



Texas Department of Motor Vehicles
Business Unit # 60800
Purchase Order # 0000016883

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Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **PO Date:** 10/28/2025 **PO End Date:** 10/31/2025 **PO Method:** LS **Dispatch:** Dispatch Via Print **Rev Dt:**

PLEASE NOTE: ADDITIONAL TERMS AND CONDITIONS MAY BE LISTED AT THE END OF THE PURCHASE ORDER.

Vendor: MEADOWS PLACE REAL ESTATE LLC
13612 SUMMER CLOUD LN
PEARLAND TX 77584-2163
United States

Ship To: 1P49 - Houston South RSC
11720 West Airport Blvd
Suite 200
Meadows Place TX 77477
United States

Ship To Attention: Christina Mullins Carter

Bill To: 4000 Jackson Avenue
Austin TX 78731
United States

Vendor ID: 1821906625 7 000

Purchaser: Richard Emmanuel Oballo
Phone: 512/465-4199
Fax: 512/465-5641

Bill To Fax:

Email: richard.oballo@txdmv.gov

Bill To Email: DMV_FIN-INVOICES@TxDMV.gov

PO Information:

FY26 Lease

Entire Lease Term: April 1, 2025, through March 31, 2035

Current Term - October 15, 2025 - October 31, 2025 PO#0000016883

Lease terms:

Months 1- 10 November 1, 2025 - August 31, 2026 -
Months 11 - 22 September 1, 2026 - August 31, 2027
Months 23 - 34 September 1, 2027 - August 31, 2028
Months 35 - 46 September 1, 2028 - August 31, 2029
Months 47 - 58 September 1, 2029 - August 31, 2030
Months 59 - 70 September 1, 2030 - August 31, 2031
Months 71 - 82 September 1, 2031 - August 31, 2032
Months 83 - 94 September 1, 2032 - August 31, 2033
Months 95 - 106 September 1, 2033 - August 31, 2034
Months 107 - 113 September 1, 2034 - March 31, 2035

Change Orders:

Change orders will be allowed only if unforeseen conditions arise such as, but not limited to, increasing or decreasing quantities or if the department needs dictate changes. All changes shall be in the scope of original work. No verbal change orders shall be permitted. All change orders must be in writing with a Purchase Order Change Notice (POCN) issued by TxDMV Purchasing Section.

Payment:

Payment will be made in accordance with the Texas Prompt Payment Act, TGC, Subtitle F, Chapter 2251. Vendor shall submit one copy of a correct itemized invoice showing the purchase order number, payee ID., remit to address, and phone number on invoice. Vendors may submit an electronic invoice. All electronic invoices shall be sent to DMV_FIN-INVOICES@txdmv.gov (note: There is an underscore "_" between DMV and FIN). All invoices received at the email address will be filed for future reference and you will receive a receipt confirmation email. To avoid the confusion of duplicate invoices, please do not send other copies of this invoice via regular mail, fax or other means. On emails for electronic invoices, include the company name (as it appears on the invoice) and the purchase order number in the subject line to assist in identifying and processing your invoices in a timely manner. TxDMV will not incur any penalty for late payment if payment is made in 30 days or less from receipt of goods or services and a correct invoice, whichever is later.

Note: Warrants will not be issued to a vendor without a current Texas Identification Number.

Quantity(ies):

Quantities are estimated: TxDMV does not guarantee to purchase any minimum or maximum quantity. TxDMV reserves the right to increase or

Authorized Signature

Richard Oballo

10/29/2025



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decrease the quantity(ies) of the purchase order at the same original terms and conditions. The vendor will be notified in writing by purchase order change notice of any requirements for any increased or decreased quantity(ies).

Delivery:

Delivery of goods shall be in accordance with the delivery requirements of this purchase order, any underlying or associated contract for the goods being purchased and any other requirements set for by TxDMV or state law. Upon delivery, the bill of lading shall include at a minimum the following information: TxDMV Division and Contact Name, TxDMV Purchase Order number, Delivery Address, Vendor contact information and return address. If the vendor has an updated delivery schedule or more accurate delivery date, the vendor shall notify the TxDMV contact immediately.

Additionally, this Purchase Order is governed by the current TxDMV Contract Affirmations and TxDMV Contract Terms and Conditions, unless modified by Supplemental Conditions approved and provided by TxDMV. These documents can be found at: <http://www.txdmv.gov/contractors-vendors>. For the avoidance of doubt, unless expressly stated otherwise in this Purchase Order or a TxDMV signature document, in the event of a conflict, ambiguity, or inconsistency between or among any Purchase Order documents, all TxDMV documents take precedence over the Contractors documents, if any.

Lease Payments:

TX Gov Code, Sec. 2167.002, Lease payments for district office space for certain agencies and programs.

Contract Monitor: Lori Burns
Email: Lori.Burns@txdmv.gov
Phone: 512-465-4081

Contract Monitor: David Schoettle
Email: David.Schoettle@txdmv.gov
Phone: 512-354-0157

Vendor Contact:
Meadows Place Real Estate, LLC
Praveen Dhayalan
512-206-4941
Praveenkumar.d@gmail.com

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	20765 Meadows Place South Houston RSC	30103	971/45	1.0000	EA	\$14,900.60000	\$14,900.60	10/28/2025

Schedule Total \$14,900.60

Contract ID:
0000016883

ReqID:
0000017727

Term 10-15-2025 - 10-31-2025 (Partial Month of a 120 month lease)

Meadows Place Real Estate, LLC
Praveen Dhayalan
512-206-4941
Praveenkumar.d@gmail.com

Item Total for Line # 1 \$14,900.60

Total PO Amount \$14,900.60

All Shipments, Shipping papers, invoices and correspondence must be identified with our Purchase Order Number. Over shipments will not be accepted unless authorized by Purchaser prior to Shipment.

Texas Department of Motor Vehicles Standard Terms and Conditions can be found at: <http://www.txdmv.gov/contractors-vendors>

Authorized Signature

Richard Oballo

10/29/2025