



Texas Department of Motor Vehicles  
Business Unit # 60800  
Purchase Order # 0000016318

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**Payment Terms:** NET30    **Freight Terms:** FOB Destination    **Ship Via:** US MAIL    **PCC:** 0    **PO Date:** 09/01/2025    **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:** RB PEBBLE INDUSTRIAL LP  
C/O HOLT LUNSFORD COMMERCIAL  
5950 BERKSHIRE LN STE 900  
DALLAS TX 75225-5833  
United States

**Ship To:** 1P13 - Fort Worth Region  
2425 Gravel Dr.  
Fort Worth TX 76118  
United States

**Ship To Attention:** Monica C Hernandez

**Vendor ID:** 1882814782 9 000

**Bill To:** 4000 Jackson Avenue  
Austin TX 78731  
United States

**Purchaser:** Quynh-Nhi Ge  
**Phone:** 512/465-4193  
**Fax:** 512/465-5641

**Bill To Fax:**

**Email:** Nhi.Ge@txdmv.gov

**Bill To Email:** DMV\_FIN-INVOICES@TxDMV.gov

**PO Information:**

This purchase order adds FY26 funds for the 60 month Lease #10462 for Fort Worth Regional Service Center. This purchase order replaces PO #60800 0000014875 upon its expiration on August 31, 2025.

Original purchase order was 608-12-00620.

On April 2, 2020 the TxDMV Board approved the Fort Worth Regional Service Center lease for an additional five year term, effective November 1, 2020 through October 31, 2025.

This is a 60 Month lease beginning November 1, 2020 and ending October 31, 2025.

Months 1-10: November 1, 2020 through August 31, 2021 - PO #60800 0000001259  
Months 11-22: September 1, 2021 through August 31, 2022 - PO #60800 0000001259  
Months 23-34: September 1, 2022 through August 31, 2023 - PO #60800 0000011808  
Months 35-46: September 1, 2023 through August 31, 2024 - PO #60800 0000013095  
Months 47-58: September 1, 2024 through August 31, 2025 - PO #60800 0000014875  
Months 59-60: September 1, 2025 through October 31, 2026 - PO #60800 0000016318

**Lease Payments:**

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

**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

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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.

**TxDMV Contract Monitor:**

Lori Burns  
Lori.Burns@TxDMV.gov  
512-431-4772

**TxDMV Contact:**

Monica Hernandez  
monica.hernandez@txdmv.gov  
(512) 465-1261

**Lessor Contact:**

RB Pebble Industrial, LP  
Attn: Hunt Woodruff, Managing Partner  
matt@exlinecapital.com  
(325) 668-1502

**Property Manager Contact:**

Holt Lunsford Commercial, Inc.  
Attn: Traci Devereaux, Director of Property Management  
tdevereaux@holtlunsford.com  
(972) 241-8300

| Line-Sch: | Line Description:  | PCA:  | Class/Item: | Quantity: | UOM: | Unit Price:   | Extended Amt: | Due Date:  |
|-----------|--|-------|-------------|-----------|------|---------------|---------------|------------|
| 1-1       | Lease 10462 Fort Worth Regional Service Center.<br>Term: 9/1/2025 - 10/31/2025 (Months 59 - 60 of a 60-month lease). | 30103 | 971/45      | 2.0000    | MO   | \$7,816.88000 | \$15,633.76   | 07/28/2025 |

**Contract ID:**  
0000011808

**ReqID:**  
0000017152

**Schedule Total**

Current Lease Period: Months 49-60: September 1, 2025 through October 31, 2025

Overall Lease Period: November 1, 2020 through October 31, 2025 (60 months)

Lease Location: Fort Worth RSC 2425 Gravel Dr. Fort Worth, TX 76118

**Item Total for Line # 1**

**Total PO Amount**

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.

**Authorized Signature**

**07/29/2025**



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

Authorized Signature

A handwritten signature in black ink, appearing to read "Quynh-Ha G.", written over a light gray rectangular background.

07/29/2025