




Terry Crow
Commissioner Precinct 1

Skeet Phillips
Commissioner Precinct 2

Jakie Allen
County Judge

FILED FOR RECORD
KAUFMAN CO TEXAS

2026 MAY -6 PM 12: 53
Kelly Lane
Commissioner Precinct 3

LAURA A. HUGHES
COUNTY CLERK
BY: 
TTP/PTV
Tommy Moore
Commissioner Precinct 4

NOTICE OF REGULAR MEETING

Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on **Tuesday, May 12, 2026, at 9:00 a.m., in the Commissioners' Court Meeting Room located in the Courthouse Annex 100 North Washington Street, Kaufman, Texas**, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION:

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG:

REMARKS FROM VISITORS; (Any member of the public that wishes to speak on an item that is on this agenda will need to sign in, complete a Public Participation Form, and present to County Clerk prior to court. Speakers will be restricted to a three-minute presentation.)

1. **ROUTINE CORRESPONDENCE**
2. **CONSENT AGENDA**
 - A. Discuss/Consider/Accept the Commissioners Court regular meeting minutes for May 5, 2026.
 - B. Discuss/Consider/Approve the deputation of Tommy (TJ) Himes in the Tax Assessor-Collector's Office.
 - C. Discuss/Consider/Approve a proclamation for Salvation Army Awareness Week.
 - D. Discuss/Consider/Accept the STAR Ridership Report for April 2026.
3. **Development Services:** Discuss/Consider/Approve the final plat for Bee Happy Estates located on CR 137 in Precinct 1.
4. **Commissioner Moore:** Discuss/Consider/Approve Precinct 4 2019 Road Bond Funding Transfer in the amount of \$301,000.00.
5. **Commissioner Lane:** Discuss/Consider/Approve Pothole repairs for CR 247 and CR 249 for the Town of Poetry for \$800.00.
6. **Judge Allen:** Discuss/Consider exiting regular meeting and entering into a public hearing.
7. **Public Hearing:** To receive input regarding:
 - A. Not allowing Thru Trucks and placing "No Thru Truck" signs on the following county road within Precinct 4: Chaparral, and using Hwy 175 to Lighthouse Landing as an alternate route, pursuant to Texas Transportation Code Section 251.1575;
 - B. The installation of a "Stop Sign" at Quail Creek Run and Chaparral, pursuant to Texas Transportation Code Section 251.151;
 - C. The installation of a "Stop Sign" at Morningside Drive and Chaparral, pursuant to Texas Transportation Code Section 251.151;
 - D. The installation of a "Stop Sign" at Morningside Drive and Country Club Drive, pursuant to Texas Transportation Code Section 251.151.
8. **Judge Allen:** Discuss/Consider exiting public hearing and entering back into the regular meeting.
9. **Judge Allen:** Discuss/Consider/Approve:
 - A. Not allowing Thru Trucks and placing "No Thru Truck" signs on the following county road within Precinct 4: Chaparral, and using Hwy 175 to Lighthouse Landing as an alternate route, pursuant to Texas Transportation Code Section 251.1575;

- B. The installation of a "Stop Sign" at Quail Creek Run and Chaparral, pursuant to Texas Transportation Code Section 251.151;
- C. The installation of a "Stop Sign" at Morningside Drive and Chaparral, pursuant to Texas Transportation Code Section 251.151;
- D. The installation of a "Stop Sign" at Morningside Drive and Country Club Drive, pursuant to Texas Transportation Code Section 251.151.

10. **Auditor:** Discuss/Consider line item and budget transfers/corrections.

11. **Auditor:** Discuss/Consider claims for payment and/or Financial Information as provided by the County Auditor.

12. Adjourn Meeting

If during the meeting, a discussion of any item on the agenda should be held in a closed meeting, the Commissioners' Court will conduct a closed meeting in accordance with the Texas Open Meetings Act and the Government Code, Chapter 551, Subchapter D and E; as noted below

Attorney Consultation	Gov't Code §551.071
Real Property	Gov't Code §551.072
Contract being negotiated	Gov't Code §551.0725
Prospective gifts or donations	Gov't Code §551.073
Personnel Matters	Gov't Code §551.074
County Advisory Body deliberations	Gov't Code §551.0745
Security Devices or Security Audits and Infrastructure	Gov't Code §551.0761 and §551.089
Economic Development negotiations	Gov't Code §551.087

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. Should any final action, final decision, or final vote be required in the opinion of the Commissioners' Court with regards to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the notice upon the reconvening of the public meetings; or
- (b) at a subsequent open public meeting of the Commissioners' Court upon notice thereof; as the Commissioners' Court shall determine.

Signed this the 6th day of May, 2026.



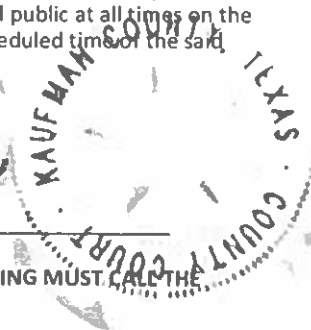
Jackie Allen, Kaufman County Judge

I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of a meeting of the Kaufman County Commissioners' Court is a true and correct copy of the said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at all times on the 6th day of May, 2026, and said notice remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

Laura Hughes, County Clerk

By: _____

Deputy _____

ANYONE WHO HAS IMPAIRMENTS REQUESTING AID AT THE COMMISSIONERS' COURT OR ANY PUBLIC MEETING MUST CALL THE COUNTY CLERK AT LEAST 72 HOURS BEFORE THE MEETING.

**COMMISSIONERS COURT
REGULAR MEETING
May 5, 2026**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Regular Meeting in the Commissioners Court Meeting Room, Kaufman Texas with the following members present: **Jakie Allen**, County Judge, Absent; **Terry Crow**, Commissioner Precinct 1; **Skeet Phillips**, Commissioner Precinct 2; **Kelly Lane**, Commissioner Precinct 3; **Tommy Moore**, Commissioner Precinct 4; **Bobbie Bartlett**, Chief Deputy.

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

REMARKS FROM VISITORS;

CONSENT AGENDA

2. There came on to be a motion to accept the Consent Agenda.

A. Accept Commissioners Court Meeting Minutes for April 28, 2026.

B. Accept Tax Assessor-Collector's Monthly Property Tax Collections Report for March 2026.

C. Accept Tax Assessor-Collector's Monthly Auto Collection Report for March 2026.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE APPLICATION

3. There came on to be a motion to approve submitting an application to the Texas Indigent Defense Commission for the Assistant Indigent Defense Coordinator position for Kaufman County.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CONTRACT

4. There came on to be a motion to approve a Contract with Kaufman County and Beavers Construction for repairs to LEFL 2.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE PLAT

5. There came on to be a motion to approve the Preliminary Plat for Lordswood located on CR 4074 and CR 4076 in Precinct 4.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CONTRACT

6. There came on to be a motion to approve a Contract with New Edge to host GIS in the cloud.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE AWARD OF BID

7. There came on to be a motion to approve award for Bid 2026-003 County Road 4031 New Bridge Construction to McMahon Contracting.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE AWARD OF BID

8. There came on to be a motion to approve award of Bid 2026-005 County Road 4036 Bridge Scouring Repair to McMahon Contracting.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE APPOINTMENT

9. There came on to be a motion to approve the appointment of Stephen Womack to fill the unexpired term of Oliver Rawls beginning on May 5, 2026, and ending on December 31, 2026.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE RECLASSIFICATION OF POSITION

10. There came on to be a motion to approve the reclassification of the open Foreman position to a Class IV Road and Bridge position with Precinct 1.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE LINE-ITEM AND BUDGET TRANSFERS/CORRECTIONS

11. There came on to be a motion to approve Line-Item and Budget Transfers/Corrections.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CLAIMS FOR PAYMENT

12. There came on to be a motion to approve Claims for Payment.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ADJOURN

13. There came on to be a motion to adjourn.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:



Laura Hughes, County Clerk

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 5/5/26	SUBMITTED BY: SHAQUILA KENNEDY DEPARTMENT: TAX OFFICE	PERSON PRESENTING:
--	--	---------------------------

ITEM REQUESTED IS FOR: <input checked="" type="radio"/> Consent Agenda <input type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Deputation of Tommy (TJ) Himes

DEPUTATION

THE STATE OF TEXAS

County of Kaufman



I, Teressa Floyd-Tax Assessor

of the County of Kaufman and State of Texas, having full confidence in Tommy Himes (TJ)

of said County and State, do hereby, with the consent of the Honorable Commissioners' Court of Kaufman County, nominate and appoint _____, the said Tommy Himes (TJ) my true and

lawful deputy, in my name, place and stead, to do and perform any and all acts and things pertaining to the office of said Tax Assessor-Collector of said County and State, hereby ratifying and confirming any and all such acts and things lawfully done in the premises by virtue hereof.

WITNESS my hand, this _____ day of _____,

_____ of _____ County, Texas

THE STATE OF TEXAS

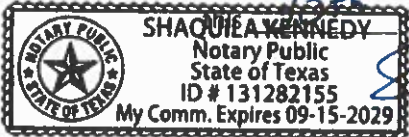
County of Kaufman



BEFORE ME, the Undersigned Authority in and for the

State of Texas, on this day personally appeared Teressa Floyd known to me to be the person whose name is subscribed to the foregoing deputation, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office at Kaufman, Texas,



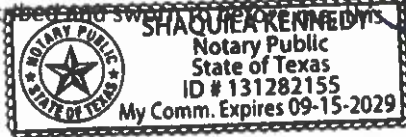
_____ day of April, 2026

Shaquira Kennedy
Teressa Floyd
Kaufman Co Tax Assessor

OATH OF OFFICE

I, Tommy Himes (TJ), do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Tax Assessor/Collector, Kaufman County, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State; and I furthermore do solemnly swear (or affirm) that I have not, directly nor indirectly, paid, offered or promised to pay, contributed nor promised to contribute, any money or valuable thing, or promised any public office or employment, as a reward to secure my appointment, or the confirmation thereof. So help me God.

Subscribed and sworn to _____ day of _____, 2026



Shaquira Kennedy
Mary Brandon, Justice of Peace

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 5/12/26	SUBMITTED BY: Pam Corder DEPARTMENT: Project Manager	PERSON PRESENTING: Salvation Army Yvonne Figueroa
---	---	--

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Proclamation for Salvation Army Awareness Week



DATE: May 5, 2026
 TO: Kaufman County
 FROM: Teresa Elliott; Project Manager
 RE: April 2026 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,293	2,367	1,787	2,019	1,793	2,244	2,527	2,504					17,534
Days of Service	21	23	19	20	17	19	22	20					161
Avg. Daily Trips	109	103	94	101	105	118	115	125					109
Elderly & Disabled Trips	2,106	2,179	1,584	1,716	1,529	1,850	2,207	2,083					15,254
E&D Percentage	92%	92%	89%	85%	85%	82%	87%	83%					87%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	42	57	24	40	73	44	175	82					537
Forney	565	585	322	519	509	825	708	731					4,764
Kaufman	266	292	165	156	331	397	462	408					2,477
Kemp	132	97	71	49	83	89	67	53					641
Mabank	14	9	3	8	4	6	18	7					69
Scurry	8	7	10	7	9	4	5	18					68
Terrell	733	800	542	534	583	843	556	604					5,195

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,047	3,360	2,884	2,862	2,336	2,337	2,285	2,845					21,956
Days of Service	21	23	19	20	17	19	22	20					161
Avg. Daily Trips	145	146	152	143	137	123	104	142					136
Median Wait Time (mins)	17.46	16.38	16.98	13.70	14.98	15.09	13.68	15.23					15.44

Total Requested Boardings	Completed Boardings	Avg. Boardings Per Service Trip	Boarding Cancellations	Boarding Cancellations (No Show)	Cancellation Percentage	Cancellation Percentage (No Show)	Total Requests	Completed Requests
3850	2845	1.8	982	120	25.66 %	3.14 %	3524	2585
No Drivers Available Requests	Request Cancellations	Request Cancellations (No Show)	Avg. # of Requests per Rider	Avg. Travel Duration	Avg. Travel Distance	Mean Wait Time	Median Wait Time	Bookings from Admin Panel
23	916	114	8.62	13.18 min	5.06 mi	25.56 min	15.23 min	31.14 %
Bookings from Rider Mobile App	Bookings from Rider Web	Flag Down Bookings	Bookings from IVR	Bookings from AI Voice	Bookings from AI Chat	Bookings from Open Bookings	Avg. # Riders per Request	
68.22 %	0 %	0 %	0 %	0.63 %	0 %	0 %	1.1	

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	115	106	76	101	86	119	120	125					848
Forney	1,260	1,508	1,273	1,239	1,013	1,003	1,303	1,261					9,860
Terrell	1,672	1,746	1,535	1,522	1,237	1,215	862	1,360					11,149

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net, and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Wednesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 5/12/26	SUBMITTED BY: ITS DEPARTMENT:	PERSON PRESENTING: Commissioner Tommy Moore
---	---	---

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discussion/Consideration of Approval of Precinct 4 2019 Road Bond Funding Transfer in the Amount of \$301,000.00.
--

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 5/12/26	SUBMITTED BY: Debbie Miller DEPARTMENT: Development Services	PERSON PRESENTING: Development Services
---	---	---

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/Consider/Approve Final Plat for Bee Happy Estates Located on CR 137 in Precinct 1
--

STATE OF TEXAS
COUNTY OF KAUFMAN

**AFFIDAVIT
INSTALLATION OF FIRE SERVICE FEATURES**

RECEIVED
4/12/26

Project Name: Bee HAPPY
Project Location: 8439 CR 137, Terrell Parcel ID 243027

The Kaufman County Fire Marshal's Office requires the installation of fire service features, including fire apparatus access roads and water supply for fire suppression, for all commercial establishments, public buildings, and multi-family residential dwellings consisting of four or more units. In addition, *if proposed lots do not front an existing road; then all new infrastructure must conform with adopted Fire Code.*

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED THE AFFIANT HEREIN, WHO, BEING DULY SWORN, STATED UPON AFFIANT'S OATH THE FOLLOWING:

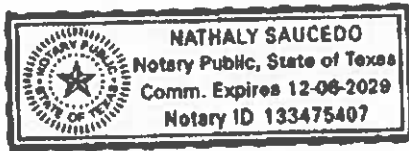
_____ This plat will require new infrastructure (See definition, in the Kaufman County Subdivision and Land Development Regulations) and/or is designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

✓ **- OR -**
_____ This plat **WILL NOT** require any new infrastructure and **IS NOT** designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

WHEREFORE, the Affiant acknowledges that any changes to the design of the plat or its intended use will require a new submittal and/or replat.

[Signature]
Affiant Signature

SUBSCRIBED AND SWORN TO before me by said affiant on this 25th day of March, 2026 A.D., at 2:00 a.m./p.m.



[Signature]
Notary Public in and for The State of Texas
12/06/2029
My commission expires on:

Office Use only:
Is Fire Flow Required: YES NO

Fire Marshal Reviewed: Kristi Dickery Date of Review: 4/12/26

STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land, part of the B. Kimberling Survey, Abstract No. 265, Kaufman County, Texas, all of that certain 10.01 acre tract conveyed to Danny P. Greer and Julie B. Greer by Deed, Jason Hill and Courtney Hill on September 18, 2025, recorded in Vol. 9145 page 331 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a point at the North corner of the above mentioned 10.01 acre tract, in the Northeast line of the Deed, Jason Hill 13.1775 acre tract, recorded in Vol. 4915 page 418 of the Deed Records of Kaufman County, Texas and being in the Northwest corner of County Road No. 137, from which a capped 1/2" iron rod found for reference bears S 44 deg. 11 min. 01 sec. W: 15.63 ft., and from which a capped 1/2" iron rod found at the North corner of said 13.1775 acre tract bears N 48 deg. 12 min. 08 sec. W: 150.00 ft.

THENCE S 48 deg. 12 min. 08 sec. E, with the Northwest line of said 10.000 acre tract, a distance of 478.37 ft. to a point at the North corner of the Deed, Taylor and Michele Taylor 12.800 acre tract, recorded in Vol. 4587 page 38 of the Deed Records of Kaufman County, Texas, from which a capped 3/8" iron rod set for reference bears S 44 deg. 11 min. 08 sec. W: 16.00 ft.

THENCE S 44 deg. 11 min. 08 sec. W, with the Northwest line of said 12.800 acre tract, a distance of 814.02 ft. to a capped 1/2" iron rod found at the West corner of same and being in the Northwest line of the Deed, George Johnson and Rosalind Johnson 10.000 acre tract, recorded in Vol. 4739 page 191 of the Deed Records of Kaufman County, Texas.

THENCE N 48 deg. 12 min. 08 sec. W, with the Northwest line of said 10.000 acre tract, a distance of 814.02 ft. to a capped 3/8" iron rod set for corner, from which a 1/2" iron rod found at the West corner of the above mentioned 13.1775 acre tract bears N 48 deg. 28 min. 08 sec. W: 150.00 ft.

THENCE N 44 deg. 11 min. 01 sec. E, a distance of 916.82 ft. to the point of beginning, containing 10.012 acres of land.

I, Greg Sliervek, Registered Professional Land Surveyor No. 5244, do hereby certify that I am the author of this plat and that the survey was made by me on the ground during the month of April, 2026.

GIVEN UNDER MY HAND AND SEAL
this the 14th day of April, 2026.

Preliminary
For Review Only
GREG SLIERVEK, R.P.L.S. NO. 5244

STATE OF TEXAS
COUNTY OF KAUFMAN

I, Julie Allen, County Judge of Kaufman County, Texas, do hereby certify that this plat is approved and accepted by the Commissioners of said County on this the _____ day of _____, 2026, as shown by Order of Records in the Minutes of said Court.

WITNESSES MY HAND AND SEAL OF OFFICE IN KAUFMAN COUNTY, TEXAS,
this the _____ day of _____, 2026.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS
Attest:

COUNTY CLERK
KAUFMAN COUNTY, TEXAS

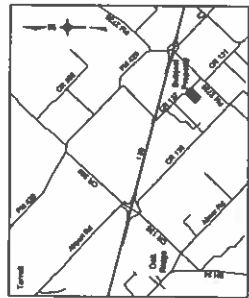
"Final Plat"

Bee Happy Estates

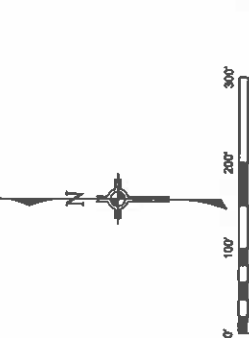
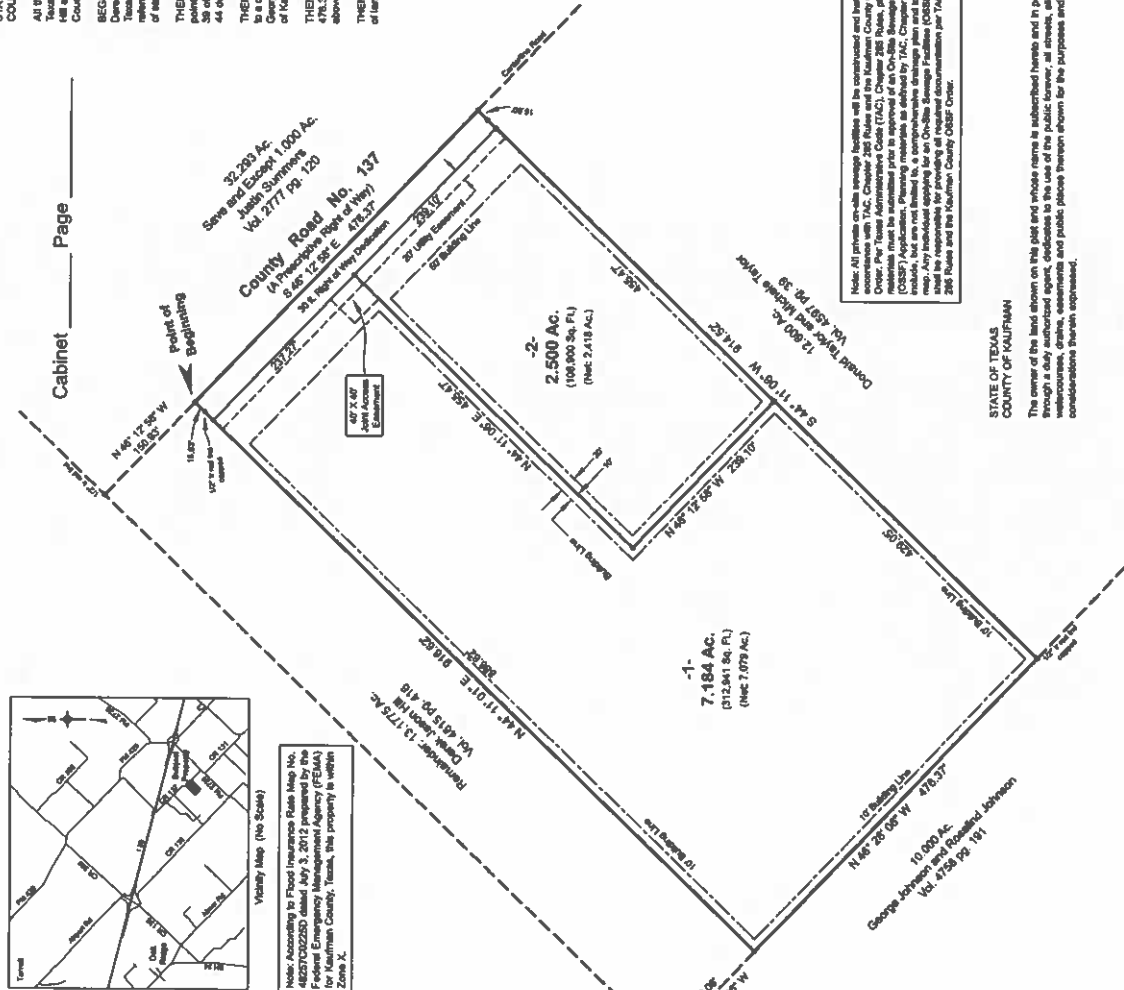
(Lots 1 and 2)
(Two Total Lots)

B. KIMBERLING SURVEY, ABSTRACT NO. 265
KAUFMAN COUNTY, TEXAS
(Date: April 14, 2026)

Cabinet _____ Page _____



Note: According to Flood Insurance Rate Map No. 4622710225D dated July 3, 2012 prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is within Zone X.



- Notes:**
- a) Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the roadway is prohibited.
 - b) The existing drains or drainage channels traversing along or across the property shall be maintained and kept open and free from obstruction by the individual owners of the lot or lots and are to be maintained by or adjacent to the drainage easement along or across said lot.
 - c) Kaufman County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion.
 - d) Kaufman County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - e) Kaufman County will not be responsible for the availability or delivery of any private well water in a subdivision.
 - f) All culverts within any Right of Way shall require County permit approval and meet minimum County standards.

- g) No road, street, or public improvement dedicated by this plat shall be maintained by Kaufman County in the absence of an express Order of the Commissioners Court, entered of record in the Minutes of the Commissioners Court of Kaufman County, substantially naming any such road, street, or public improvement and specifying accepting such for County Maintenance.
- h) According to the Kaufman County Throughfare Plan (adopted August 2, 2022), there is no classification for CR 137.
- i) Easements: Any public utility, including this county, shall have the right to remove and keep clear all or part of any building, fence, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance or utility of its respective systems on any of the easement or right-of-way hereby granted by this plat. Any public utility that is encumbered with said property and any public utility, including this county, shall have the right at all times an expense and against to and from upon said easements for the purpose of construction, reconstruction, inspection, poleing, maintaining and adding to or removing all or part of its respective systems without the necessity of obtaining any permit from the county. The county can remove trees or any other improvement(s) and does not have the responsibility to replace them.

STATE OF TEXAS
COUNTY OF KAUFMAN

The owner of the land shown on this plat and whose name is subscribed hereto and in person, or through a duly authorized agent, desires to the use of the public however, all streets, alleys, paths, easements, and public place shown thereon for the purposes and considerations therein expressed.

Danny P. Greer (Owner)
Julie B. Greer (Owner)

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared Danny P. Greer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the _____ day of _____, 2026.

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared Julie B. Greer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the _____ day of _____, 2026.

STATE OF TEXAS
COUNTY OF KAUFMAN

Notary Public, State of Texas

Statewide Surveying Service
208 N. Washington St.
Kaufman, Tx. 75142
972-962-6441
Firm No. 10009100



**Kaufman County
Development Services**

**101 N. Houston St
Kaufman, TX 75142**

Date: 4-23-2025

To whom it may concern:

The Designated Representative of the Texas Commission of Environmental Quality (TCEQ), Jerry L. Martin (OS0034064) has reviewed the submitted Final Plat. Based on the information provided, the lot sizes appear to have met the minimum requirements and are in compliance with the Kaufman County OSSF Ordinance for the placement of any On-Site Sewage Facility (OSSF) on or at the identified locations of:

BEE HAPPY ESTATES, LOTS 1 and 2 (2 Total Lots)

A handwritten signature in black ink, appearing to read "Jerry Martin".

**Jerry Martin
Kaufman County DR
#0034064**



Kaufman County
Development Services
101 N. Houston St
Kaufman, TX 75142
469-376-4127

April 27, 2026

Re: Bee Happy Estates – PID 243227 – Final Plat - Floodplain

To whom it may concern:

Kaufman County, Development Services has reviewed this final plat and determined the area of **this plat does not contain a FEMA designated special flood hazard area (SFHA).** No Floodplain Development permit or Pre-Determination will be required.

Respectfully,

Jeremy Mungin

Jeremy Mungin
Kaufman County Engineer



www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
KATY
THE WOODLANDS
HOUSTON

April 24, 2026

Ms. Monique Hunter
Kaufman County – Development Services
101 N. Houston St.
Kaufman, TX 75142

**RE: Bee Happy Estates – Final Plat
First Review**

Dear Ms. Hunter,

We have completed our review of the above-referenced project. Below are our comments on the final plat dated April 14, 2026, submitted by Statewide Surveying Service on behalf of Danny P. Greer. All references to Articles shall be understood to refer to the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in December 2025), unless otherwise noted.

Final Plat

1. Based upon our review, the Final Plat is in general conformance with the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in December 2025).

Please let me know if you have any questions or if any of the above comments require clarification. If the developer, design engineer, or surveyor have any questions, they should be sent directly to Development Services.

Sincerely,
tnp
teague nall & perkins

Moksha Nedungadi, PE

Historical Commission
469-376-4140



3001 S. Washington
Kaufman, Texas 75142

April 21, 2026

Reference: Tract of Land Described

For: Danny P. Greer and Julie B Greer

REFERENCE:

Property described in the attached Exhibit "A"

I certify that to my knowledge this land/property has no historical significance; I permit this project to proceed. If cultural materials are encountered during construction work shall immediately cease in the area of discovery, and the Texas Historical Commission and the County of Kaufman shall be contacted.

Thank you.

Pam Corder


Pam Corder
Kaufman County Historical Commission
3001 S. Washington Street
Kaufman, TX 75142



INNOVATIVE TRANSPORTATION SOLUTIONS, INC.

1422 W. Main Street • Suite #106 • Lewisville, TX 75067 • (972) 484-2525

MEMORANDUM

TO: Judge Jakie Allen
FROM: John R. Polster 
DATE: May 5, 2026
RE: Discussion of Precinct 4 2019 Line Item Transfer

To manage the development of 2019 Road Bond Projects, ITS recommends the transfer of funds from accounts within Precinct 4 2019 County Road Bond Funds.

Funding transfer is recommended as follows:

\$301,000.00 to come from Precinct 4 Discretionary, Auditor #136401-204-01 (#136-7004-644)

To be transferred to:

\$301,000.00 to Kemp, County Road 4031, County Roads, Precinct 4, Auditor #136419-204-01-0001

Please include the following in the agenda packet:

“Discussion/Consideration of Approval of Precinct 4 2019 Road Bond Funding Transfer in the Amount of \$301,000.00.”

It is ITS’s recommendation that the Kaufman County Commissioners Court consider approval of this 2019 Road Bond funding transfer. Please take the necessary steps to place this on the court’s agenda for consideration. If you have any questions, please call me at (972) 484-2525.

cc: Ms. Brandi Van Huss, Kaufman County Auditor
Mr. Tommy Moore, Kaufman County Commissioner Precinct 4

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 5/12/26	SUBMITTED BY: Commissioner Lane DEPARTMENT: R&B 3	PERSON PRESENTING: Commissioner Lane
---	--	--

ITEM REQUESTED IS FOR:

- Consent Agenda
- Action/Consideration
- Discussion/Report
- Executive Session
- Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

Pot Hole repair for CR 247 and CR 249 for town of Poetry for \$800.

IN THE COMMISSIONERS COURT OF
KAUFMAN COUNTY, TEXAS

SEPARATE WRITTEN APPROVAL OF INTERLOCAL
COOPERATION CONTRACT WITH:
TOWN OF POETRY

The Commissioners' Court of Kaufman County, Texas, in compliance with §791.015 of the Texas Government Code, otherwise known as the Interlocal Cooperation Act, and before the commencement of any work to construct, improve, or repair the subject matter of an Interlocal Cooperation Contract with the Town of Poetry, Texas, hereby authorizes, and approves this separate specific written approval for the proposed project described below. In this regard, the following provisions apply to such proposed Interlocal Cooperation Contract:

1. This approval is separate and distinct from the Interlocal Cooperation Contract itself.
2. The proposed project is for Kaufman County R&B Precinct #3 to:
 - A. Description of Project: Pothole & edge repair
 - B. Exact Project Location: CR247 & CR249
 - C. Material, equipment, labor hours, etc. to be used on this project: Asphalt

Approximate Start Date: May 2026 Approximate Completion Date: May 2026

Cost of Project: \$800 *

*(to be paid into an escrow account with the County before the start date of the above-described project)

It is mutually understood that no additional projects will be performed for any entities that owe outstanding project costs to Kaufman County.

Approved by Commissioners' Court:

Kaufman County Judge

Date:

Approved by: Town of Poetry



5/6/26

Mike Jaffe, Mayor

Date:

Copy of said agreement will be provided to the County Auditor and an accounts receivable will be recorded for said agreement. The Commissioners Office will report the date of completion to the County Auditor within seven (7) days of completion of above-described project. The fund deposited in the escrow account will then be paid to the County.

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: MAY 12 2026	SUBMITTED BY: KELLY WHEELER DEPARTMENT: R&B 4	PERSON PRESENTING: TOMMY MOORE
---	--	--

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) DISCUSS/CONSIDER/ACCEPT INSTALLING A "NO THRU TRUCKS" SIGN ON CHAPARRAL

ORDER NO.

unincorporated area of Kaufman County Precinct 4 and placing "No Thru Trucks" signs on the portion of CHAPARRAL located in the unincorporated area of Kaufman County Precinct 4.

IT IS FURTHER ORDERED: The Commissioners Court of Kaufman County, Texas makes the following findings: an alternate route has been identified as HIGHWAY 175 to LIGHTHOUSE LANDING and such route is of sufficient strength and design to withstand the weight of the vehicles traveling the alternate route, including any bridges or culverts along the road; and located within the same county as the road described by this subsection.

ADOPTED this ___ day of _____, 2026.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

ATTEST:

County Clerk, Laura Hughes

Public Notice
Notice of Public Hearing Regarding No Thru Trucks
Kaufman County, Texas

Pursuant to the Texas Transportation Code 251.151; 251.152; 251.1575; and 251.161, the Kaufman County Commissioners' Court will hold a public hearing on **MAY 12th, 2026 at 9:00 a.m.** in the Commissioners Court Meeting room, located at 100 N. Washington, Kaufman, Texas 75142 to receive input from the public regarding not allowing thru trucks on the below-listed county roads, in the unincorporated area of Kaufman County Precinct 4, and placing "No Thru Trucks" signs on the following county roads:

County Road - No Thru Truck Sign	Alt Route
CHAPARRAL	HWY 175 TO LIGHTHOUSE LANDING

The Commissioners' Court may take action on this matter immediately following the public hearing. All persons interested in participating may appear.

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: MAY 12 2026	SUBMITTED BY: KELLY WHEELER DEPARTMENT: R&B 4	PERSON PRESENTING: TOMMY MOORE
---	--	--

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) DISCUSS/CONSIDER/ACCEPT INSTALLING A STOP SIGN ON QUAIL CREEK RUN STREET AT CHAPARRAL
--

PUBLIC HEARING NOTICE

NOTICE OF INSTALLATION OF A STOP SIGN ON QUAIL CREEK RUN STREET AT CHAPARRAL IN KAUFMAN COUNTY, TEXAS

Pursuant to Texas Transportation Code Chapter 251.152, The Commissioners Court of Kaufman County will conduct a Public Hearing for the purpose of receiving public comment and voting in regards to the "Installation of a Stop Sign on QUAIL RUN CREEK RUN STREET at CHAPARRAL" in Kemp, Precinct 4, Kaufman County, Texas.

The Public Hearing will be conducted on Tuesday, __MAY 12TH, 2026__, at 9:00 am at the Kaufman County Annex Building during the regular Commissioners Court Meeting at 100 N. Washington, Commissioners Court Meeting Room, Kaufman County Courthouse Annex, Kaufman, Texas.

All persons interested in participating in this hearing may appear.

JAKIE ALLEN
Kaufman County Judge
Kaufman County, Texas

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: MAY 12 2026	SUBMITTED BY: KELLY WHEELER DEPARTMENT: R&B 4	PERSON PRESENTING: TOMMY MOORE
---	--	--

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) DISCUSS/CONSIDER/ACCEPT INSTALLING STOP SIGNS ON MORNINGSIDE DRIVE AT CHAPARRAL & MORNINGSIDE DRIVE AT COUNTRY CLUB DRIVE
--

PUBLIC HEARING NOTICE

NOTICE OF INSTALLATION OF A STOP SIGN ON MORNINGSIDE DRIVE AT CHAPARRAL & MORNINGSIDE DRIVE AT COUNTRY CLUB DRIVE IN KAUFMAN COUNTY, TEXAS

Pursuant to Texas Transportation Code Chapter 251.152, The Commissioners Court of Kaufman County will conduct a Public Hearing for the purpose of receiving public comment and voting in regards to the "Installation of a Stop Sign on MORNINGSIDE DRIVE at CHAPARRAL & MORNINGSIDE DRIVE at COUNTRY CLUB DRIVE" in Kemp, Precinct 4, Kaufman County, Texas.

The Public Hearing will be conducted on Tuesday, MAY 12TH, 2026 , at 9:00 am at the Kaufman County Annex Building during the regular Commissioners Court Meeting at 100 N. Washington, Commissioners Court Meeting Room, Kaufman County Courthouse Annex, Kaufman, Texas.

All persons interested in participating in this hearing may appear.

JAKIE ALLEN
Kaufman County Judge
Kaufman County, Texas