible]	[illegible]	[illegible]	1/2" IRON ROD WITH BLUE PLASTIC CAP "PSC CONTROL"
TEXAS COORDINATE SYSTEM OF 1983 (NAD 83), TEXAS [illegible] ELEVATIONS ARE BASED ON [illegible]				

N

SURVEYOR'S REPORT

THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE [illegible] ELEVATIONS ARE BASED ON [illegible]
CONVERGENCE = [illegible]
COMBINED SCALE FACTOR = [illegible]
DISTANCES ARE AT GRID

LOCATION OF UNDERGROUND UTILITIES DETERMINED FROM SURFACE EVIDENCE AND/OR REPORTED LOCATION AND MAY OR MAY NOT CORRECTLY INDICATE THE ACTUAL LOCATION OR EXISTENCE OF THOSE UTILITIES. ADDITIONAL UTILITIES MAY EXIST WHICH THIS SURVEY DOES NOT INDICATE

THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE

THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THE INFORMATION HEREON REPRESENTS THE FINDINGS OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF

SURVEYED
OCTOBER 21, 2022

Franklin Leamons
FRANKLIN LEAMONS
R.P.L.S. [illegible]

FRANKLIN A. LEAMONS

LEGEND

CONTROL POINT	•
BOLLARD/GUARD POST	•
COMMUNICATIONS PEDESTAL	
COMMUNICATIONS VAULT	
UTILITY POLE	
ANCHOR	
LIGHT POLE	
GAS METER	
MAILBOX	
SANITARY SEWER MANHOLE	
SIGN	
IRRIGATION CONTROL VALVE	
WATER METER	
WATER VALVE	
EDGE OF ASPHALT	
CURB	
GUTTER	
FENCE CHAINLINK	
FENCE WOOD	
SANITARY SEWER UNDERGROUND	
TREE DRIP LINE	
TOPOGRAPHIC CONTOUR	
CONCRETE HATCH	

Parkhill

Parkhill.com

City of Ransom Canyon Paving Improvemetns

CLIENT
City of Ransom Canyon

PROJECT NO.
[illegible]

#	DATE	DESCRIPTION

Topographic Survey and Control Points

V-101

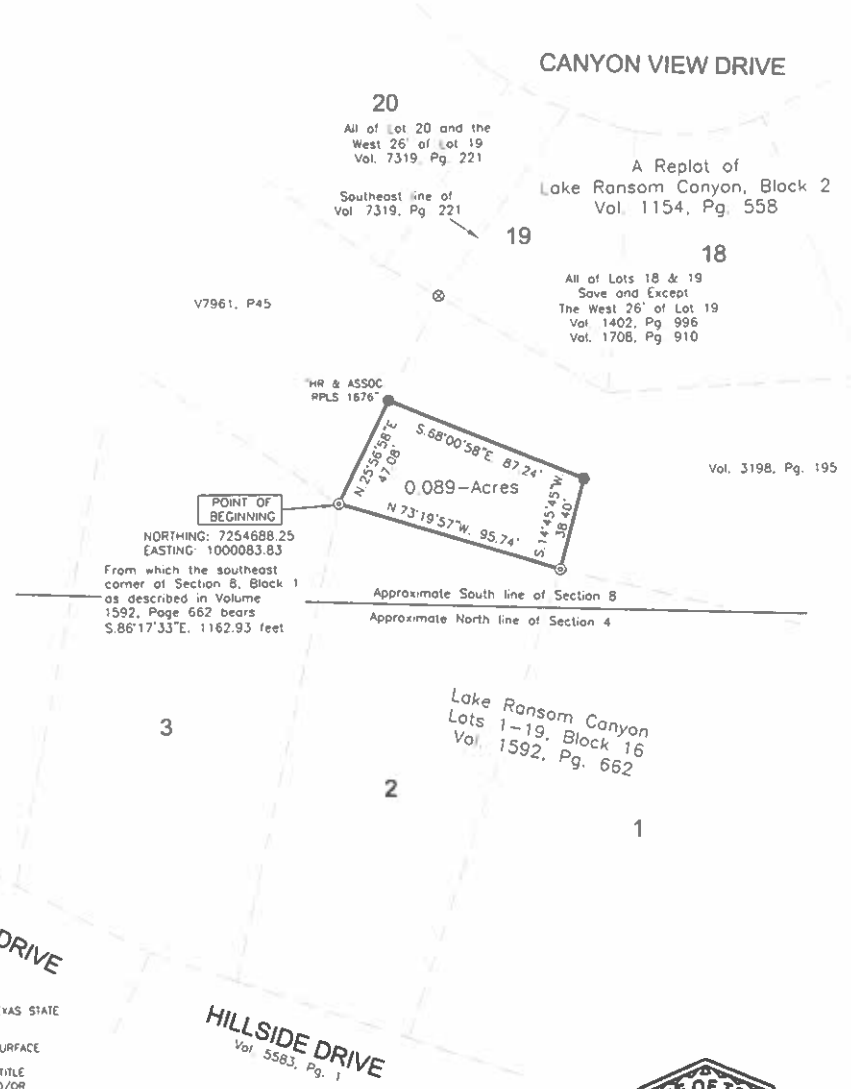
A 0.089-ACRE TRACT IN SECTION 8, BLOCK 1, JOHN GIBSON SURVEY, ABSTRACT NO. 672 LUBBOCK COUNTY, TEXAS

PARENT TRACT: VOLUME 1051, PAGE 631, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

NORTH

LEGEND:

- ● = FOUND 1/2" IRON ROD
- ◎ = FOUND SQUARE 1/2" IRON TUBING
- CCFN = COUNTY CLERK FILE NUMBER
- = TRACT LIMITS BOUNDARY LINE
- = TRACT ADJOINER LINES
- = SECTION LINE



SURVEYOR'S REPORT

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83.
2. DISTANCES REPORTED HEREON ARE AT SURFACE.
3. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
5. THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE.
6. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0 50' 100' 150' 200' 250'

SCALE: 1" = 50'

STATE OF TEXAS REGISTERED FRANKLIN A. LEAMONS 6889 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPT 20, 2022; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

Franklin Leamons

FRANKLIN LEAMONS
R.P.L.S. 6889

SEPT 29, 2022
DATE

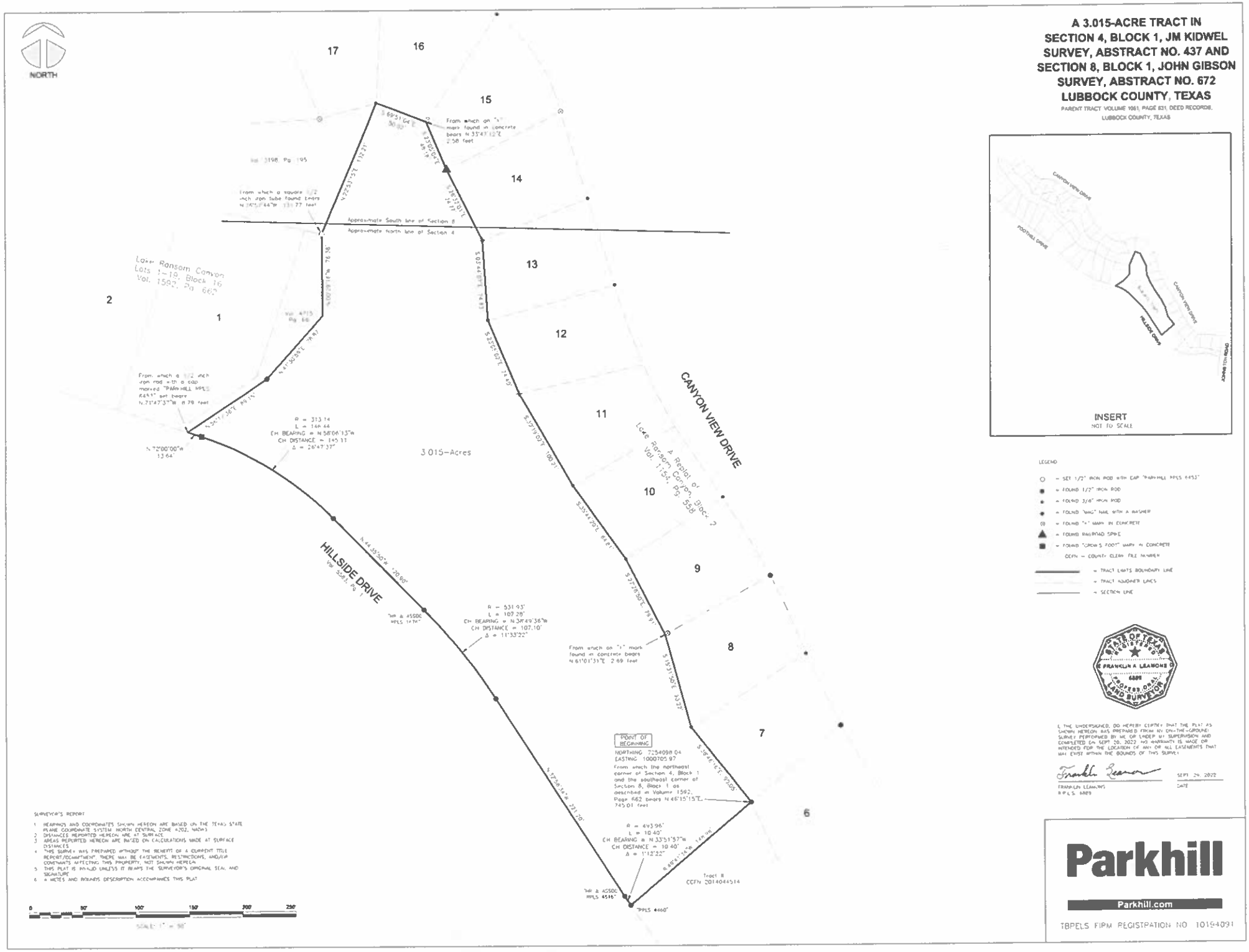
Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO 10194091

A 3.015-ACRE TRACT IN SECTION 4, BLOCK 1, JM KIDWEL SURVEY, ABSTRACT NO. 437 AND SECTION 8, BLOCK 1, JOHN GIBSON SURVEY, ABSTRACT NO. 672 LUBBOCK COUNTY, TEXAS

PARENT TRACT VOLUME 1061, PAGE 831, DEED RECORDS, LUBBOCK COUNTY, TEXAS



SURVEYOR'S REPORT

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD83
2. DISTANCES REPORTED HEREON ARE AT SURFACE
3. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/DOCUMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON
5. THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE
6. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT

INSERT
NOT TO SCALE

LEGEND

- ○ = SET 1/2" IRON ROD WITH CAP "PARKHILL MPLS 6453"
- ■ = FOUND 1/2" IRON ROD
- ● = FOUND 3/8" IRON ROD
- ● = FOUND "MAG" NAIL WITH A WASHER
- ⊗ = FOUND "X" MARK IN CONCRETE
- ▲ = FOUND RAILROAD SPIKE
- ■ = FOUND "CROW'S FOOT" MARK IN CONCRETE
- CCFN = COUNTY CLERK FILE NUMBER
- = TRACT LINE'S BOUNDARY LINE
- = TRACT ADJOINER LINE'S
- = SECTION LINE

STATE OF TEXAS REGISTERED FRANKLIN A. LEAMONS 6489 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPT 20, 2022 NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

Franklin Leamons — SEPT. 29, 2022

FRANKLIN LEAMONS, R.P.L.S. 6489 — DATE

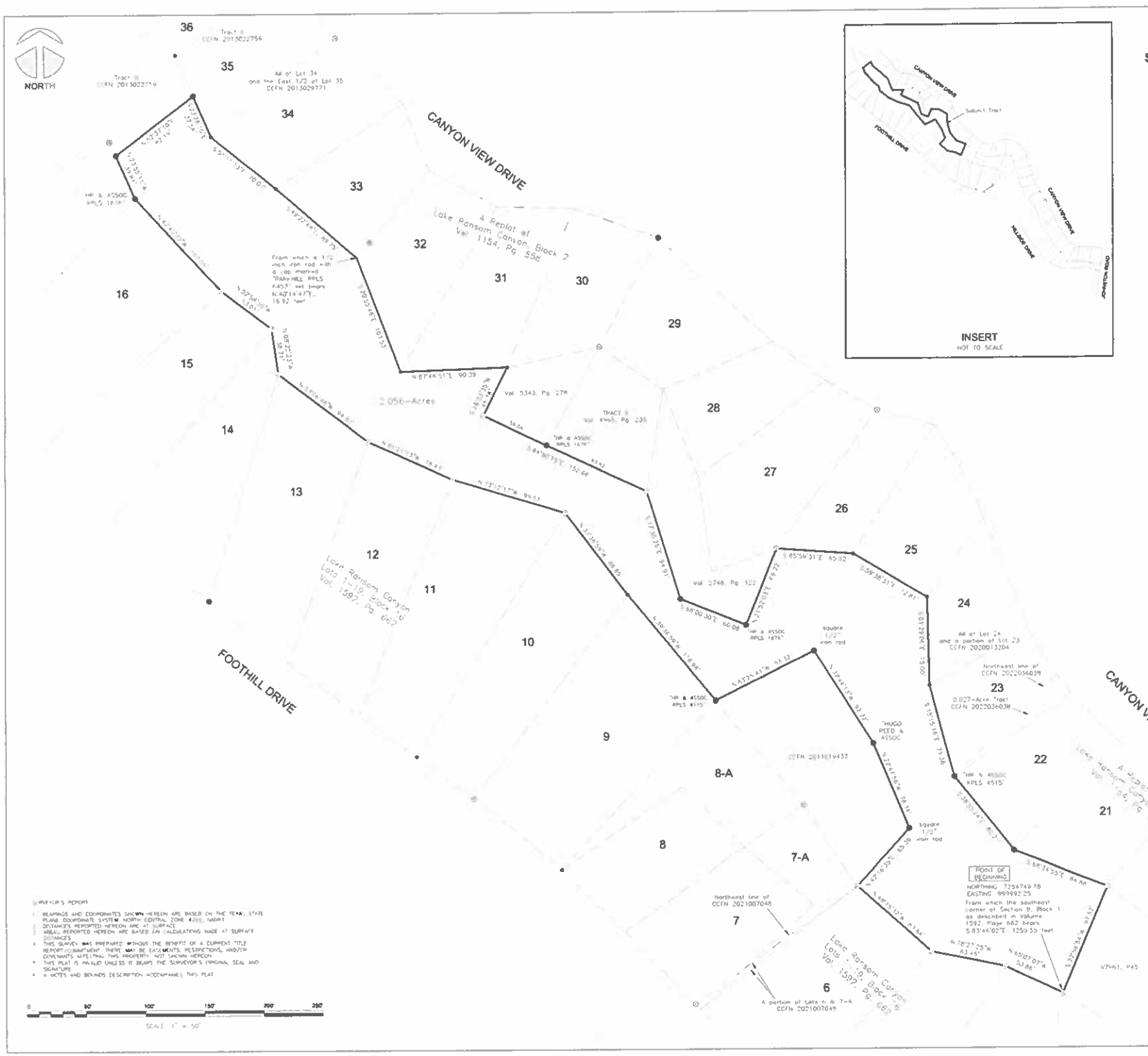
Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO 10194091

A 2.056-ACRE TRACT IN SECTION 8, BLOCK 1, JOHN GIBSON SURVEY, ABSTRACT NO. 672 LUBBOCK COUNTY, TEXAS

PARENT TRACT: VOLUME 1051, PAGE 631, DEED RECORDS, LUBBOCK COUNTY, TEXAS



LEGEND

- ○ = SET 1/2" IRON ROD WITH CAP "PARKHILL RPLS 6453"
- ● = FOUND 1/2" IRON ROD
- ⊕ = FOUND SQUARE 1/2" IRON TUBING
- • = FOUND 1/4" IRON ROD
- ⊗ = FOUND "X" MARK IN CONCRETE
- ⊡ = SET "CROW'S FOOT" CUT IN CONCRETE
- CCFN = COUNTY CLERK FILE NUMBER
- = TRACT LIMITS BOUNDARY LINE
- = TRACT ADJOINER LINES
- = SECTION LINE

STATE OF TEXAS REGISTERED FRANKLIN A LEAMONS 6489 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPT 20, 2022. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

Franklin Leamons — SEPT 20, 2022

FRANKLIN LEAMONS, R.P.L.S. 6489 — DATE

SURVEYOR'S REPORT

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83
2. DISTANCES REPORTED HEREON ARE AT SURFACE
3. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONALLY, THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON
5. THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE
6. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT

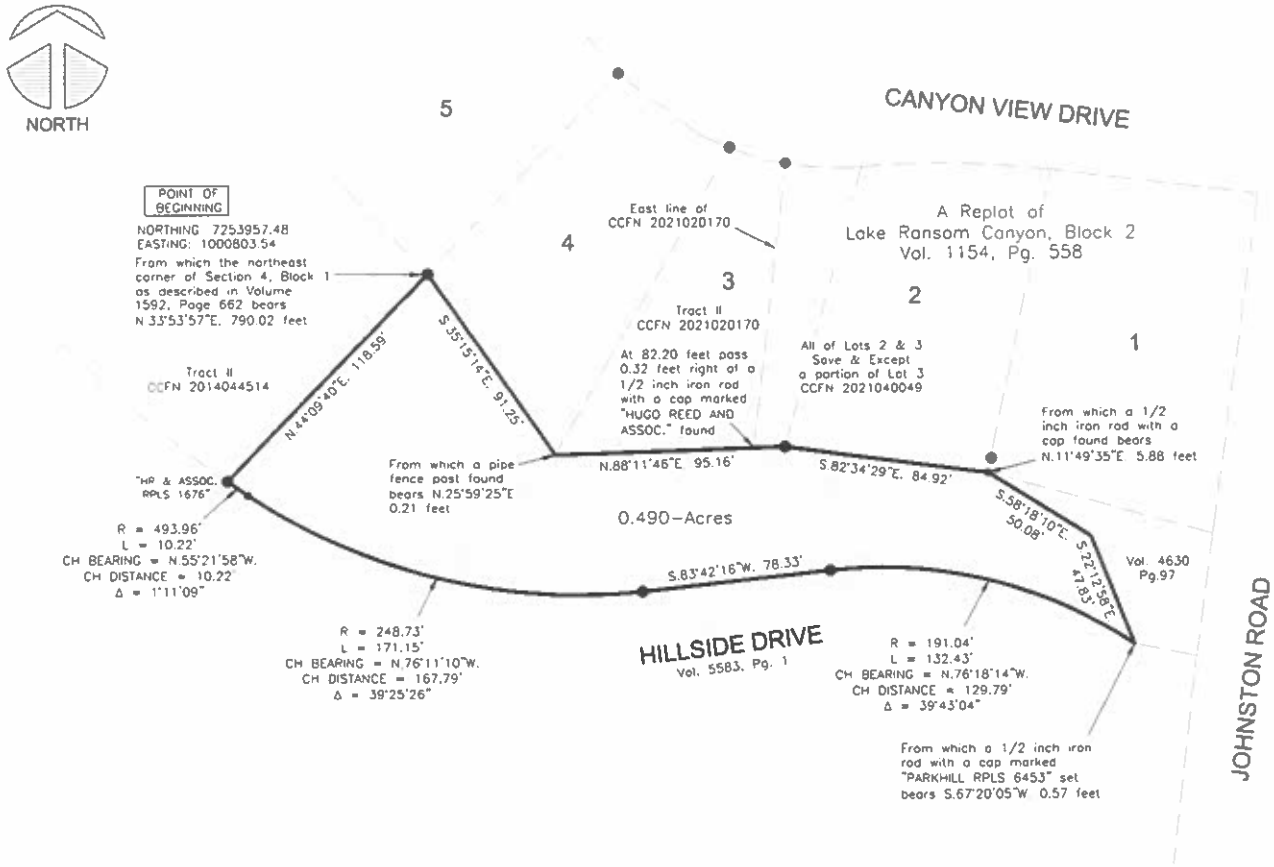
Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091

A 0.490-ACRE TRACT IN SECTION 4, BLOCK 1, JM KIDWEL SURVEY, ABSTRACT NO. 437 LUBBOCK COUNTY, TEXAS

PARENT TRACT: VOLUME 1051, PAGE 631, DEED RECORDS, LUBBOCK COUNTY, TEXAS.



SURVEYOR'S REPORT

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83.
2. DISTANCES REPORTED HEREON ARE AT SURFACE.
3. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
5. THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE.
6. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

0 50' 100' 150' 200' 250'

SCALE: 1" = 50'

LEGEND:

- ● = FOUND 1/2" IRON ROD.
- ■ = FOUND 3/8" IRON ROD.
- CCFN = COUNTY CLERK FILE NUMBER
- = TRACT LIMITS BOUNDARY LINE
- = TRACT ADJOINER LINES
- = SECTION LINE

STATE OF TEXAS REGISTERED FRANKLIN A. LEAMONS 6889 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPT 20, 2022; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY

Franklin Leamons

FRANKLIN LEAMONS
R.P.L.S 6889

SEPT 29, 2022
DATE

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091

Parkhill

A 0.089-ACRE TRACT OF LAND IN SECTION 8, BLOCK 1, JOHN GIBSON SURVEY, ABSTRACT NO. 672, LUBBOCK COUNTY, TEXAS

A 0.089-acre tract of land in Section 8, Block 1, John Gibson Survey, Abstract No. 672, Lubbock County, Texas, being a portion of that certain 570.38-acre tract described in Volume 1051 Page 631 of the Deed Records of Lubbock County, Texas; said 0.089-acre tract being more particularly described as follows and as surveyed on-the-ground under the supervision of Parkhill on September 20, 2022:

BEGINNING at a square 1/2-inch iron tube found at the northwest corner of Lot 2, Block 16, Lake Ransom Canyon as shown on the plat recorded in Volume 1592, Page 662 of said Deed Records, the northeast corner of Lot 3 of said Block 16, and the south corner of that certain tract described in Volume 7961, Page 45 of the Official Public Records of Lubbock County, Texas, for the southwest corner hereof, and from which the southeast corner of Section 8, Block 1 as described in said Volume 1592, Page 662 bears *South 86°17'33" East* a distance of 1162.93 feet, said beginning point having coordinates of NORTHING: 7,254,688.25 and EASTING: 1,000,083.83, Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983;

(1) THENCE *North 25 degrees 56 minutes 58 seconds East* a distance of 47.08 feet along the southeast line of said tract described in Volume 7961, Page 45 to a 1/2-inch iron rod with a plastic cap marked "HR & ASSOC. RPLS 1676" found at the most westerly southwest corner of that certain tract described in Volume 3198, Page 195 of said Deed Records, for the northwest corner hereof;

(2) THENCE *South 68 degrees 00 minutes 58 seconds East* a distance of 87.24 feet along the south line of said tract described in Volume 3198, Page 195 to a 1/2-inch iron rod with a plastic cap found at a corner of said tract described in Volume 3198, Page 195, for the northeast corner hereof;

(3) THENCE *South 14 degrees 45 minutes 45 seconds West* a distance of 38.40 feet along the west line of said tract described in Volume 3198, Page 195 to a square 1/2-inch iron tube found at the most southerly southwest corner of said tract described in Volume 3198, Page 195, the northwest corner of Lot 1 of said Block 16, and the northeast corner of said Lot 2, for the southeast corner hereof;

(4) THENCE *North 73 degrees 19 minutes 57 seconds West* a distance of 95.74 feet along the north line of said Lot 2 to the POINT OF BEGINNING containing 0.089-acres of land, more or less, as shown on certified plat herewith.

Note: Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Distances reported hereon are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those described hereon may affect this tract.

Surveyed by

_____

Franklin Leamons
Registered Professional Land Surveyor #6889
Date: June 9, 2023

Parkhill

A 0.490-ACRE TRACT OF LAND IN SECTION 4, BLOCK 1, JM KIDWEL SURVEY, ABSTRACT NO. 437 LUBBOCK COUNTY, TEXAS

A 0.490-acre tract of land in Section 4, Block 1, JM Kidwel Survey, Abstract No. 437, Lubbock County, Texas, being a portion of that certain 570.38-acre tract described in Volume 1051 Page 631 of the Deed Records of Lubbock County, Texas; said 0.490-acre tract being more particularly described as follows and as surveyed on-the-ground under the supervision of Parkhill on September 20, 2022:

BEGINNING at a 1/2-inch iron rod found at the south corner of Lot 5, Block 2, of the Replat of Lake Ransom Canyon as shown on the plat recorded in Volume 1154, Page 558 of said Deed Records, the west corner of Lot 4 of said Block 2, and the east corner of Tract II described in the County Clerk File Number 2014044514 of the Official Public Records of Lubbock County, Texas, for the most northerly corner hereof, and from which the southeast corner of said Section 4 as described in Volume 1592, Page 662 of said Deed Records bears *North 33 degrees 53 minutes 57 seconds East* a distance of 790.02 feet, said beginning point having coordinates of NORTHING: 7,253,957.48 and EASTING: 1,000,803.54, Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983;

(1) THENCE *South 35 degrees 15 minutes 14 seconds East* a distance of 91.25 feet along the southwest line of said Lot 4 to a calculated point at the south corner of said Lot 4 and the southwest corner of Lot 3 of said Block 2, for a corner hereof, and from which a pipe fence post found bears *North 25 degrees 59 minutes 25 seconds East* a distance of 0.21 feet;

(2) THENCE *North 88 degrees 11 minutes 46 seconds East* along the south line of said Lot 3, at a distance of 82.20 feet pass 0.32 feet right of a 1/2-inch iron rod with a plastic cap marked "HUGO REED AND ASSOC." found at the southwest corner of that certain Tract II described in County Clerk File Number 2021002170 of said Official Public Records, continuing along the south line of said Lot 3 and the south line of said Tract II described in County Clerk File Number 2021002170 in all for a total distance of 95.16 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 3, the southeast corner of said Tract II, and the southwest corner of Lot 2 of said Block 2, for a corner hereof;

(3) THENCE *South 82 degrees 34 minutes 29 seconds East* a distance of 84.92 feet along the south line of said Lot 2 to a 3/8-inch iron rod found at the southeast corner of said Lot 2 and the southwest corner of Lot 1 of said Block 2, for a corner hereof, and from which a 1/2-inch iron rod with a plastic cap found bears *North 11 degrees 49 minutes 35 seconds East* a distance of 5.88 feet;

(4) THENCE along the west line of that certain tract described in Volume 4630, Page 97 of the Real Property Records of Lubbock County, Texas, the following 2 courses:

a. *South 58 degrees 18 minutes 10 seconds East* a distance of 50.08 feet to a calculated point for a corner hereof;
b. *South 22 degrees 12 minutes 58 seconds East* a distance of 47.83 feet to a calculated in the north line of Hillside Drive described in Volume 5583, Page 1 of said Real Property Records, at the southwest corner of said tract described in Volume 4630, Page 97, for the southeast corner hereof;

(5) THENCE along the north line of said Hillside Drive, the following 4 courses:

a. Along a non-tangent curve to the left having a radius of 191.04 feet, an arc length of 132.43 feet, and a chord that bears *North 76 degrees 18 minutes 14 seconds West* a distance of 129.79 feet to a 1/2-inch iron rod with a plastic cap found for a corner hereof;
b. *South 83 degrees 42 minutes 16 seconds West* a distance of 78.33 feet to a 1/2-inch iron rod found for a corner hereof;
c. Along a non-tangent curve to the right having a radius of 248.73, an arc length of 171.15 feet, and a chord that bears *North 76 degrees 11 minutes 10 seconds West* a distance of 167.79 feet to a 3/8-inch iron rod found for a corner hereof;
d. Along a compound curve to the right having a radius of 493.96, an arc length of 10.22 feet, and a chord that bears *North 55 degrees 21 minutes 58 seconds West* a distance of 10.22 feet to a 1/2-inch iron rod with a plastic cap marked "HR AND ASSOC. RPLS 1676" found at the south corner of said Tract II described in County Clerk File Number 2014044514, for the southwest corner hereof;

(6) THENCE *North 44 degrees 09 minutes 40 seconds East* a distance of 118.59 feet along the southeast line of said Tract II described in County Clerk File Number 2014044514 to the POINT OF BEGINNING containing 0.490-acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Distances reported hereon are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those described hereon may affect this tract.

Surveyed by

_____

Franklin Leamons
Registered Professional Land Surveyor #6889
Date: June 9, 2023

Parkhill

A 2.056-ACRE TRACT OF LAND IN SECTION 8, BLOCK 1, JOHN GIBSON SURVEY, ABSTRACT NO. 672, LUBBOCK COUNTY, TEXAS

A 2.056-acre tract of land in Section 8, Block 1, John Gibson Survey, Abstract No. 672, Lubbock County, Texas, being a portion of that certain 570.38-acre tract described in Volume 1051, Page 631 of the Deed Records of Lubbock County, Texas; said 2.056-acre tract being more particularly described as follows and as surveyed on-the-ground under the supervision of Parkhill on September 20, 2022:

BEGINNING at a square 1/2-inch iron rod found at the northwest corner of Lot 3, Block 16, Lake Ransom Canyon as shown on the plat recorded in Volume 1592, Page 662 of said Deed Records, the northeast corner of Lot 4 of said Block 16, and the west corner of that certain tract described in Volume 7961, Page 45 of the Official Public Records of Lubbock County, Texas, for the most southerly corner hereof, and from which the southeast corner of Section 8, Block 1 as described in said Volume 1592, Page 662 bears *South 83°46'02" East* a distance of 1259.55 feet, said beginning point having coordinates of NORTHING: 7,254,749.78 and EASTING: 999,992.25, Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983;

(1) THENCE *North 65 degrees 07 minutes 07 seconds West* a distance of 53.86 feet along the north line of said Lot 4 to a square 1/2-inch iron tube found at the northwest corner of said Lot 4 and the east corner of Lot 5 of said Block 16, for a corner hereof;

(2) THENCE *North 78 degrees 27 minutes 25 seconds West* a distance of 63.45 feet along the northeast line of said Lot 5 to a square 1/2-inch iron tube found at the north corner of said Lot 5 and the east corner of Lot 6 of said Block 16, for a corner hereof;

(3) THENCE *North 48 degrees 15 minutes 32 seconds West* a distance of 83.84 feet along the northeast line of said Lot 6 to a square 1/2-inch iron tube found at the north corner of said Lot 6, the east corner of Lot 7-A of said Block 16, the northeast corner of that certain tract described in County Clerk File Number 2021007048 of said Official Public Records, and the south corner of that certain tract described in County Clerk File Number 2011019437 of said Official Public Records, for a corner hereof;

(4) THENCE along the southeast, northeast, and northwest lines of said tract described in County Clerk File Number 2011019437, the following 4 courses:

   a. *North 42 degrees 18 minutes 35 seconds East* a distance of 65.36 feet along the southeast line of said tract described in County Clerk File Number 2011019437 to a square 1/2-inch iron rod found for the east corner hereof;
   b. *North 22 degrees 47 minutes 56 seconds West* a distance of 78.34 feet to a 1/2-inch iron rod with a plastic cap marked" HUGO REED & ASSOC." found for a corner hereof;
   c. *North 32 degrees 44 minutes 13 seconds West* a distance of 92.72 feet to a square 1/2-inch iron rod found for the north corner hereof;
   d. *South 63 degrees 25 minutes 41 seconds West* a distance of 93.32 feet to a 1/2-inch iron rod with a plastic cap marked "HR & ASSOC. RPLS 4515" found at the west corner of said tract described in County Clerk File Number 2011019437, the north corner of Lot 8-A of said Block 16, and the east corner of Lot 9 of said Block 16, for a corner hereof;

(5) THENCE *North 39 degrees 36 minutes 59 seconds West* a distance of 116.98 feet along the northeast line of said Lot 9 to a 3/8-inch iron rod found at the north corner of said Lot 9 and the east corner of Lot 10 of said Block 16, for a corner hereof;

(6) THENCE *North 37 degrees 36 minutes 59 seconds West* a distance of 86.85 feet along the northeast line of said Lot 10 to a square 1/2-inch iron tube found at the north corner of said Lot 10 and east corner of Lot 11 of said Block 16, for a corner hereof;

(7) THENCE *North 73 degrees 12 minutes 17 seconds West* a distance of 99.51 feet along the northeast line of said Lot 11 to a square 1/2-inch iron tube found at the north corner of said Lot 11 and the east corner of Lot 12 of said Block 16, for a corner hereof;

(8) THENCE *North 65 degrees 21 minutes 13 seconds West* a distance of 78.43 feet along the northeast line of said Lot 12 to a square 1/2-inch iron tube found at the north corner of said Lot 12 and the east corner of Lot 13 of said Block 16, for a corner hereof;

(9) THENCE *North 53 degrees 06 minutes 46 seconds West* a distance of 94.67 feet along the northeast line of said Lot 13 to a square 1/2-inch iron tube found at the north corner of said Lot 13 and the most easterly corner of Lot 14 of said Block 16, for a corner hereof;

(10) THENCE *North 08 degrees 22 minutes 23 seconds West* a distance of 38.71 feet along the northeast line of said Lot 14 to a square 1/2-inch iron tube found at the north corner of said Lot 14 and east corner of Lot 15 of said Block 16, for a corner hereof;

(11) THENCE *North 52 degrees 58 minutes 55 seconds West* a distance of 53.01 feet along the northeast line of said Lot 15 to a square 1/2-inch iron tube at the north corner of said Lot 15 and the east corner of Lot 16 of said Block 16, for a corner hereof;

(12) THENCE *North 42 degrees 40 minutes 22 seconds West* a distance of 107.05 feet along the northeast line of said Lot 16 to a 1/2-inch iron rod with a plastic cap marked "HR & ASSOC. RPLS 1676" found at the north corner of said Lot 16 and the east corner of Lot 17 of said Block 16, for a corner hereof;

(13) THENCE *North 23 degrees 55 minutes 11 seconds West* a distance of 39.81 feet along the northeast line of said Lot 17 to a 1/2-inch iron rod found at the south corner of that certain Tract III described in County Clerk File Number 2013022759 of said Official Public Records, for the most westerly corner hereof;

(14) THENCE *North 52 degrees 37 minutes 10 seconds East* a distance of 82.19 feet along the southeast line of said Tract III to a 1/2-inch iron rod found in the southwest line of Lot 35, Block 2, of the Replat of Lake Ransom Canyon as shown on the plat recorded in Volume 1154 Page 558 of said Deed Records, for the most northerly corner hereof;

(15) THENCE *South 23 degrees 28 minutes 16 seconds East* a distance of 37.58 feet along the southwest line of said Lot 35 to a 3/8-inch iron rod found at the south corner of said Lot 35 and the west corner of Lot 34 of said Block 2, for a corner hereof;

(16) THENCE *South 51 degrees 11 minutes 13 seconds East* a distance of 70.07 feet along the southwest line of said Lot 34 to a 3/8-inch iron rod found at the south corner of said Lot 34 and the west corner of Lot 33 of said Block 2, for a corner hereof;

(17) THENCE *South 49 degrees 22 seconds 48 seconds East* a distance of 89.75 feet along the southwest line of said Lot 33 to a calculated point at the south corner of said Lot 33 and the west corner of Lot 32 of said Block 2, for a corner hereof, and from which a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set bears *North 40 degrees 14 minutes 47 seconds East* and a distance of 16.92 feet;

(18) THENCE *South 20 degrees 55 minutes 48 seconds East* a distance of 103.53 feet along the southwest line of said Lot 32 to a 3/8-inch iron rod found at the south corner of Lot 32 and the southwest corner of Lot 31 of said Block 2, for a corner hereof;

(19) THENCE *North 87 degrees 48 minutes 51 seconds East* a distance of 90.39 feet along the south line of said Lot 31 to a 3/8-inch iron rod found at the southeast corner of said Lot 31, the southwest corner of Lot 30 of said Block 2, and the northwest corner of that certain tract described in Volume 5343, Page 278 of the Real Property Records of Lubbock County, Texas, for a corner hereof;

(20) THENCE *South 26 degrees 33 minutes 35 seconds West* a distance of 45.36 feet along the northwest line of said tract described in Volume 5343, Page 278 to a square 1/2-inch iron tube found at the west corner of said tract described in Volume 5343, Page 278, for a corner hereof;

(21) THENCE *South 64 degrees 50 minutes 15 seconds East* along the southwest line of said tract described in Volume 5343, Page 278, at a distance of 59.04 feet pass a 1/2-inch iron rod with a plastic cap marked "HR & ASSOC. RPLS 1676" found at the south corner of said tract described in Volume 5343, Page 278 and the west corner of that certain Tract II described in Volume 4965, Page 235 of said Real Property Records, continuing along the southwest line of said Tract II in all for a total distance of 152.66 feet to a square 1/2-inch iron tube found at the south corner of said Tract II and the most westerly corner of that certain tract described in Volume 2748, Page 122 of said Real Property Records, for a corner hereof;

(22) THENCE along the southwest and southeast lines of said tract described in Volume 2748, Page 122, the following 3 courses:

a. *South 17 degrees 30 minutes 25 seconds East* a distance of 94.91 feet to a 1/2-inch iron rod with a plastic cap found for a corner hereof;
b. *South 68 degrees 00 minutes 30 seconds East* a distance of 60.08 feet to a 1/2-inch iron rod with a plastic cap marked "HR & ASSOC. RPLS 1676" found for a corner hereof;
c. *North 21 degrees 52 minutes 03 second East* a distance of 69.22 feet to a cut "crow's foot" set in concrete at the southeast corner of Lot 27 of said Block 2 and the southwest corner of Lot 26 of said Block 2, for a corner hereof;

(23) THECE *South 85 degrees 59 minutes 31 seconds East* a distance of 65.02 feet along the south line of said Lot 26 to a 3/8-inch iron rod found at the southeast corner of said Lot 26 and the west corner of Lot 25 of said Block 2, for a corner hereof;

(24) THENCE *South 59 degrees 38 minutes 31 seconds East* a distance of 72.81 feet along the southwest line of said Lot 25 to a 3/8-inch iron rod found at the south corner of said Lot 25 and the northwest corner of Lot 24 of said Block 2, for a corner hereof;

(25) THENCE *South 01 degrees 29 minutes 06 seconds East* a distance of 75.00 feet along the west line of said Lot 24 to a 3/8-inch iron rod found at the southwest corner of said Lot 24 and the northwest corner of Lot 23 of said Block 2, for a corner hereof;

(26) THENCE *South 15 degrees 15 minutes 16 seconds East* a distance of 79.36 feet along the west line of said Lot 23 to a 1/2-iron rod with a plastic cap marked "HR & ASSOC. RPLS 4515" found at the southwest corner of Lot 23, the southwest corner of that certain 0.027-acre tract described in County Clerk File Number 2022036038 of said Official Public Records, and the west corner of Lot 22 of said Block 2, for a corner hereof;

(27) THENCE *South 38 degrees 55 minutes 24 seconds East* a distance of 80.21 feet along the southwest line of said Lot 22 to a 1/2-inch iron rod found at the south corner of said Lot 22 and the west corner of Lot 21 of said Block 2, for a corner hereof;

(28) THENCE *South 68 degrees 34 minutes 55 seconds East* a distance of 84.88 feet along the southwest line of said Lot 21 to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at the south corner of said Lot 21, the west corner of Lot 20 of said Block 2, and the north corner of said tract described in Volume 7961, Page 45, for the most easterly corner hereof;

(29) THENCE *South 22 degrees 58 minutes 54 seconds West* a distance of 97.52 feet along the northwest line of said tract described in Volume 7961, Page 45 to the POINT OF BEGINNING containing 2.056-acres of land, more or less, as shown on certified plat herewith.

Note: Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Distances reported hereon are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those described hereon may affect this tract.

Surveyed by

_____

Franklin Leamons
Registered Professional Land Surveyor #6889
Date: June 9, 2023

Parkhill

A 3.015-ACRE TRACT OF LAND IN SECTION 4, BLOCK 1, JM KIDWEL SURVEY, ABSTRACT NO. 437, AND SECTION 8, BLOCK 1, JOHN GIBSON SURVEY, ABSTRACT NO. 672, LUBBOCK COUNTY, TEXAS

A 3.015-acre tract of land in Section 4, Block 1, JM Kidwel Survey, Abstract No. 437, and Section 8, Block 1, John Gibson Survey, Abstract No. 672, Lubbock County, Texas, being a portion of that certain 570.38-acre tract described in Volume 1051 Page 631 of the Deed Records of Lubbock County, Texas; said 3.015-acre tract being more particularly described as follows and as surveyed on-the-ground under the supervision of Parkhill on September 20, 2022:

BEGINNING at a 1/2-inch iron rod found at the south corner of Lot 7, Block 2 , of the Replat of Lake Ransom Canyon as shown on the plat recorded in Volume 1154 Page 558 of said Deed Records, the west corner of Lot 6 of said Block 2, and the north corner of that certain Tract II described in County Clerk File Number 2014044514 of the Official Public Records of Lubbock County, Texas, for the east corner hereof, and from which the northeast corner of said Section 4 and the southeast corner of said Section 8 as described in Volume 1592, Page 662 bears *North 46°15'15" East* a distance of 745.01 feet, said beginning point having coordinates of NORTHING: 7,254,098.04 and EASTING: 1,000,705.97, Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983;

(1) THENCE *South 49 degrees 41 minutes 34 seconds West* a distance of 148.98 feet along the northeast line of said Tract II to a 1/2-inch iron rod with a cap marked "RPLS 4460" found in the north line of Hillside Drive described in Volume 5583, Page 1 of the Real Property Records of Lubbock County, Texas, at the west corner of said Tract II, for the south corner hereof;

(2) THENCE along the northeast line of said Hillside Drive, the following 6 courses:

a. Along a non-tangent curve to the right having a radius of 493.96 feet, an arc length of 10.40 feet, and a chord that bears *North 33 degrees 51 minutes 57 seconds West* a distance of 10.40 feet to a 1/2-inch iron rod with a plastic cap marked "HR & ASSOC. RPLS 4516" found for a corner hereof;
b. *North 32 degrees 58 minutes 34 seconds West* a distance of 221.20 feet to a 1/2-inch iron rod found for a corner hereof;
c. Along a non-tangent curve to the left having a radius of 531.93 feet, an arc length of 107.28, and a chord that bears *North 38 degrees 49 minutes 36 seconds West* a distance of 107.10 feet to a 1/2-inch iron rod with a plastic cap marked "HR & ASSOC RPLS 1676." found for a corner hereof;
d. *North 44 degrees 35 minutes 50 seconds West* a distance of 120.90 feet to a 1/2-inch iron rod found for a corner hereof;
e. Along a non-tangent curve to the left having a radius of 313.14 feet, an arc length of 146.44 feet, and a chord that bears *North 58 degrees 06 minutes 13 seconds West* a distance of 145.11 feet to a "crow's foot" mark found in concrete at the base of the east wingwall of a concrete drain, for a corner hereof;
f. *North 72 degrees 00 minutes 00 seconds West* a distance of 13.64 feet to a calculated point at the southeast corner of that certain tract described in Volume 4715, Page 66 of the Real Property Records of Lubbock County, Texas, for the west corner hereof, and from which a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set bears *North 71 degrees 47 minutes 37 seconds West* a distance of 8.79 feet;

(3) THENCE along the east line of said tract described in Volume 4715, Page 66, the following 3 courses:

a. *North 56 degrees 17 minutes 36 seconds East* a distance of 89.15 feet to a 1/2-inch iron rod found for a corner hereof;
b. *North 41 degrees 30 minutes 59 seconds East* a distance of 78.87 feet to a calculated point for a corner hereof;
c. *North 00 degrees 29 minutes 16 seconds West* a distance of 76.38 feet to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set at the northeast corner of said tract described in Volume 4715, Page 66 and the southeast corner of that certain tract described in Volume 3198, Page 195 of said Deed Records, for a corner hereof, and from which a square 1/2 inch iron tube found at the most southerly southwest corner of said tract described in Volume 3198, Page 195 bears *North 76 degrees 57 minutes 44 seconds West* a distance of 131.77 feet;

(4) THENCE *North 22 degrees 53 minutes 15 seconds East* a distance of 132.21 feet along the east line of said tract described in Volume 3198, Page 195 to a 3/8-inch iron rod found at the northeast corner of said tract described in Volume 3198, Page 195, the southeast corner of Lot 17 of said Block 2, and the southwest corner of Lot 16 of said Block 2, for a corner hereof;

(5) THENCE *South 69 degrees 51 minutes 04 seconds East* a distance of 50.02 feet along the south line of said Lot 16 to a calculated point at the southeast corner of said lot 16 and the west corner of Lot 15 of said Block 2, for a corner hereof, and from which an "X" mark found in concrete bears *North 33 degrees 47 minutes 12 seconds East* a distance of 2.58 feet;

(6) THNCE *South 23 degrees 05 minutes 04 seconds East* a distance of 48.18 feet along the southwest line of said Lot 15 to a railroad spike found at the south corner of said of Lot 15 and the northwest corner of Lot 14 of said Block 2, for a corner hereof;

(7) THENCE *South 26 degrees 32 minutes 01 seconds East* a distance of 74.77 feet along the west line of said Lot 14 to a "mag" nail with a washer marked "ABACUS ENG RPLS 4460" found at the southwest corner of said Lot 14 and the northwest corner of Lot 13 of said Block 2, for a corner hereof;

(8) THENCE *South 03 degrees 44 minutes 07 seconds East* a distance of 74.83 feet along the west line of said Lot 13 to a 3/8-inch iron rod found at the southwest corner of said Lot 13 and the northeast corner of Lot 12 of said Block 2, for a corner hereof;

(9) THENCE *South 23 degrees 05 minutes 02 seconds East* a distance of 74.40 feet along the west line of said Lot 12 to a "mag" nail with a washer marked "PARKHILL RPLS 6453" set at the southwest corner of said Lot 12 and the northwest corner of Lot 11 of said Block 2, for a corner hereof;

(10) THENCE *South 30 degrees 19 minutes 02 seconds East* a distance of 100.21 feet along the west line of said Lot 11 to a 3/8-inch iron rod found at the southwest corner of said Lot 11 and the west corner of Lot 10 of said Block 2, for a corner hereof;

(11) THENCE *South 35 degrees 44 minutes 20 seconds East* a distance of 84.81 feet along the southwest line of said Lot 10 to a 3/8-inch iron rod found at the south corner of said Lot 10 and the west corner of Lot 9 of said Block 2, for a corner hereof;

(12) THENCE *South 27 degrees 26 minutes 50 seconds East* a distance of 79.91 feet along the southwest line of said Lot 9 to a calculated point at the south corner of said Lot 9 and the west corner of Lot 8 of said Block 2, for a corner hereof, and from which an "X" mark found in concrete bears *North 61 degrees 01 minutes 31 seconds East* a distance of 2.69 feet;

(13) THENCE *South 15 degrees 31 minutes 50 seconds East* a distance of 90.22 feet along the southwest line of said Lot 8 to a 3/8-inch iron rod found at the south corner of said Lot 8 and the west corner of said Lot 7, for a corner hereof;

(14) THENCE *South 38 degrees 46 minutes 16 seconds East* a distance of 90.05 feet along the southwest line of said Lot 7 to the POINT OF BEGINNING containing 3.015-acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Distances reported hereon are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those described hereon may affect this tract.

Surveyed by

_____

Franklin Leamons
Registered Professional Land Surveyor #6889
Date: June 9, 2023