

Caldwell County Agenda Item

AGENDA DATE: February 12, 2026

Type of Agenda Item: Order

Subject: To discuss and take possible action regarding Order 03-2026 designating by ordinance an area as the Caldwell 142 Reinvestment Zone #1, located within the following area - North Corner: W 97° 49' 19.16"; N 29° 51' 34.36"; East Corner: W 97° 48' 09.03"; N 29° 51' 13.37"; South Corner: W 97° 48' 40.09"; N 29° 50' 55.37"; West Corner: W 97° 48' 48.38"; N 29° 51' 56.86"

Costs: \$0.00

Agenda Speakers: Judge Haden/Richard Sitton

Backup Materials: Attached

Total # of Pages: 5

PUBLIC NOTICES

PUBLIC NOTICES

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Louis Claude Watkins, Deceased, were issued on January 27, 2026, in Cause No. 26PR-00515, pending in the County Court-at-Law of Caldwell County, Texas, to: Amy C. Watkins. All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxter Attorney at Law 705 State Park Rd. Lockhart, Texas 78644 SIGNED on January 28, 2026. c/o: M. Elizabeth Raxter M. ELIZABETH RAXTER State Bar No.: 24050084 APRIL GARSON State Bar No.: 00790863 Attorneys for Amy C. Watkins 705 State Park Rd. Lockhart, Texas 78644 Telephone: (512) 398-6996 Facsimile: (512) 668-4501 Email: eraxter@tx-el-delfaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Jo Ann Foster, Deceased, were issued on January 27, 2026, in Cause No. 26PR-00510, pending in the County Court-at-Law of Caldwell County, Texas, to: Douglas Foster (also known as Douglas B. Foster). All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxter Attorney at Law 705 State Park Rd. Lockhart, Texas 78644 DATED the 28th day of January, 2026. c/o: M. Elizabeth Raxter M. ELIZABETH RAXTER State Bar No.: 24050084 APRIL GARSON State Bar No.: 00790863 Attorneys for Douglas Foster (also known as Douglas B. Foster) 705 State Park Rd. Lockhart, Texas 78644 Telephone: (512) 398-6996 Facsimile: (512) 668-4501 Email: eraxter@tx-el-delfaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of James Alan Hawn,

PUBLIC NOTICES

Deceased, were issued on January 27, 2026, in Cause No. 26PR-00507, pending in the County Court-at-Law of Caldwell County, Texas, to: Debra Louise Hawn. All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxter Attorney at Law 705 State Park Rd. Lockhart, Texas 78644 DATED the 28th day of January, 2026. c/o: M. Elizabeth Raxter M. ELIZABETH RAXTER State Bar No.: 24050084 APRIL GARSON State Bar No.: 00790863 Attorneys for Debra Louise Hawn 705 State Park Rd. Lockhart, Texas 78644 Telephone: (512) 398-6996 Facsimile: (512) 668-4501 Email: eraxter@tx-el-delfaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Maureen Boynton, Deceased, were issued on January 27, 2026, in Cause No. 26PR-00512, pending in the County Court-at-Law of Caldwell County, Texas, to: Karen Ann Rice. All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxter Attorney at Law 705 State Park Rd. Lockhart, Texas 78644 DATED the 28th day of January, 2026. c/o: M. Elizabeth Raxter M. ELIZABETH RAXTER State Bar No.: 24050084 APRIL GARSON State Bar No.: 00790863 Attorneys for Karen Ann Rice 705 State Park Rd. Lockhart, Texas 78644 Telephone: (512) 398-6996 Facsimile: (512) 668-4501 Email: eraxter@tx-el-delfaw.com

PUBLIC HEARING

A public hearing will be held in the Caldwell County Commissioners Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on February 26th, 2026, at 9:30am for consideration for the Replat of Lot 6 of the Windmill Hollow Subdivision.

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Joan Elizabeth Lawrence, Deceased, were issued on January 22, 2026, under Cause No. 26PR-00501, pending in the County Court at Law of Caldwell County, Texas, to: Amber Sellany. Claims may be presented in care of the attorney for the estate, addressed as follows: Representative, Estate of Joan Elizabeth Lawrence, Deceased, c/o: Kenneth W. Pajak, Esq. Pajak Law, PLLC 2210 Western Trails Blvd., Suite 103 Austin, Texas 78745 All persons having claims against this estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. DATED January 29, 2026. Kenneth W. Pajak, Esq. Attorney for Estate State Bar No. 24007797 2210 Western Trails Blvd., Suite 103 Austin, Texas 78745 (512) 774-4030 (844) 300-3315 Facsimile

PUBLIC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's On-Premise Permit (BQ) and Late Hours Certificate (LH) by Antojitos Ray, LLC, to be located at 15993 FM 1854, Dale, Caldwell, Texas 78616. Officer of said corporation is Mario Nolasco Chiles / Member

GPN - GOVT PUBLIC NOTICE

Frontier provides basic residential services for rates in Texas from \$25.00-\$35.00 for flat rate service. Frontier also provides basic business services in Texas for \$39.00-\$78.99. Other taxes, fees, and surcharges may apply. Frontier offers single party service, touch-tone, toll blocking, access to long distance, emergency services, operator assistance, and directory assistance. Use of these services may result in additional charges. Budget or economy services may also be available. Frontier offers LifeLine service which is a nontransferable government assistance program that provides a \$5.25 discount on the cost of monthly telephone service or

\$9.25 on eligible broadband or bundled voice and broadband products (where available) and is limited to one discount per household. You may also qualify for an additional state discount where available. If you have any questions regarding Frontier's rates or services, please call us at 1-800-921-8101 for further information or visit us at www.Frontier.com.

En Texas, Frontier brinda servicios residenciales básicos por tarifa plana desde \$25.00 hasta \$35.00. Frontier además provee servicios comerciales básicos que oscilan entre \$39.00-\$78.99. Pueden aplicarse otros impuestos, cargos y recargos. Frontier ofrece servicio para usuarios único, marcación por tono, bloqueo de llamadas, acceso a llamadas de larga distancia, servicios de emergencia, asistencia de operador y asistencia de guía telefónica. El uso de estos servicios puede generar cargos adicionales. Servicios económicos y servicios acordes a tu presupuesto también pueden estar disponibles. Frontier ofrece el servicio LifeLine, un programa gubernamental de asistencia no transferible que concede un descuento de \$5.25 en el costo del servicio telefónico mensual o de \$9.25 en productos elegibles de banda ancha o en paquetes de voz y productos de banda ancha (cuando estén disponibles). Estos descuentos están limitados a solo uno por hogar. También puedes cualificar para otros descuentos estatales adicionales cuando estén disponibles. Si tienes preguntas sobre los servicios o las tarifas de Frontier o quieres obtener más información, llámanos al 1-800-921-8101 o visítanos en www.Frontier.com.

26/26 CNE-4009272F POST REGISTERED PUBLIC NOTICE TO ALL INTERESTED PERSONS: Notice is hereby given pursuant to Section 312.401, Texas Tax Code, that the Caldwell County Commissioners Court shall hold a hearing to consider the designation of a reinvestment zone located within the following area: North Corner: W 97° 49' 10.16" N 29° 51' 34.88" E 48.38'; South Corner: W 97° 48' 09.03" N 29° 51' 13.37" S; East Corner: W 97° 48' 40.09" N 29° 50' 55.37" S; West Corner: W 97° 48'

48.38'; N 29° 51' 56.86" E. The hearing shall be held on February 12, 2026, at 9:30 A.M. The hearing shall be located in the Second Floor Courtroom of the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644. Members of the public and other interested persons are entitled to appear at the hearing and be given the opportunity to be heard and speak and present evidence for or against designation.

AUCTION NOTICE OF PUBLIC SALE

To satisfy Landlord's Lien at CenTex Storage, 1414 S. Colorado St., Lockhart, TX 78644 on Friday, February 20, 2026 at 10:00am. Property includes contents of 1) Alexandria Gaura: baby items, furniture 2) Floria Ann Emery-Heise: boxes, totes 3) Mara Lara: misc household items, boxes.

BID NOTICE

Lockhart ISD is accepting proposals for Playground Equipment including removal of existing equipment and installing new equipment for 6 elementary campuses. A Pre-bid meeting will be held on February 13, 2026 at 1:30 pm. For a proposal package for these services, please contact Tanya Homann at 512-398-0052. These proposals are posted on the district's website at <https://www.bidsnetdirect.com/texas/lockhartindirect>. The proposals are due February 26, 2026 at 2 PM CST at Attn: Tanya Homann, Lockhart ISD, 419 Bois D'Arc Street, Lockhart, TX 78644. No faxed or emailed proposals will be accepted. Lockhart ISD reserves the right to reject any or all proposals.

PUBLIC NOTICE

NOTICE OF SALE OF MOTOR VEHICLES IMPOUNDED BY ORDER OF CITY OF LOCKHART REGULATING THE IMPOUNDED AND SALE OF ABANDONED VEHICLES BY DELEGATE OR PERSONAL. THE PURCHASER SHALL TAKE TITLE TO MOTOR VEHICLE AND RECEIVE A CERTIFICATE OF TITLE. I WILL PROCEED TO SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS. THE FOLLOWING DESCRIBED MOTOR VEHICLES, WHICH HAVE NOT BEEN REDEEMED BY OWNER THEREOF TO WIT: February 13, 2026 AT

BARRON'S STORAGE FACILITY 1400 SOUTH COMMERCE ST., LOCKHART, TX 78644 at 11:00am.

VEHICLE VIN LIC

2005 Honda OOD 5FNRL387A5B043993 CL97147
2003 Niss Mur JNBAZ08TX3W101254 PF60226
1999 Ford E15 1FDRE14W0HC29321 M0X4099
2005 Ford F15 1FTRW12W0SK61232 TXH7997
2013 BMW B33 WBXPX090418WJ19860 DTS0601
2015 Dodge J1C3CDFA77D267881 RMH6907

HOT APPLICATION NOTICE

The City of Lockhart's Hot Occupancy Tax (HOT) Advisory Board will begin accepting 2026 Funding Applications on Monday, February 9, 2026. The application deadline is February 27, 2026. Guidelines and applications can be downloaded from the City of Lockhart's website or packets may be picked up from the Finance Department at City Hall, 308 W. San Antonio St., Lockhart, Texas 78644. The HOT Advisory Board's first review of applications for funding is tentatively scheduled for March 12, 2026. After a permanent date is scheduled, all applicants will be notified and Notice of the meeting will be posted on the city website.

In accordance with Ordinance 2019-29, Sec. 54-129 HOT FUND GRANT PROCESS AND POST-EVENT REPORTING, a Applications for funding will be considered at meeting. Completed applications must be received ten (10) days prior to a meeting of the Board at which it will be reviewed. The HOT Advisory Board will meet approximately three weeks prior to Lockhart City Council Meeting. This time frame will allow the Board to review applications and make recommendations to the Council for funding. The first round of Board recommendations will be presented to City Council on April 7, 2026. Applicants are encouraged to attend the City Council Meeting and make formal presentations.



ORDER 03-2026

DESIGNATING CALDWELL 142 REINVESTMENT ZONE #1

WHEREAS, Chapter 312, Texas Tax Code, allows counties to designate areas as “reinvestment zones” in order to encourage development of underutilized real property and to expand economic development generally within the county through tax abatement.

WHEREAS, Caldwell County, Texas (the “County”) acting through its Commissioners Court (the “Court”) has, in Resolution 20-24, indicated its election to be eligible to participate in tax abatement under Chapter 312, Texas Tax Code, and establish guidelines and criteria governing tax abatement agreements;

WHEREAS, Caldwell 142 (“Caldwell 142”) seeks to construct a two-building data center campus with related power generation facilities within the County that will provide housing for organizations’ and businesses’ critical applications and data;

WHEREAS, Caldwell 142 has approached the County and requested an area (the “Proposed Zone”) be designated as the Caldwell 142 Reinvestment Zone #1, more accurately described in Exhibit A attached hereto;

WHEREAS, Caldwell 142 has indicated in its application that the two-building data center campus will be located within the Proposed Zone;

WHEREAS, notice of a public hearing on the Proposed Zone set on February 12, 2026, was published in a newspaper having general circulation in the County for a period not less than seven days before the date of such hearing;

WHEREAS, notice of a public hearing on the Proposed Zone set on February 12, 2026, was delivered in writing via USPS by registered or certified mail with return receipt requested to the presiding officer of the governing body of each taxing unit that includes in its boundaries the area described in Exhibit A; and

WHEREAS, on February 12, 2026, a public hearing was held regarding the Proposed Zone and interested parties were permitted to speak and present evidence for or against the designation of the Proposed Zone as a reinvestment zone.

NOW THEREFORE, BE IT ORDERED BY THE CALDWELL COUNTY COMMISSIONERS COURT THAT:

1. The Court finds that designation of the Proposed Zone would attract major investment in the Proposed Zone that would be a benefit to the property to be included in the Proposed Zone and would contribute to the economic development of the County;
2. The Proposed Zone is eligible for commercial-industrial tax abatement;
3. The boundaries of the Proposed Zone are described in Exhibit A;
4. The Proposed Zone is hereby designated as the Caldwell 142 Reinvestment Zone #1; and
5. As required by Section 312.401, Texas Tax Code, this designation expires five years from the date of this Order.

PROCLAIMED this the 12th day of February, 2026.

Hoppy Haden
Caldwell County Judge

B.J. Westmoreland
Commissioner, Precinct 1

Rusty Horne
Commissioner, Precinct 2

Ed Theriot
Commissioner, Precinct 3

Dyral Thomas
Commissioner, Precinct 4

ATTEST:

Teresa Rodriguez
County Clerk

**A METES & BOUNDS
DESCRIPTION OF A
319.937 ACRE TRACT OF LAND**

BEING a 319.937 acre tract of land situated in the William Pettus Survey, Abstract No. 21, and the Hector McNeill Survey, Abstract No. 199, Caldwell County, Texas; being a portion of a called 2,717.14 acre tract of land described as Tract 1 in instrument to Capital Land Investments I, LP recorded in Document No. 2020-003860 of the Official Public Records of Caldwell County, Texas; and being more particularly described as follows:

BEGINNING at a fence post found marking the north corner of a called 297.008 acre tract of land described in instrument to Sigman Grafted, LLC recorded in Document No. 2024-000017 of the Official Public Records of Caldwell County, Texas, same being a southwest corner of said Tract 1; from which, a 1/2-inch iron rod with a plastic cap stamped "CHAPARRAL" found marking the southeast corner of a called 126.322 acre tract of land described in instrument to Lonely Live Oak, LLC recorded in Document No. 2017-001147 of the Official Public Records of Caldwell County, Texas, bears South 48°32'33" West, 313.59 feet;

THENCE departing the north corner of said 297.008 acre tract and crossing said Tract 1, the following seven (7) courses and distances:

1. North 49°17'01" East, 153.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
2. North 40°42'59" West, 467.04 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
3. South 48°52'00" West, 416.94 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
4. North 40°43'16" West, 369.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
5. North 48°30'08" East, 1539.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
6. North 03°03'52" East, 390.55 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
7. North 41°56'08" West, 1946.73 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the southeasterly right-of-way line of State Highway No. 142 (variable width);

THENCE North 49°40'53" East, 763.84 feet along the southeasterly right-of-way line of said State Highway No. 142 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set; from which, a concrete Type II TXDOT monument found bears North 49°40'53" East, 1153.00 feet;

THENCE departing the southeasterly right-of-way line of said State Highway No. 142 and crossing said Tract 1, the following nine (9) courses and distances:

1. South 41°56'08" East, 548.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
2. South 86°42'59" East, 714.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
3. South 46°46'43" East, 341.30 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
4. North 53°03'55" East, 345.06 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
5. North 83°53'36" East, 367.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
6. South 41°56'08" East, 2132.03 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at the beginning of a curve to the right;
7. in a southeasterly direction, with said curve to the right, having a radius of 1000.00 feet, a central angle of 07°50'22", a chord bearing and distance of South 38°00'57" East, 136.72 feet, and an arc length of 136.82 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
8. South 34°05'46" East, 1732.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
9. South 55°35'50" West, 1194.95 feet to a wood fence post found marking the north corner of a called 41.85 acre tract of land described in instrument to Donald L. Nelle recorded in Volume 307, Page 546 of the Official Public Records of Caldwell County; Texas;

THENCE South 55°54'45" West, along the northeast line of said 41.85 acre tract, at a distance of 2,052.04 feet passing a 1/2-inch iron rod found on line marking the west corner of said 41.85 acre tract, same being the northernmost northeast corner of a called 168.275 acre tract of land described in instrument to Sigman Grafted, LLC recorded in Document No. 2022-008738 of the Official Public Records of Caldwell County, Texas, continuing along the north line of said 168.275 acre tract, a total distance of 2,089.09 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking an interior "ell" corner on the north line of said 168.275 acre tract;

THENCE North 41°21'23" West, at a distance of 57.61 feet passing a 1/2-inch iron rod with a plastic cap stamped "CHAPARRAL" found marking the northwest corner of said 168.275 acre tract, same being the northeast corner of aforesaid 297.008 acre tract, continuing along the northeast line of said 297.008 acre tract, a total distance of 2,152.73 feet to the **POINT OF BEGINNING** and containing 319.937 acres of land in Caldwell County, Texas.

**EXHIBIT OF A
319.937 ACRE TRACT OF LAND
HECTOR McNEILL SURVEY, A-199
WILLIAM PETTUS SURVEY, A-21
CALDWELL COUNTY, TEXAS**

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

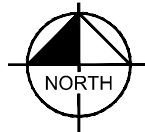
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JS	FEB. 2026	060027703	1 OF 2

STATE HIGHWAY NO. 142
(VARIABLE WIDTH R.O.W.)

CMF
N49°40'53"E
1153.00'
WILLIAM PETTUS SURVEY
ABSTRACT NO. 21
THOMAS MAXWELL SURVEY
ABSTRACT NO. 188

TRACT 1
CALLED 2717.59 ACRES
CAPITAL LAND
INVESTMENTS I, LP
DOC. #2020-003860
OPRCCT
(REMAINDER)



0 500 1000
GRAPHIC SCALE IN FEET

LINE TABLE

NO.	BEARING	LENGTH
L1	N49°17'01"E	153.33'
L2	N40°42'59"W	467.04'
L3	S48°52'00"W	416.94'
L4	N40°43'16"W	369.76'
L5	N03°03'52"E	390.55'
L6	N49°40'53"E	763.84'
L7	S41°56'08"E	548.50'
L8	S86°42'59"E	714.87'
L9	S46°46'43"E	341.30'
L10	N53°03'55"E	315.06'
L11	N83°53'36"E	367.59'

Δ=7°50'22"
R=1000.00'
L=136.82'
CB=S38°00'57"E
C=136.72'

LEGEND:

POB = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND W/ CAP
CMF = TXDOT TYPE II CONCRETE
MONUMENT FOUND
OPRCCT = OFFICIAL PUBLIC RECORDS
CALDWELL COUNTY, TEXAS

319.937 ACRES
13,936,440 SQ. FT.

CALLLED 126.322 ACRES
LONELY LIVE OAK, LLC
DOC. #2017-001147
OPRCCT

IRFC
(CHAPARRAL)

CALLLED
297.008 ACRES
SIGMAN GRAFTED, LLC
DOC. #2024-000017
OPRCCT

CALLLED 168.275 ACRES
SIGMAN GRAFTED, LLC
DOC. #2022-008738
OPRCCT

IRFC (CHAPARRAL)
ON LINE

1/2" IRF ON
LINE

P.O.B.
FENCE POST
FND.

CALLLED 41.85 ACRES
DONALD L. NELLE
VOL. 307, PG. 546
OPRCCT

FENCE POST
FND.

CALLLED 51.21 ACRES
ARLENE E. CARTER
VOL. 313, PG. 532
OPRCCT

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 060027703 FOR ADDITIONAL INFORMATION.

EXHIBIT OF A
319.937 ACRE TRACT OF LAND
HECTOR McNEILL SURVEY, A-199
WILLIAM PETTUS SURVEY, A-21
CALDWELL COUNTY, TEXAS

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Tel. No. (210) 541-9166
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	APS	JS	FEB. 2026	060027703	2 OF 2