



Service Provider Contract

Prepared for: Montague County Tax Assessor-Collector

Prepared by: Dru Morris | BIS Consultants

September 1, 2025

BIS CONSULTING LLC
14802 VENTURE DRIVE
FARMERS BRANCH, TEXAS 75234

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Our Company

BIS Consultants delivers enterprise-level IT, GIS, and Web and Mobile Apps services to over 250 government agencies and organizations through the U.S. Since 2007, we have quickly grown to over 50 employees and established ourselves as the leader in IT, GIS, and Sites solutions.

As our company expands, we add more and more products to help you grow and protect your business, while still maintaining the personal touch that has been so important to our success. We believe that providing our clients with an unmatched level of customer service is the best way to develop successful, ongoing business relationships. At BIS Consultants, we're committed to your success, because in the end, it's our success too.

Our Mission

Simplify our clients' IT needs through old school customer service with the ambition of improving technology in every area of government.

Core Values

- Community
- Servitude
- Adventurous
- Faith
- Grit
- Humble
- Entrepreneurial Spirit

Industry Leadership

Over 15 years of combined IT, GIS, Deeds, and Sites Service and appraisal district experience.

Co-Founders, Captains of the Ship!



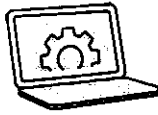
Britt Martin and Brandon Kay

As Co-founders of BIS Consultants, Britt and Brandon together are the visionaries of BIS Consultants. They are a little sunshine mixed with a lot of hurricane. Britt and Brandon are solution engineers that believe all aspects of a business are based on old school customer service. Britt and Brandon want to positively change government productivity with technology. They both hold a lot of student loans, equaling a Bachelor of Science in Business Management with a minor in Information Technology.

Contact Information

100% Texas Based Support

All our support – phone, chat, and email – is handled by our Support Staff in Texas.



IT Support Team

If you are experiencing technical issues, email our IT Support Team at support@bisconsultants.com

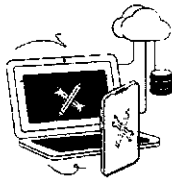


GIS Support Team

If you need GIS help, maps printed or would like to purchase GIS data, please email gissupport@bisconsultants.com

Deed Support Team

For help with deeds, please email deedsupport@bisconsultants.com



Website Support Team

For website updates or other webpage changes, please email productsupport@bisconsultants.com

Summary of Services

THIS CONTRACT OUTLINES SERVICES YOUR ORGANIZATION, Montague County Tax Assessor-Collector ("CLIENT"), HAS AGREED TO ALLOW BIS CONSULTING, LLC ("BIS") TO MANAGE AND/OR PROVIDE PURSUANT TO THE TERMS AND CONDITIONS CONTAINED HEREIN ("CONTRACT").

Thank You!

We can't wait to get started!

PROPERTY SEARCH

ALSO REFERRED TO AS ESEARCH, ESEARCH APPLICATION, ESEARCH WEBSITE

PROPERTY SEARCH REQUIREMENTS

To enable BIS to provide Property Search services, the Client agrees to the following:

- Grant BIS **read access** to the Client's production SQL database where the software vendor's database resides to enable application features. If BIS access cannot be granted, the Client may need to work directly with the software vendor. BIS will not be able to provide the service without access.
- Grant BIS access to the Client's DNS to add A Records for **search.client.com**. Alternatively, the Client's DNS vendor must update the records on BIS's behalf.
- Ensure the Client's hardware vendor opens ports (e.g., **1433, 6008**, or other SQL-accessible ports) **at least one week** prior to software implementation.

PROPERTY SEARCH SCOPE OF WORK

BIS agrees to:

- Configure and host the Property Search application.
- Provide periodic Property Search database upgrades and routine maintenance as needed.

Client Responsibility:

The Client acknowledges that access to property and ownership information from the Client's software vendor(s) is required to ensure proper functionality of the Property Search services.

PROPERTY SEARCH CHANGES

BIS will, where applicable, implement legislative updates to the Property Search software before the effective date of new laws.

- Enhancement requests will be considered based on their benefit to all BIS clients.
- BIS reserves the right to deny change requests at its sole discretion.

PROPERTY SEARCH DATA

The Client acknowledges and agrees to the following:

- BIS is not responsible for the accuracy, completeness, or integrity of the data presented on the Property Search website.
- Property and ownership data are periodically retrieved from the Client's software vendor's database.
- The Client is solely responsible for updating and maintaining the data in their appraisal software to reflect changes on the website (e.g., suppressing confidential information).

Data Update Policy:

- BIS will attempt to update recent data pertinent to Property Search services daily.
- Full data updates will occur on a weekly basis, unless otherwise directed by the Client.

AUTHORIZATION FOR RELEASE OF ACCOUNT ROLL

The Client authorizes BIS to release account roll data and make it available for purchase through BIS's online GIS data request system, currently hosted at www.texascountygisdata.com.

TAX CALCULATIONS

The Client acknowledges and agrees that:

- BIS cannot guarantee the accuracy of tax estimates displayed on the Property Search site due to variations in Client data and tax calculation complexities.
- The Client is responsible for verifying tax calculations and working with BIS to improve accuracy when appropriate.
- Additional development costs may apply for adjustments required to accommodate the Client's unique calculation needs.

OWNERSHIP OF SOFTWARE

- BIS retains ownership of the **Property Search Software** and related website application, including all code and intellectual property ("BIS Property Search Software and Application").
- The Client is granted a **non-exclusive, non-transferable, non-assignable, and limited license** to use the Property Search Software solely for the duration of this Agreement.
- Upon termination of this Agreement, the Client's license to the Property Search Software is immediately revoked, and all use must cease.

RIGHT TO BLOCK IP ADDRESSES

- BIS monitors WAN IP addresses of all users accessing the Property Search website or services.
- BIS reserves the right to revoke access to any IP address at any time without prior notice to maintain system performance and security.
- If the Client believes access has been revoked inappropriately, they must notify BIS and provide the requesting IP address for review.

Excessive Usage:

Users with excessive or unauthorized usage (e.g., unauthorized data scrubbing or linking) will have access revoked without notice. Non-commercial use of Site Services is permitted; however, BIS reserves the right to charge any third party accessing the data for commercial purposes.

USE OF REST SERVICE

BIS provides a **Representational State Transfer (REST) service** built through the ESRI framework to facilitate GIS data integration into online mapping applications.

Standard Features:

The REST service will include the following standard layers:

- Parcels with Ownership
- Abstracts
- City Limits
- Subdivisions
- School District Boundaries

Additional data layers can be negotiated and added as an “**Additional Data Layer**” at an additional cost.

Use and Restrictions:

- The REST service is designed for use in BIS online applications with appropriate security controls.
- Third-party access to the REST service requires written approval from the Client and BIS. The Client must submit a request for third-party access to BIS for review.
- BIS will not develop a REST service solely for use in a third-party application without a signed development contract and associated costs.

Termination of REST Service:

- If the Client terminates services for any BIS application utilizing the REST service, access to the REST service will also terminate.

- To continue using the REST service in a third-party application, the Client may sign a new REST service contract with BIS for an additional fee.

Delivery and Testing:

- BIS will deliver the REST service for review and testing by the Client. The Client has **30 days** from delivery to accept or reject the service.
- If the Client rejects the service, they must provide detailed written reasons within the 30-day period. BIS will work with the Client to resolve outstanding issues.

Change Requests:

- The Client may request changes to the REST service specifications at any time.
- BIS reserves the right to charge additional fees for changes based on scope, complexity, and impact.

If requested changes result in delays or additional expenses, the Client may choose to:

1. Withdraw the change request, or
2. Accept the delay, additional cost, or both.

If BIS cannot accommodate a change, the Client may terminate the development of the REST service upon written notice.

IP Address Monitoring:

BIS monitors all IP addresses accessing the REST service and reserves the right to revoke access at any time to maintain system security and performance. If access is revoked inappropriately, the Client must notify BIS to reinstate the IP.

PROPERTY SEARCH AND TAX

ALSO REFERRED TO AS ESEARCH, ESEARCH APPLICATION, ESEARCH WEBSITE

PROPERTY SEARCH AND TAX REQUIREMENTS

- **Access to Production Database**
 - BIS must be granted read access to the production SQL database where the software vendor's database resides. This access may require the Client to coordinate with their software vendor. If access is not granted, BIS will not be able to provide the service.
- **DNS Configuration**
 - BIS must be granted access to the DNS settings to add A Records for search."client.com". Alternatively, the vendor managing the DNS must update the records upon BIS's request.
- **Port Configuration**
 - The hardware vendor must open required ports (e.g., 1433, 6008, or others needed for SQL access) at least one week prior to the Property Search and Tax application implementation.
- **Payment Processing Assistance**
 - BIS may require the Client's assistance to coordinate with the Client's payment processing company to set up and transfer payments. BIS is not responsible for any limitations imposed by third-party payment processors on Property Search payment features.

PROPERTY SEARCH AND TAX SCOPE OF WORK

Hosting and Maintenance

- BIS agrees to host the Property Search and Tax application on its server and provide periodic upgrades, routine maintenance, and database updates as needed.

Data Integration

- BIS may integrate property ownership information from the Client's software vendor(s) and update the data at a minimum nightly, providing the Client access to the integrated application.

PROPERTY SEARCH AND TAX CHANGES

Legislative Updates

- BIS will implement legislative updates to the software before the effective date of the relevant law.

Enhancement Requests

- Enhancement requests are considered based on their benefit to all clients. BIS reserves the right to deny any requested changes.

ONLINE PAYMENTS

Payment Processing

- BIS does not process or store credit card information. BIS prepares and transfers invoices, including payer details and amounts owed, to the Client's third-party payment processor.

Third-Party Limitations

- BIS is not liable for payment feature limitations caused by third-party payment processors or software vendor constraints.

PROPERTY SEARCH AND TAX DATA

Data Accuracy

BIS is not responsible for data integrity displayed on the website, as all information is pulled directly from the Client's software vendor's database. Updates to displayed data require corresponding updates in the Client's appraisal software.

Data Update Frequency

Data is updated nightly or, at minimum, weekly.

OWNERSHIP OF SOFTWARE

1. **Property Rights** - The Property Search and Tax software, related website application, and underlying code are the property of BIS.
2. **License to Use** - The Client is granted a personal, non-transferable, and non-exclusive license to use the software while payments are current. Upon termination, the Client must cease all use of the software and application.

RIGHT TO BLOCK IP ADDRESSES

- BIS monitors WAN IP addresses of all users accessing the Property Search website or services.
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- If the Client believes access has been revoked inappropriately, they must notify BIS and provide the requesting IP address for review.

Excessive Usage:

Users with excessive or unauthorized usage (e.g., unauthorized data scrubbing or linking) will have access revoked without notice. Non-commercial use of Site Services is permitted; however, BIS reserves the right to charge any third party accessing the data for commercial purposes.

TAX CALCULATIONS

BIS Consulting cannot guarantee tax estimates will be 100% accurate. The client agrees to verify these calculations and work with BIS with any findings. We will work with clients to ensure the current year is no more than a few cents off from their software. Regarding previous years we will make best effort to ensure proper calculation however we will not spend development time working these issues due the amount of time and effort calculating exemptions, lawyer fees, adjustment codes and penalties and interest. If the client insists previous be corrected there may be a development cost associated with the time spent on these adjustments.

PARTIAL, QUARTER OR HALF PAY OPTIONS

BIS currently does allow partial payments in current and prior years

Client acknowledges that due to limitations in some CAMA system data and limitations with some third-party payment providers, BIS makes no guarantees regarding the ability for a particular Client's taxpayers to pay property taxes online. Client acknowledges that it may not be possible to pay property taxes online or to pay partial payments, quarter-pay, half-pay, or prior year payments via the Property Search website due to similar limitations

CREDIT CARD PROCESSING

BIS does not process credits or store credit card information. ALL credit card transactions are processed by the client's third-party payment processing companies.

PROPERTY SEARCH and TAX PAYMENT HISTORY

BIS Consulting will display up to 5 years of property and tax payment history.

USE OF REST SERVICE

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The REST service will include the following standard layers:

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- Subdivisions
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Additional data layers can be negotiated and added as an **"Additional Data Layer"** at an additional cost.

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- BIS will not develop a REST service solely for use in a third-party application without a signed development contract and associated costs.

Termination of REST Service:

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- If the Client rejects the service, they must provide detailed written reasons within the 30-day period. BIS will work with the Client to resolve outstanding issues.

Change Requests:

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- BIS reserves the right to charge additional fees for changes based on scope, complexity, and impact.
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If requested changes result in delays or additional expenses, the Client may choose to:

1. Withdraw the change request, or
2. Accept the delay, additional cost, or both.

If BIS cannot accommodate a change, the Client may terminate the development of the REST service upon written notice.

IP Address Monitoring:

BIS monitors all IP addresses, accessing the REST service and reserves the right to revoke access at any time to maintain system security and performance. If access is revoked inappropriately, the Client must notify BIS to reinstate the IP.

State M.A.P.S. Review Questions

STATE M.A.P.S. REVIEW QUESTIONS FOR GIS

BIS Consultants is committed to assisting the Client in meeting all GIS-related requirements for the State of Texas Comptroller's MAPs Review. BIS will provide GIS data deliverables and support necessary to comply with MAPs criteria, ensuring that the Client's GIS data is accurate, complete, and organized in accordance with State standards.

- **Specification of Geographic Areas to Be Mapped:** BIS will work with the Client to specify and confirm the geographic areas required for mapping under the MAPs review guidelines. This includes parcels, subdivisions, city limits, school districts, and other applicable boundaries as designated by the Client or required by the Comptroller's Office. BIS will document and verify the mapped areas to align with the Client's requirements and the MAPs review standards.
- **Data Integrity and Completeness:** BIS will maintain and update GIS data layers—including parcels, lot lines, city boundaries, and additional features as specified—ensuring that the data aligns with the most current cadastral records and meets the completeness standards set forth by the MAPs review.
- **Documentation and Reporting:** For the MAPs review, BIS will provide documentation detailing GIS updates, data sources, and methodologies. BIS will maintain records of GIS data modifications, including property splits, mergers, PID updates, and corrections, for MAPs review verification. This documentation will be available to the Client for submission to the State or for use in any related audit.
- **Compliance Assurance:** BIS will ensure that all GIS data deliverables meet the required Texas State Plane projection (NAD83) and include the necessary metadata to facilitate compliance with MAPs review standards. Additionally, BIS will work with the Client to address any GIS-related questions or adjustments needed to pass the MAPs review successfully.
- **Ongoing MAPs Review Support:** Should the Comptroller's Office request further clarification or data during the MAPs review process, BIS will provide assistance by addressing GIS-specific queries and supplying additional documentation as necessary. BIS is committed to working collaboratively with the Client to fulfill any additional requirements that may arise during the MAPs review.

STATE M.A.P.S. REVIEW BACKUP POLICY

The Client maintains two encrypted file-level backup data storage servers. One server is located onsite in the computer room and the other server is located in Dallas, Texas at the BIS secured storage site. BIS also has secured repositories in the East and West coast in which the data is replicated. Data is backed up nightly to the in-house Client server and spooled out to the BIS server for secure storage.

Client acknowledges and agrees that Client is solely responsible for the security of Client's operating environment, including Client's hardware, software, and data. BIS will maintain

disaster recovery measures and data back-up procedures in accordance with best industry standards designed to minimize the risk of loss of data. In the event of a disaster BIS will restore data from the local backup first and the remote backup if the local is unavailable. At least 2 to 5 days (if not longer) of down time should be expected for recovery. BIS will also work with Client's software vendor to restore Client's files and database. BIS backups are randomly tested each year to verify file integrity. Client acknowledges, however, that such procedures do not and cannot eliminate all threats to data loss, data security, and data integrity and that BIS cannot and does not guarantee the accuracy of all data or complete or accurate recovery in the event of data loss or damage. BIS shall make all good faith efforts to safeguard and protect Client's hardware, software, and data from damage, loss, or corruption; however, Client acknowledges and agrees that BIS shall not be responsible or liable for any loss of data, including but not limited to damage, total or partial loss, corruption, or inaccuracy or for any compromise to data security or integrity.

Prohibition of Boycott Israel

DO NOT AND WILL NOT BOYCOTT ISRAEL

BIS verifies that it does not Boycott Israel, and agrees that during the term of this contract it will not Boycott Israel as provided in Texas Government Code Section 2271.002, as amended.

Prohibition of Contracts with Certain Companies

DO NOT AND WILL NOT DO BUSINESS WITH FOREIGN TERRORIST ORGANIZATIONS

BIS verifies that it does not do business with Iran, Sudan, or a foreign terrorist organization during the term of this contract as provided in Texas Government Code Chapter 2252, Subchapter F, specifically, Tex. Govt. Code Sections 2252.151 – 2252.154.

Pricing

Agreed pricing is provided in the attached estimate or invoice.

Set-Up Fee – Technical configuration and deployment of our solution, ensuring all necessary components are properly installed and ready for use.

Onboarding Fee – Provides a dedicated account representative to oversee your onboarding process, offering personalized support and access to an online portal for real-time tracking and a seamless transition.

DESCRIPTION	AMOUNT
Property Search Yearly Service	\$ 5,500.00
Property Search and Tax Yearly - payment ability on property search.	\$ 2,000.00
Development One Time Fee - personalized support and access to an online portal	\$ 2,500.00
Onboarding Fee - personalized support and access to an online portal	\$ 2,500.00
SUBTOTAL	\$ 12,500.00
TAX	\$ -
TOTAL	\$ 12,500.00

INVOICES

Invoices will be emailed to the Client according to the payment agreement. If Client has any questions regarding the invoice, Client can contact BIS's accounting team. It is the Client's responsibility to provide BIS with an up-to-date email address for billing purposes. BIS reserves the right to charge the maximum amount of interest allowed by law on all invoices over 30 days past due from the date of the invoice and each month thereafter until the invoice is paid in full.

Term and Agreement

CONFIDENTIALITY AGREEMENT and the Public Information Act

The data, information, and material included in this document and accompanying documents is provided to the user with restricted rights. Use, duplication, or disclosure by a political subdivision of the State of Texas is subject to the restrictions that are set forth in TEXAS LOCAL GOVERNMENT CODE Section 252.049.

<http://www.statutes.legis.state.tx.us/SOTWDocs/LG/htm/LG.252.htm>

It is understood and agreed to that certain information is and must be kept confidential and to ensure the protection of such information the parties (Client and BIS) agree to this Confidentiality Agreement as follows:

1. The Confidential Information to be disclosed can be described as information Client receives from BIS which is:
 - a. Technical and business information relating to proprietary ideas and inventions, ideas, patentable ideas, trade secrets, competitive bids and/or proposals, drawings and/or illustrations, patent searches, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure.
2. Client agrees not to disclose the Confidential Information obtained from BIS to anyone unless required to do so by law.
3. The Client is required to make a good faith effort to notify a person or entity whose proprietary interests may be implicated by a request for information where the information may be considered proprietary by the party. Tex. Gov't Code Ch. 552.
4. If the Client receives a public information request to inspect all or any part of the Confidential Information, and/or a request to receive a copy thereof, the Client agrees to promptly notify BIS and reasonably cooperate with BIS in protecting the Confidential Information from disclosure.
5. If the Texas Attorney General's Office or any court orders the production of any Confidential Information, the Client will promptly advise BIS of same. The Client or BIS may, but is not required, to file a lawsuit challenging such disclosure under Section 552.324 of the Texas Government Code. BIS reserves all rights to challenge the disclosure of Confidential Information.

DEVELOPMENT FEES

To begin development, 50% of the agreed payment is due upon signature of this contract as a down payment by the Client, and a license fee of the remaining 50% of the payment is due upon delivery in accordance with the Specifications provided such software system performs as intended by the parties.

PAYMENT DUE DATE

All fees under this contract will be due and payable in full to BIS no later than 30 days after the date of BIS's invoice. Such invoice shall not be submitted until the software system performs as intended by the parties.

TERM

This contract shall be effective as of the Start Date and shall continue for a one-month term ("Term"). Unless otherwise terminated as provided herein, this contract shall renew automatically at the end of the Term for additional one-month periods unless and until either Party gives written notice of termination of this contract at least thirty (30) days prior to the end of the Term or any such renewal term.

TERMINATION

Either party may terminate this contract upon thirty (30) days advance written notice to the other party or in the event either party breaches any of the terms or conditions of this contract and such breach is not cured within thirty (30) days after receipt of written notice thereof.

NON-APPROPRIATION OF FUNDS

The parties acknowledge that this contract is a commitment of the current revenues only of the Client. If the Client's governing body fails to appropriate funds for the payment of its obligations hereunder for any subsequent fiscal years, this contract is terminated as of the last date of the then current fiscal year of the Client.

DISCLAIMER OF WARRANTIES

BIS MAKES NO WARRANTIES AS TO THE PRODUCTS OR SERVICES PROVIDED IN THIS CONTRACT AND DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS AND/OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE RELATING TO BIS'S PROVISION OF THE PRODUCTS AND SERVICES HEREUNDER.

FORCE MAJEURE

Other than for payment of amounts due hereunder, neither Party shall be liable or responsible to the other Party for any delay, damage, loss, failure, or inability to perform its obligations hereunder which may be caused by a "force majeure." The term force majeure includes: an act of God, strike, act of a public enemy, war, blockage, public rioting, inability to obtain materials, supplies, or labor permits, acts or restraints of any governmental authority, temporary failure of equipment, breakage or accident to machinery or lines of equipment, pandemics, and any other cause which is not reasonably within the control of the Parties and which by the exercise of due diligence could not reasonably be prevented or overcome.

LIMITATION OF LIABILITY

Except for the Indemnification provided by BIS for Client, neither party shall be liable to the other party, and the parties hereby waive any and all claims against each other for any special, incidental, consequential, exemplary, punitive and/or other indirect damages (including, without limitation, interruption or loss of service, losses or corruption of files, data, and/or information, and losses of use, income, revenue, profit, business, reputation, and/or goodwill), arising out of or related to this contract and/or BIS's provision of products and services hereunder, even if such party has been previously advised of the possibility of such damages, and even if any exclusive remedy provided for herein fails of its essential purpose. Notwithstanding anything to the contrary herein contained, except for the indemnification for intellectual property rights provided herein, BIS's maximum cumulative liability to Client for any loss or damages resulting from any claim, demand, or action arising out of or related to this contract and/or BIS's provision of the products and services hereunder or any failure or delay in delivering the products and services hereunder shall not exceed the total amount(s) paid by Client to BIS for the products and services forming the basis of such claim, demand, or action during the twelve (12) month period immediately preceding the date on which the event giving rise to the claim occurred.

GOVERNMENTAL IMMUNITY

Nothing in this contract shall be deemed to waive, modify, or amend any legal defense available at law or in equity to the extent such waiver, modification, or amendment is precluded by the United States or Texas Constitutions or laws of the State of Texas.

INDEMNIFICATION

BIS hereby defends, indemnifies, and holds harmless the Client its board of directors, officers and employees from and against any claims, damages, and expenses (including reasonable attorneys' fees and costs of litigation) relating to any claim or action against the Client arising from a third party claim that a permitted use of any of the products or services provided under

this contract infringes any U.S. patent, trademark, or copyright or the intellectual property rights of such third party provided that the Client gives BIS prompt notice of any such claim and provides reasonable assistance to BIS, except to the extent the infringement or alleged infringement is caused by the negligent acts or omissions of the Client.

INSURANCE

Client shall inform BIS in advance of and prior to entering into any agreement with BIS, including without limitation this contract, if Client has any insurance requirements relating to any products or services BIS provides Client. Client agrees that any insurance requirements shall addressed separate and apart from this contract.

AUTHORIZATION TO ACCESS CLIENT DATA

This contract will serve as authorization for representatives of BIS to access "client data" on behalf of Montague County Tax Assessor-Collector.

Montague County Tax Assessor-Collector hereby authorizes BIS to develop software that eliminates the manual entry of data, into Montague County Tax Assessor-Collector SQL server database. The data resides on Montague County Tax Assessor-Collector production server, owned by Montague County Tax Assessor-Collector. BIS shall provide a log to audit changes imported into the Montague County Tax Assessor-Collector current database. This contract shall serve as authorization for any Montague County Tax Assessor-Collector vendors to cooperate with BIS in performing this service and to allow access as necessary. This authorization shall continue until revoked in writing by Montague County Tax Assessor-Collector.

DISPUTE RESOLUTION, MANDATORY VENUE AND GOVERNING LAW

The Parties (Client and BIS) agree that before initiating litigation they shall attempt in good faith to resolve any dispute or claim arising out of or in relation to this contract through negotiations between the Client's manager with authority to settle the relevant dispute and BIS. The Parties agree that the laws of the State of Texas shall govern the construction, interpretation and enforceability of this contract without regard to choice of law rules. The Parties (Client and BIS) agree that mandatory venue for any dispute regarding performance of the obligations in this contract brought against BIS shall be in the State Courts of Dallas County, Texas. The Parties (Client and BIS) agree that mandatory venue for any dispute regarding performance of the obligations in this contract brought against Client shall be in the State District Courts of the County in Texas where the Client is located. The Parties (Client and BIS) expressly consent to the personal and subject matter jurisdiction in such courts.

AGREEMENT

This contract represents all the terms and conditions agreed upon by both parties. No other understandings or representations oral or otherwise, regarding the subject matter of this contract shall be deemed to exist or to bind any of the parties hereto.

In the event any of the provisions of this contract are found by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

The client understands that BIS CANNOT guarantee 100% notification of system failures as it is inevitable some things are out of our control. The Client agrees to work with BIS to remedy the situation and work together to come up with a solution that works for both BIS and the client.

The contract may be altered, amended, or waived only by a written amendment executed by both parties (Client and BIS). This contract is executed by the persons signing below who warrant that they have the authority to execute the contract on behalf of the parties.

Start Date:	October 1, 2025
Renewal Date:	December 31, 2025
Contact:	Kathy Phillips
GIS Contact:	#GisContact#
IT Contact:	#ItContact#
Client Name:	Montague County Tax Assessor-Collector
Client Address:	11339 Texas 59, Montague, TX 76251
Phone Number:	(940) 894-3601
Billing Schedule:	☐ Monthly ☐ Quarterly ☐ Yearly

KEVIN L. BEATON
NAME

[Signature]
SIGNATURE

September 8, 2025
DATE

Britt Martin

NAME

[Signature]
SIGNATURE

09/05/2025

DATE

**BIS Consultants**

14802 Venture Dr.
Farmers Branch, Texas 75234
800-247-9045
bisconsultants.com
sales@bisconsultants.com

**Estimate 1037705570-
1014**

SENT

Kathy Phillips
(940) 894-3601

Billing address:

11339 Texas 59
Montague, Texas 76251

Date: Aug 12, 2025

Expiration Date: Aug 29, 2025

Status: Sent

Notes:

- Set-Up Fee – Technical configuration and deployment of our solution, ensuring all necessary components are properly installed and ready for use.
- Onboarding Fee – Provides a dedicated account representative to oversee your onboarding process, offering personalized support and access to an online portal for real-time tracking and a seamless transition.
- Year two annual fee will increase to 6500.00 for property search and 3000.00 for tax payment to align with the current pricing model.
- September cost of \$625.00 will be deferred to Oct. billing schedule.
- Any substantial modifications to the onboarding process or implementation scope requested after project commencement shall be subject to a written change order, and may result in additional charges.

Item	Unit Price	Quantity	Taxed	Amount
Property Search Yearly Service - BIS	\$5,500.00	1	No	\$5,500.00
Property Search Yearly Service				
Property Search and Tax Yearly - BIS	\$2,000.00	1	No	\$2,000.00
Property Search and Tax Yearly - payment ability on property search.				
Development Set Up Fee One Time Fee	\$2,500.00	1	No	\$2,500.00
Development One Time Fee				

Item	Unit Price	Quantity	Taxed	Amount
Onboard Fee Property Search	\$2,500.00	1	No	\$2,500.00
personalized support and access to an online portal				

Thank you for your business!	Subtotal	\$12,500.00
	Total	\$12,500.00