

3. AFFILIANT HAS PROBABLE CAUSE FOR THE SAID BELIEF BY REASON OF THE FOLLOWING FACTS, TO WIT:

July 22, 2024 at 1100 hrs., Victoria County Sheriff's Deputies were dispatched to 13122 4th Street Bloomington, Texas 77951 for a dispute call.

Corporal Travis Campbell and Deputy Miguel Ramos arrived and met with [REDACTED], W/M, D.O.B. [REDACTED] who told deputies that he wanted his name off of a petition that he recently signed.

[REDACTED] stated, he was contacted by two employees from the management office, who requested he sign a petition. [REDACTED] stated that there was no information on the petition stating what the petition was for. [REDACTED] said only seven names signed on the petition. [REDACTED] said the employees told him it was for bringing bigger business's to Bloomington. Corporal Campbell spoke with the staff members and asked them what the petition was for and they told him that it was for bringing more busses to Bloomington to help with transportation. The staff told Corporal Campbell that [REDACTED] believes it is to get him to move out of his residence. Staff eventually brought the signature page [REDACTED] signed and told him that his name was removed. [REDACTED] stated, by law, he was supposed to be the one to remove his name and claimed the document they provided was not the original one he signed. [REDACTED] name was removed and he refused to sign or initial it showing it was removed.

On July 30, 2024, attorneys from the Bojorquez Law Firm, PC, 11675 Jollyville, Road, Suite 300, Austin, Texas 77901, submitted an Incorporation Petition for the Village of Bloomington to Victoria County Judge Ben Zeller. The petition called for a municipal incorporation election of the Bloomington Community as a Type C general-law municipality to be known as the "Village of Bloomington."

The petition was on behalf of the petition signers and 87204EDC, Corporation Attached to the petition was the signature of 121 residents of Bloomington, Texas, seeking to place the proposal for the November 2024 election. 87204EDC Corporation, is a nonprofit corporation that was formed on June 5, 2024, the initial registered agent for the organization is True Space, Inc. 4245 N. Central Expy, Ste 492, Dallas, Texas 75205. Carol Stevens is listed as the organizer of the entity, 4245 N. Central Expy, #492, Dallas, Texas 75205. The signature portion of the organizer is spelled Carol Stephens.

August 23, 2024, I Investigator Chris King, along with Inv. Steven Nelson were assigned the case. Beginning researching the voter issue and I received a copy of the petition with signatures and proposed map of the village. On first glance, the map of the proposed village is an odd shape that did not include a lot of contiguous properties and left majority of the town of Bloomington out. I began researching the Victoria County Appraisal District Records and found that the majority of the area included in the petition belonged to the cabins, (not the proper name for them). Initially I found that properties are owned by Oakwood Outlook LLC. Through the Texas Secretary of State Records, Oakwood Outlook LLC. List Paul Lopez, 5900 Balcones Drive, Ste. 100, Austin, Texas 78731, who is a Registered Agent for Lone Star Registered Agent, LLC, with the same address. The LLC was declared correct by Martha Vasquez, W/F, D.O.B.

██████████, Victoria, Texas 77901.

September 3, 2024, Investigator S. Nelson and I went to the Victoria County Annex and spoke with Margetta Hill, REO, CERA, and Elections Administrator, who advised me that she had previously checked the petition to determine, if all who signed lived in the Bloomington area and were eligible to vote. I asked if she was able to provide me with when those individuals became registered voters in 2024. Ms. Hill said she would need the list and would have to research the applications. I scanned the list and emailed it to her. Inv. Nelson and I then went to the Appraisal District to see if they can provide us with a large format map of the proposed village outline, integrated with the different LLC's that owned properties inside the outline.

September 3, 2024, I began research on previous elections, specifically looking for turnout for the precincts in Bloomington, Texas.

According to Turnout for November 7, 2023 Joint Special Election, held on November 7, 2023. Voters from Precinct 12, which covers Placedo, Texas, 87 individuals voted representing 12.65% of registered voters. Precinct 13, which includes Bloomington, Texas. Seventy-nine (79) individuals voted representing 5.02% of registered voters. The outlier here is the petition has 121 registered voters' signatures. If the election would have been held today and those individuals on the petition voted, it would be outside the normal voting pattern for the community.

September 4, 2024, conducted research on Oakwood Outlook LLC to determine who the principals are. The Texas Secretary of State only listed the Registered Agent of the company. The Registered Agent is Lone Star Registered Agent, LLC, 5900 Balcones Drive, Suite 100, Austin, Texas 78731. The majority of the instruments in the Victoria County Clerks Office relating to Oakwood Outlook LLC. are acknowledged by Martha Vasquez as manager or as a Director. Martha Vasquez is(was) known as the common law spouse of Rocky Alford, W/M, D.O.B. ██████████, Victoria, Texas 77901, who is commonly known to be the individual who manages/owns the cabins/cottages in Bloomington, Texas. According to the Victoria County Appraisal District records, Oakwood Outlook LLC currently owns approximately One Hundred twenty-three properties in Bloomington, Texas.

Through my investigation, I obtained records that state **Sedona Randolph LLC** is the entity that is receiving rent money and is paying the day to day bills for the cottages. Sedona Randolph Inc., was incorporated on December 28, 2017 and is listed as a Foreign For-Profit Corporation, 18 East Fourth St., Bloomington, Texas 77951. Sedona Randolph Inc. was initially Incorporated under the laws of Delaware on December 21, 2017. Kyle Frers is listed as the Initial Registered Agent for the Corporation. On December 17, 2019, Sedona Randolph Inc. filed a Public Information Report with the Texas Secretary of State listing Martha Vasquez as President and the Registered Agent as Kyle Frers.

I continued to research additional land owners in Bloomington and discovered several other LLCs own tracts of land in Bloomington, Texas. Most of the LLC have Martha Vasquez in common, on records with the Texas Secretary of State or the Victoria County Clerk's Office as a

Notary on Deeds or copies of deeds to be returned to Martha Vasquez. It should be noted that most of the LLCs eventually use the same Registered Agent address of 5900 Balcones Drive, Ste 100, Austin, Texas 78731.

Westcott Properties, LLC, is the name of the lease agreements tenant's sign when applying for a place to live at the cottages in Bloomington, Texas. They are a subsidiary of Wescott Real Estate Management LLC. West Coast Properties, LLC has a registered Agent of Registered Agents Inc., 5900 Balcones Drive, Ste 100, Austin, Texas 78731. Wescott Real Estate Management LLC, registered agent is Registered Agents Inc., 5900 Balcones Drive Ste. 100, Austin, Texas 78731.

Emerald City Investments LLC, P.O Box 7578, Victoria Texas 77903, owned by Terrence Ellis, [REDACTED], Victoria, Texas 77903 and has a registered agent of Registered Agents Inc. 5900 Balcones Dr., Ste. 100, Austin, Texas 78731. Oakwood Outlook sold five (5) tracts of land in Bloomington, Texas on March 29, 2023. (Lots 5, 6, 7, 8 and 9, Block G of the Suttan, Page, Smith Addition. A Mary Garcia signed deed as the Manager for Emerald City Investments. Emerald City Investments currently owns eight (8) Tracts of land in Bloomington Texas.

According to the bank records I received from Sedona Randolph Inc., (operator of the cabins in Bloomington), Ellis has received large sums of monies from the LLC for the Six Flags, motel, 3009 Houston Highway, Victoria, Texas 77901. On March 27, 2023, the Victoria County Water Control and Improvement District #1 Board members declared Lots 10 and 11, in Block 77, Bloomington, Town site, an addition in Victoria County, Texas, according to the established map and plat of said Town Site of record in Map and Plat Records of Victoria, County, Texas. It's alleged that the bid for this tract of land was skewed toward Terrance Ellis so that he was able to win the bid for this tract of land. David Hernandez, who was the operator of the water facilities for the Victoria County Water Control and Improvement District #1, placed a high bid for this tract of land but was not awarded the land.

This tract of land was utilized in 2024 to drill an un-engineered water well. I contacted the Texas Environmental and Quality Department (TCEQ) to determine if they were aware of the well. They replied they were, and that they would eventually grant a permit for this well, even though it did not produce enough water. TCEQ stated that they have required the Victoria County Water Control and Improvement District to obtain the proper easements and a rental agreement with the current landowner to purchase water from them. Terrence Ellis through Emerald City Investments LLC, entered into a Water well Facilities Area Agreement with the Victoria County Water Control and Improvement District #1 on August 2, 2024. Agreement is located at the Victoria County Clerk's Office Number 202406888 Official Public Records. This agreement does not state how much the Water District will pay for water from this water well. Keep Bloomington Beautiful was incorporated as a Nonprofit Corporation, Jon Vasquez, 12985 State Hwy 185 Bloomington; Texas is listed as the initial registered agent and appears to be the

son of Martha Vasquez. Oakwood Outlook sold a tract of land to Keep Bloomington Beautiful on October 23, 2023. Keep Bloomington Beautiful LLC currently owns eight (8) tracts of land. Keep Bloomington Beautiful sold ten (10) tracts of land to Oakwood Outlook, address of 1902 Texas Parkway #1277, Missouri City, Texas 77459 on June 22, 2023. (OPR 202305852)

William McCaskill, (Billy McCaskill) W/M, D.O.B. is the president of the Victoria County Water Control and Improvement District #1. He is also owner of Cloacina LLC, P.O. Box 357, Bloomington, Texas 7791. Martha Vasquez is listed as Manager of Cloacina LLC., on several filings with the Texas Secretary of State. Cloacina currently owns Three (3) tracts of land in Bloomington, Texas. According to the Victoria County Clerk's Office, McCaskill purchased the tracts of land from Navarro Mills, LLC. Which is controlled by Martha Vasquez.

Six Sixteen LLC, 1999 Bryan ST., Suite 900, Dallas, Texas 75201-3136, (Same Address listed for CT Corporation System a registered agent company) Kyle Frers, W/M, is listed as governing person 1, [REDACTED] Victoria, Texas 77901. Kyle is reported to be the adopted son of Rocky Alford. Martha Vasquez is also listed on Six Sixteen Public Information Report filed with the Texas Secretary of State. Six Sixteen currently owns twenty-eight (28) tracts of land in Bloomington, Texas.

Robert Cardenas, H/M, D.O.B. [REDACTED], Bloomington, Texas 77951 is a Director of the Water Control and Improvement District #1. Mr. Cardenas has received monies from Sedona Randolph from one account since January 2024. It is alleged that he has worked for Sedona Randolph (the Cabins) for years.

Johnathan Sarkis, W/M, D.O.B. [REDACTED], Bloomington, Texas 77951 is the Secretary of the Water Control and Improvement District #1, and received regular payments from Sedona Randolph LLC. Since October 2021.

Cory Starnes, W/M, D.O.B. [REDACTED], Port Lavaca, Texas 77979, is a Director of the Water Control and Improvement District #1 and has been receiving money from Sedona Randolph (the cabins since January 2024..

[REDACTED]

[REDACTED] said she contacted [REDACTED], who works for the Victoria County Water District, to let him know about a conversation she had with Billy in November of 2023. During the conversation, Billy told her that [REDACTED] and his family were interfering with Rocky's (Rocky Alford) plans for Bloomington and Billy's agreement with Rocky was that if [REDACTED] continued to cross Rocky, Billy's job was to kill [REDACTED] father and [REDACTED] Brother. [REDACTED] said that Billy would do whatever Rocky tells him to do. If Rocky calls him, Billy stops what he is

doing to take his call or to run to Bloomington if Rocky tells him to go. [REDACTED] said the entire Water Board is in Rocky's pocket and will do what Rocky tells them to do. I asked [REDACTED] if Billy is paid by Rocky and she replied "yes". Billy received \$2,000.00 a month from Rocky. A Subpoena was sought and given for William McCaskill's bank account that he has at Prosperity Bank. Mr. McCaskill's received approximately \$210,803.25 from Sedona Randolph LLC., since October 3, 2017, with the most recent deposits being made October 7, 2024. [REDACTED] stated that William McCaskill charges different people different rates for water useage.

September 30, 2024, at approximately 4:45 p.m., I received an email from the Victoria County Clerk, Heidi Easley, advising that Monica Gonzales had been filing Deed records in mass from some of the corporations in Bloomington. Ms. Easley forwarded an email of the transactions that have occurred since September 16, 2024. I reviewed the spreadsheet and noted that 63 Deeds had been filed and that the all but two (2) of the deeds were styled in the names of Family Trusts. In my experience, this is highly unusual to have that many tracts of land change hands into Trust at the same time. I took the spreadsheet and searched the Victoria County Clerks website and because searching the documents that had been uploaded into the portal.

Oakwood Outlook LLC, a company owned by Martha Vasquez, (Secretary of State provided Information). Kyle Frers, as Manager of Oakwood Outlook LLC., acknowledged on September 27, 2024 and Notarized by Monica Gonzales, signed the twenty-six (26) deeds. The documents were to be returned to Monica Gonzales.

Paul Lopez, 5900 Balcones Dr. Ste. 100, Austin, Texas 78731, Registered Agent signed the four (4) instruments filed for Clearview Mountain LLC., for Clearview Mountain LLC. All of the instruments were signed on September 11, 2024, notarized by Monica Gonzales and return to Monica Gonzales.

Emerald City Investments LLC, a company owned by Terrence Ellis, recorded four (4) instruments at the Clerk's Office, all dated September 23, 2024, signed by Guadalupe Lopez, as Manager. According the Texas Secretary of State, Guadalupe is not listed as a manager. Kyle Frers notarized the documents and the scanned original documents were to be returned to Kyle Frers.

September Farms LLC, recorded five (5) instruments all dated September 23, 2024, signed by Maria Torres, as Manager of September Farms, LLC.. According to the Texas Secretary of State's records, Maria is not listed as a manager. Only that Registered Agents Inc., 5900 Balcones Drive, Suite 100, Austin, Texas 78731 and Anna Reyes as Manager.

Atwater Groves., LLC, filed ten (10) instruments, all dated September 24, 2024, signed by Leah Hernandez, Manager, Atwater Groves LLC.. 5900 Balcones Drive, Ste 100, Austin, Texas 78731. According to the Texas Secretary of State, Leah Hernandez is listed as a Manager on the Public Information Report. Martha Vasquez is listed as well. Monica Gonzales notarized the documents and the scanned original documents were to be returned to Monica Gonzales.

Six Sixteen LLC., filed twelve (12) instruments, all dated September 26, 2024, signed by Kyle Frers, as Manager of Six Sixteen LLC. Monica Gonzales notarized the documents and the scanned original documents were to be returned to Monica Gonzales. Martha Vazquez is also listed as a Manager of this LLC., filed one (1) instrument dated September 24, 2024, signed by William McCaskill, as Manager of Cloacina LLC. Notarized by Monica Gonzales and the scanned original documents were to be returned to William McCaskill. Martha Vasquez is listed as a Manager of Cloacina LLC.

A search of the addresses used for the separate Trusts are in United States Post Offices around the country. Only eight (8) of those addresses included a postal box number, the fifty-five had addresses to physical Post Office building and did not include any post office box numbers thus undeliverable. This along with the poorly written addresses on the deeds, as well as, the fact the properties were all sold to Trusts, and the names appearing as trustee appear to be too common. The fact that all of the documents were notarized by the same individuals, all affiliated with the cottages, (Oakwood Outlook LLC., Paul Lopez Registered Agent for Clearview Mountain LLC, Emerald City Investments LLC., Atwater Farms LLC, Atwater Groves LLC, Six Sixteen LLC and Cloacina LLC) make the possibility that these individuals and Trust do not exist.

Investigators with the Victoria County Sheriff's Office were able to make contact with six possible matches in various states who had similar names, but those contacted did not know where Victoria or Bloomington were located and were not affiliated with any Trusts.

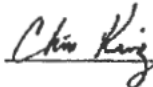
I reached out to the United States Postal Inspection Service to determine if any of the names listed actually belong to those addresses. At the time of this affidavit, I have not had a response to my request.

The parties involved have gained benefit and consideration by offering/providing money and favor for the benefit of Sedona Randolph, the cottages/cabins by not having to pay or pay less for water usage. The companies have inserted influence over Water Board decisions and votes in favor of Sedona Randolph, the cottages/cabins.

WHEREFORE, AFFIANT ASKS FOR ISSUANCE OF A WARRANT THAT WILL AUTHORIZE THE SEARCH OF SAID SUSPECTED PLACE FOR SAID PROPERTY AND SEIZURE OF THE SAME AND TO TAKE CUSTODY OF ALL SEIZED PROPERTY AND SAFE KEEP SUCH PROPERTY AS PROVIDED BY STATUTE.

This affidavit is ordered SEALED, per Texas Code of Criminal Procedure (CCP), Art. 18.011.

AFFIANT



SUBSCRIBED AND SWORN TO BEFORE ME BY SAID AFFIANT ON THIS 14th DAY OF November A.D., 2024.