

**Alliance Regional Water Authority  
Board of Directors**

**REGULAR MEETING**



**ALLIANCE WATER**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.

Call-In Number: 1-346-248-7799  
Meeting ID: 934 6075 7565  
Passcode: 140683

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

This Notice is posted pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551). The Alliance Regional Water Authority (the Authority) Board of Directors will hold a meeting at 3:00 PM, Thursday, November 18, 2021, at the County Line Special Utility District Offices, 8870 Camino Real, Kyle, Texas. The presiding officer of the meeting will be physically present at the location noted above. Some directors may participate remotely through videoconference. The public may observe this meeting in person or by using the following videoconference link and/or calling the number and code provided:

[Zoom Meeting Link](#)

Call-In Number: 1-346-248-7799

Meeting ID: 934 6075 7565

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Members of the public wishing to make public comment during the meeting must (1) be present at the public meeting location or (2) join by videoconference and register by emailing [info@alliancewater.org](mailto:info@alliancewater.org) prior to 3:00 p.m. on November 18, 2021. Public comment is not allowed by call-in. This meeting will be recorded and the audio recording will be available on the Authority's website after the meeting. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at [info@alliancewater.org](mailto:info@alliancewater.org) before 3:00 p.m.)

D. CONSENT AGENDA

*The items included in the Consent Agenda portion of this meeting agenda can be considered and approved by the Board of Directors by one motion and vote. A Board member may request that an item included in the Consent Agenda be considered separately, in which event the Board of Directors will take action on the remaining Consent Agenda items and then consider the item removed from the Consent Agenda.*

D.1 Consider approval of minutes of the Regular Meeting held October 27, 2021. ~ *Graham Moore, P.E., Executive Director*

D.2 Consider approval of the financial report for September 2021. ~ *Graham Moore, P.E., Executive Director*

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E. PUBLIC HEARINGS / PRESENTATIONS - None

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

F.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*

F.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities. ~ *Graham Moore, P.E., Executive Director*

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

H.1 Update and discussion regarding the Authority's public relations activities possible direction to staff and consultants. ~ *CD&P*

H.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*

H.3 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*

H.4 Update, discussion and possible direction to Staff regarding timing and financing of project cost increases. ~ *Graham Moore, P.E., Executive Director*

H.5 Update, discussion and possible direction to Staff regarding results of initial raw water quality analyses from the Authority and Guadalupe-Blanco River Authority well fields. ~ *Maris Vergara, P.E., CP&Y*

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- H.6 Discussion and possible adoption of Resolution 2021-11-18-001 approving an Encroachment Agreement with the Guadalupe-Blanco River Authority for the crossing of an existing GBRA water pipeline and authorizing the Executive Director to execute all necessary documents related to the Agreement. ~ *Graham Moore, P.E., Executive Director*
  
- H.7 Discussion and possible adoption of Resolution 2021-11-18-002 approving an Agreement for Addition of a Delivery Point with Canyon Regional Water Authority and authorizing the Executive Director to execute all necessary documents related to the Agreement. ~ *Graham Moore, P.E., Executive Director*
  
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
  
- J. EXECUTIVE SESSION
  - J.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
    - A. *Water supply partnership options*
    - B. *Groundwater leases*
    - C. *Acquisition of real property for water supply project purposes*
  
  - J.2 Action from Executive Session on the following matters:
    - A. *Water supply partnership options*
    - B. *Groundwater leases*
    - C. *Acquisition of real property for water supply project purposes*
    - D. *Consideration of Resolution 2021-11-18-003 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings*

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*heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

K. ADJOURNMENT

**NOTE:** *The Board of Directors may meet in Executive Session for any purpose authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, for any item listed on this agenda or as otherwise authorized by law. An announcement will be made of the basis for Executive Session. The Board of Directors may also publicly discuss any item listed on the agenda for Executive Session.*

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**A. CALL TO ORDER**

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No Backup Information for this Item.

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**B. ROLL CALL**

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<b>NAME</b>	<b>TERM ENDS</b>	<b>PRESENT</b>
Mayor Jane Hughson – Vice-Chair (San Marcos)	April 2023	
Regina Franke (CRWA - General Manager, Crystal Clear SUD)	April 2023	
Tim Samford (Kyle – Treatment Operations Manager)	April 2024	
Blake Neffendorf – Treasurer (Buda – Water Resources Coordinator)	April 2023	
Councilmember Mark Gleason (San Marcos)	April 2022	
Humberto Ramos (CRWA – Water Resources Director)	April 2024	
James Earp – Secretary (Kyle – Assistant City Manager)	April 2024	
Tyler Hjorth (San Marcos – Interim Director, Utilities)	April 2024	
Chris Betz – Chair (CRWA - President, County Line SUD)	April 2022	
Derrick Turley (Kyle – Water Quality Technician)	April 2024	
Marie Kalka (San Marcos – Finance Director)	April 2022	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Paul Kite (San Marcos – Asst. Director of Public Services)	April 2022	

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- C.** PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at [info@alliancewater.org](mailto:info@alliancewater.org) before 3:00 p.m.)
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**D. CONSENT AGENDA**

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Items D.1 and D.2 are presented as part of the consent agenda.

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**BOARD MEMBER PACKETS**  
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**D.1** Consider approval of minutes of the Regular Meeting held October 27, 2021. ~  
*Graham Moore, P.E., Executive Director*

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Attachment(s)

- 2021 10 27 Board Meeting Minutes

**Board Decision(s) Needed:**

- Approval of minutes.



**Alliance Regional Water Authority**

**BOARD MEETING**

**MINUTES**

**Wednesday, October 27, 2021**

The following represents the actions taken by the Board of Directors of the Alliance Regional Water Authority (ARWA) in the order they occurred during the meeting. The Board of Directors convened in a meeting on Wednesday, October 27, 2021 at the County Line Special Utility District offices and via video conference call.

- A. CALL TO ORDER.  
**The Alliance Water Board Meeting was called to order at 3:01 p.m. by Mr. Betz.**
  
- B. ROLL CALL.
  - **Present: Hughson, Samford, Neffendorf, Ramos, Earp, Betz, Turley, and Kite with Ms. Franke and Mr. Gleason joining in Item G and Mr. Hjorth joining in Item H.7.**
  - **Absent: Kalka and Allen.**
  
- C. PUBLIC COMMENT PERIOD
  - **None.**
  
- D. CONSENT AGENDA
  - D.1 Consider approval of minutes of the Regular Meeting held September 22, 2021.
  - D.2 Consider approval of the Quarterly Investment Report for the period ending September 30, 2021.
    - **Motion to approve the consent agenda items as presented was made by Mr. Samford, seconded by Ms. Hughson and approved on a 8-0 vote.**

E. PUBLIC HEARINGS / PRESENTATIONS

- **None.**

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- F.1 Report on Technical Committee activities.
- F.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities.
  - **No items opened.**

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **No action.**

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants.
  - **Mr. Sowa provided an update on the Phase 1B Program.**
  - **Mr. Ramos asked what the well head area will look like at completion.**
  - **Mr. Moore responded that it will be similar to the CRWA well heads – a chain link fence with weed barrier fabric and gravel to reduce maintenance.**
  - **No Action.**
- H.2 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Cost and Schedule Updates.
  - **Mr. Sowa provided an update on the Phase 1B schedule and budget.**
  - **Mr. Ramos asked how costs rose \$17 million in one month.**
  - **Mr. Moore responded that this increase was due to the revised projections for Pipeline Segment B through E after the Segment A project was awarded. The Board had been briefed on the rise in costs in August, but the budget had not been officially updated until the engineers for the various projects had provided their official updated cost estimates.**
  - **No Action.**

- H.3 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program.
- **Ms. Noe provided his first construction update – this will become a monthly routine.**
  - **Mr. Betz asked for more details about Change Order #1 that was approved for the Water Treatment Plant.**
  - **Mr. Moore provided the basic information as to why the change to add the temporary road came about and that it was approved by the Technical Committee.**
  - **No Action.**
- H.4 Consider adoption of Resolution 2021-10-27-001 accepting the Phase 1B Well Construction Project and requesting release of final payment from the Texas Water Development Board.
- **Motion to adopt Resolution 2021-10-27-001 accepting the Phase 1B Well Construction Project and requesting release of final payment from the Texas Water Development Board was made by Mr. Neffendorf, seconded by Ms. Hughson and approved on a 8-0 vote.**
- H.5 Discussion and possible direction to Staff regarding Considerations for Operations of the Authority's Water System.
- **Mr. Moore provided an update.**
  - **No Action.**
- H.6 Discussion of legislative issues for the 87<sup>th</sup> Texas Legislature, and possible direction to Staff.
- **Mr. Moore provided an update.**
  - **No Action.**
- H.7 Discussion and possible creation of a Temporary Committee and designation of Directors to the Committee for the purpose of reviewing the responses to the Authority's Government Relations RFQ and recommending selection of a proponent to the Board of Directors.
- **Motion to create the Temporary Committee to recommend selection of a proponent for Government Relations to the Board of Directors was made by Ms. Hughson, seconded by Mr. Ramos and approved on a 9-0 vote.**
  - **Motion to appoint Mr. Ramos, Ms. Hughson, Mr. Neffendorf and Mr. Samford to the committee was made by Mr. Samford, seconded by Ms. Hughson and approved on a 8-0 vote.**
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **No Action.**

- J.1 The Board of Directors recessed into Executive Session at 4:01 p.m. pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, Section 551.072 to discuss water supply project partnership options. The Board of Directors reconvened from Executive Session at 4:49 p.m.
- J.2 Action from Executive Session on the following matters:
- A. Water supply partnership options
  - B. Groundwater leases
  - C. Acquisition of real property for water supply project purposes.
    - **Motion to direct Staff to proceed as directed in Executive Session was made by Mr. Earp, seconded by Mr. Samford and approved on a 9-0 vote.**
  - D. Consideration of Resolution 2021-10-27-002 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.
    - **Motion to adopt Resolution 2021-10-27-002 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions as presented was made by Mr. Earp, seconded by Mr. Ramos and approved on a 9-0 vote.**

K. ADJOURNMENT

- Meeting was adjourned at 4:52 p.m. based on the motion by Mr. Neffendorf, seconded by Ms. Hughson on a 9-0 vote.

APPROVED: \_\_\_\_\_, 2021

ATTEST:

\_\_\_\_\_  
Chair, Board of Directors

\_\_\_\_\_  
Secretary, Board of Directors

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**Alliance Regional Water Authority Board of Directors**

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Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**D.2** Consider approval of the financial report for September 2021. ~ *Graham Moore, P.E., Executive Director*

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Background/Information

Attached is the Financial Report for the period ending September 30, 2021.

Attachment(s)

- 2021 09 30 Financial Report

**Board Decision(s) Needed:**

- Approval of the Financial Report for the period ending September 30, 2021.





# **Alliance Regional Water Authority**

**Financial Statements  
(Compilation)**

**For the One Month Ended and Year-to-Date  
September 30, 2021**

## Alliance Regional Water Authority

## Balance Sheet

11/12/21

As of September 30, 2021

Accrual Basis

	<u>Sep 30, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	-1,221,775.01
1010 · Broadway Savings (4415)	4,086,327.09
<b>Total 1004 · Broadway Bank</b>	<b>2,864,552.08</b>
1015 · TexStar (3310)	23,067,777.22
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	607,225.51
1052 · Kyle Debt Service (2787)	420,548.25
1055 · San Marcos Debt Service (6390)	526,123.18
1056 · Buda Debt Service (6391)	93,501.05
<b>Total 1050 · Broadway Bank (Reserved)</b>	<b>1,647,397.99</b>
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	335,068.73
1106 · BOKF, Escrow, Kyle Series 2015B	221,947.67
1107 · BOKF, Escrow, CRWA Series 2017A	266,095.33
1108 · BOKF, Escrow, Kyle Series 2017B	242,543.69
1109 · BOKF, Escrow, SM Series 2017C	333,992.10
1110 · BOKF, Escrow, Buda Series 2017D	43,177.36
1111 · BOKF, Escrow, CRWA Series 2019A	15,068,203.18
1112 · BOKF, Escrow, Kyle Series 2019B	13,741,565.54
1113 · BOKF, Escrow, SM Series 2019C	17,527,031.70
1114 · BOKF, Escrow, Buda Series 2019D	2,405,150.31
1115 · BOKF, Escrow, CRWA Series 2020A	29,069,181.74
1116 · BOKF, Escrow, CRWA 2020A-LM67	8,346,241.11
1117 · BOKF, Escrow, Kyle Series 2020B	26,508,302.22
1118 · BOKF, Escrow, Kyle 2020B-LM68	7,606,059.72
1119 · BOKF, Escrow, SM Series 2020C	33,779,252.96
1120 · BOKF, Escrow, SM 2020C-LM69	9,686,349.58
1121 · BOKF, Escrow, BUDA Series 2020D	4,686,951.28
1122 · BOKF, Escrow, Buda 2020D-LM70	1,365,190.23
<b>Total 1100 · Escrow Accounts</b>	<b>171,232,304.45</b>
<b>Total Checking/Savings</b>	<b>198,812,031.74</b>
<b>Accounts Receivable</b>	
1201 · Accounts Receivable, GBRA	731,936.98
<b>Total Accounts Receivable</b>	<b>731,936.98</b>
<b>Total Current Assets</b>	<b>199,543,968.72</b>
<b>Fixed Assets</b>	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	63,060.47
1420-02 · Hydrogeologic Support	183,549.50
1420-03 · PCCD Permitting	105,095.16
1420-04 · Kyle Water Model	25,000.00
1420-11 · Legal Support, GBRA	45,251.01
<b>Total 1420 · Projects in Progress (Cash)</b>	<b>421,956.14</b>

# Alliance Regional Water Authority Balance Sheet

As of September 30, 2021

Accrual Basis

	Sep 30, 21
<b>1430 · Projects in Progress Eng (Cash)</b>	
1430-02 · Engineering - Plumbing Plan	17,663.79
1430-03 · Engineering Fees-ROW	11,594.69
1430-05 · Engineering - Rate Study	50,760.00
1430-06 · DPR Study	59,880.00
1430-07 · Alignment Study	261,120.80
1430-08 · Prelim Engineering-Well Field	65,586.00
1430-09 · GCUWCD Monitoring Wells	129,175.39
1430-10 · 2017 SWIFT Funding Apps	23,107.96
1430-11 · Blanco Basin WW	41,880.00
1430-12 · Phase 1B Programming	107,761.14
1430-13 · ARWA-GBRA MOU Study	15,000.00
1430-14 · Phase 1A GIS	59,604.37
<b>Total 1430 · Projects in Progress Eng (Cash)</b>	<b>843,134.14</b>
<b>1440 · Projects in Prog Eng. (Finance)</b>	
1440-01 · Engineering-Phase 1A Pipeline	540,838.84
1440-02 · Engineering-Phase 1A Pump Stat	1,001,947.66
1440-03 · Engineering-ROW Acquisition	409,590.45
1440-04 · Phase 1A Const Observation	853,184.16
1440-05 · Phase 1A-Construction Trailer	57,421.27
1440-06 · Phase 1A Segment A Construction	1,734,150.32
1440-07 · Phase 1A BPS Construction	5,142,172.37
1440-08 · Phase 1A Segment B Construction	3,980,928.06
1440-15 · Land Acquisition Phase 1B	14,738,764.84
1440-16 · Phase 1B-Owners Rep	9,020,964.16
1440-17 · Phase 1B Environmental	2,800,861.81
1440-18 · Phase 1B Segment A Design	2,737,369.92
1440-19 · Phase 1B Segment B Design	2,635,253.07
1440-20 · Phase 1B Segment C Design	3,408,173.07
1440-21 · Phase 1B Segment D Design	2,280,387.45
1440-22 · Phase 1B Segment E Design	1,822,590.31
1440-23 · Phase 1B Land Attorney	959,704.86
1440-24 · Phase 1B Hydrogeology	503,909.15
1440-25 · Phase 1B WTP Design	4,663,797.97
1440-26 · Raw Water Infr.	1,493,697.00
1440-27 · Phase 1B Program Survey	3,041,790.00
1440-28 · Phase 1B BPS Design	2,560,598.21
1440-29 · GVEC Construction-in-Aid	1,740,143.30
1440-30 · Phase 1B Inline Tanks	198,474.48
1440-31 · Construction Mgmt & Inspection	613,779.02
1440-32 · Phase 1B Construction ARWA Only	2,472,182.00
1440-33 · SCADA Programming	79,340.00
<b>Total 1440 · Projects in Prog Eng. (Finance)</b>	<b>71,492,013.75</b>
<b>1447 · Land &amp; Easements</b>	<b>943,215.70</b>
<b>1448 · Capitalized Interest</b>	
1448-51 · Cap Interest, CRWA Series 2015A	152,369.03
1448-52 · Cap Interest, Kyle Series 2015B	222,143.28
1448-53 · Cap Interest, CRWA Series 2017A	127,269.80
1448-54 · Cap Interest, Kyle Series 2017B	116,100.88
1448-55 · Cap Interest, SM Series 2017C	65,904.35
1448-56 · Cap Interest, Buda Series 2017D	9,576.21
<b>Total 1448 · Capitalized Interest</b>	<b>693,363.55</b>
<b>Total Fixed Assets</b>	<b>76,795,977.48</b>
<b>Other Assets</b>	
1900 · Deferred Outflow	20,688.14
<b>Total Other Assets</b>	<b>20,688.14</b>
<b>TOTAL ASSETS</b>	<b>276,360,634.34</b>

## Alliance Regional Water Authority

## Balance Sheet

11/12/21

As of September 30, 2021

Accrual Basis

	Sep 30, 21
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	477,362.91
<b>Total Accounts Payable</b>	477,362.91
<b>Credit Cards</b>	
2006 · Chase Bank VISA Card	8,560.42
<b>Total Credit Cards</b>	8,560.42
<b>Other Current Liabilities</b>	
2102 · 401(a) Liability	4,516.80
2103 · Net Pension Liability	-2,332.00
2104 · Pension Deferred Inflows	1,479.00
2106 · Accrued Vacation	42,151.49
2300 · Accrued Costs	330,643.18
2350 · Accrued Interest Payable	
2351 · Accrued Int Payable, CRWA 2015A	7,382.25
2352 · Accrued Int Payable, Kyle 2015B	10,616.07
2353 · Accrued Int Payable, CRWA 2017A	28,877.19
2354 · Accrued Int Payable, Kyle 2017B	26,336.43
2355 · Accrued Int Payable, SM 2017C	21,511.49
2356 · Accrued Int Payable, Buda 2017D	3,006.75
2357 · Accrued Int Payable, CRWA 2019A	67,491.30
2358 · Accrued Int Payable, Kyle 2019B	61,580.82
2359 · Accrued Int Payable, SM 2019C	49,978.89
2360 · Accrued Int Payable, Buda 2019D	7,089.63
2361 · Accrued Int Payable, CRWA 2020A	77,296.20
2362 · Accrued Int Payable, Kyle 2020B	70,486.32
2363 · Accrued Int Payable, SM 2020C	49,288.80
2364 · Accrued Int Payable, Buda 2020D	6,980.25
<b>Total 2350 · Accrued Interest Payable</b>	487,922.39
<b>Total Other Current Liabilities</b>	864,380.86
<b>Total Current Liabilities</b>	1,350,304.19
<b>Long Term Liabilities</b>	
2501 · Bond Payable, CRWA Series 2015A	3,030,000.00
2502 · Bond Payable, Kyle Series 2015B	3,075,000.00
2503 · Bond Payable, CRWA Series 2017A	9,075,000.00
2504 · Bond Payable, Kyle Series 2017B	8,275,000.00
2505 · Bond Payable, SM Series 2017C	9,815,000.00
2506 · Bond Payable, Buda Series 2017D	1,395,000.00
2507 · Bond Payable, CRWA Series 2019A	25,790,000.00
2508 · Bond Payable, Kyle Series 2019B	23,525,000.00
2509 · Bond Payable, SM Series 2019C	29,315,000.00
2510 · Bond Payable, Buda Series 2019D	4,160,000.00
2511 · Bond Payable, CRWA Series 2020A	37,865,000.00
2512 · Bond Payable, Kyle Series 2020B	34,530,000.00
2513 · Bond Payable, SM Series 2020C	43,955,000.00
2514 · Bond Payable, Buda Series 2020D	6,225,000.00
<b>Total Long Term Liabilities</b>	240,030,000.00
<b>Total Liabilities</b>	241,380,304.19

**Alliance Regional Water Authority**

**Balance Sheet**

As of September 30, 2021

---

	<u>Sep 30, 21</u>
Equity	
2925 · Net Investment in Capital Asset	19,754,427.98
2950 · Retained Earnings	6,088,578.07
Net Income	<u>9,137,324.10</u>
Total Equity	<u>34,980,330.15</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>276,360,634.34</u></u></b>

# Alliance Regional Water Authority

## Profit Loss

For the One Month and Twelve Months Ended September 30, 2021

	<u>September 2021</u>	<u>October 2020 September 2021</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>4010 · Project Contribution</b>		
4011 · City of San Marcos	144,934.17	3,670,815.52
4012 · City of Kyle	113,853.83	3,076,737.53
4013 · City of Buda	20,531.67	514,654.87
4014 · Canyon Regional Water Authority	124,847.17	3,426,100.03
4015 · GBRA	699,451.65	5,674,280.91
<b>Total 4010 · Project Contribution</b>	<u>1,103,618.49</u>	<u>16,362,588.86</u>
<b>4200 · Shared Water</b>		
4210 · Shared Water, City of Buda	35,837.00	394,500.96
4211 · Shared Water, County Line SUD	7,745.00	23,235.00
<b>Total 4200 · Shared Water</b>	<u>43,582.00</u>	<u>417,735.96</u>
<b>4250 · Non Potable Water Sales</b>	6,321.93	41,481.89
<b>4300 · Broadway Interest Income</b>		
4311 · City of San Marcos	108.48	840.86
4312 · City of Kyle	84.94	700.83
4313 · City of Buda	12.99	87.43
4314 · Canyon Regional Water Authority	99.15	861.52
<b>Total 4300 · Broadway Interest Income</b>	<u>305.56</u>	<u>2,490.64</u>
<b>4350 · Escrow Accounts Income</b>		
4351 · BOKF, CRWA Series 2015A	5.33	64.22
4352 · BOKF, Kyle Series 2015B	3.53	42.53
4353 · BOKF, CRWA Series 2017A	4.78	213.66
4354 · BOKF, Kyle Series 2017B	4.30	194.15
4355 · BOKF, SM Series 2017C	6.08	254.52
4356 · BOKF, Buda Series 2017D	0.69	33.25
4357 · BOKF, CRWA Series 2019A	387.00	4,855.75
4358 · BOKF, Kyle Series 2019B	352.93	4,428.23
4359 · BOKF, SM Series 2019C	449.82	5,643.68
4360 · BOKF, Buda Series 2019D	62.49	784.49
4361 · BOKF, CRWA Series 2020A	462.33	4,322.74
4362 · BOKF, CRWA Series 2020A-LM67	132.74	1,241.11
4363 · BOKF, Kyle Series 2020B	421.61	4,055.23
4364 · BOKF, Kyle Series 2020B-LM68	120.97	1,017.71
4365 · BOKF, SM Series 2020C	537.25	5,167.46
4366 · BOKF, SM Series 2020C-LM69	154.06	1,296.08
4367 · BOKF, Buda Series 2020D	74.55	717.32
4368 · BOKF, Buda Series 2020D-LM70	21.72	182.69
<b>Total 4350 · Escrow Accounts Income</b>	<u>3,202.18</u>	<u>34,514.82</u>
<b>4370 · TexStar Interest Income</b>		
4371 · City of San Marcos	69.98	520.46
4372 · City of Kyle	54.98	408.87
4373 · City of Buda	9.91	73.71
4374 · Canyon Regional Water Authority	60.29	448.34
<b>Total 4370 · TexStar Interest Income</b>	<u>195.16</u>	<u>1,451.38</u>
<b>Total Income</b>	<u>1,157,225.32</u>	<u>16,860,263.55</u>

# Alliance Regional Water Authority Profit Loss

For the One Month and Twelve Months Ended September 30, 2021

	September 2021	October 2020 September 2021
<b>Expenses</b>		
6000 · Groundwater Reservation Costs	76,939.64	1,239,073.15
6010 · Shared Water Costs		
6015 · Shared Water, City of Kyle	23,318.02	260,657.54
6020 · Shared Water, City of San Marcos	21,710.00	184,895.96
<b>Total 6010 · Shared Water Costs</b>	<b>45,028.02</b>	<b>445,553.50</b>
6200 · Plant Operations & Maintenance	908.83	35,767.24
7125 · Auditing fees	0.00	10,930.00
7210 · Bank Fees	474.99	3,723.08
7220 · Escrow and Paying Agent Fees	0.00	5,229.80
7240 · Bond Issue Costs		
7240-11 · Bond Issue Costs - CRWA 2020A	0.00	454,591.00
7240-12 · Bond Issue Costs - Kyle 2020B	0.00	420,161.00
7240-13 · Bond Issue Costs - SM 2020C	0.00	495,311.00
7240-14 · Bond Issue Costs - Buda 2020D	0.00	175,518.61
<b>Total 7240 · Bond Issue Costs</b>	<b>0.00</b>	<b>1,545,581.61</b>
7250 · Interest Expense		
7250-51 · Interest Expense - CRWA 2015A	4,921.50	60,737.12
7250-52 · Interest Expense - Kyle 2015B	7,077.38	85,942.63
7250-53 · Interest Expense - CRWA 2017A	19,251.46	233,243.50
7250-54 · Interest Expense - Kyle 2017B	17,557.62	212,707.50
7250-55 · Interest Expense - SM 2017C	14,460.16	173,343.25
7250-56 · Interest Expense - Buda 2017D	2,004.50	24,600.00
7250-57 · Interest Expense - CRWA 2019A	44,994.20	546,535.00
7250-58 · Interest Expense - Kyle 2019B	41,053.88	498,670.89
7250-59 · Interest Expense - SM 2019C	33,319.26	410,745.75
7250-60 · Interest Expense - Buda 2019D	4,726.42	58,260.50
7250-61 · Interest Expense - CRWA 2020A	51,530.80	532,484.86
7250-62 · Interest Expense - Kyle 2020B	46,990.88	485,572.38
7250-63 · Interest Expense - SM 2020C	32,859.20	339,545.14
7250-64 · Interest Expense - Buda 2020D	4,653.50	45,802.51
<b>Total 7250 · Interest Expense</b>	<b>325,400.76</b>	<b>3,708,191.03</b>
7325 · Dues	0.00	7,655.00
7350 · Insurance - Liability, E&O	0.00	2,422.98
7400 · Legal Fees	11,540.10	86,307.99
7410 · Newspaper Public Notices	0.00	3,556.37
7425 · Contract Services-Lobbyist	6,000.00	72,000.00
7430 · Agency Mgmt Public Relations	283.32	37,883.30
7440 · Region L Contributions	0.00	484.53
7450 · Permit & Fees	0.00	74,454.43
7500 · Supplies	2,398.16	18,330.34
7600 · Telephone, Telecommunications	126.35	1,209.68
7700 · Travel, Conferences & Meetings	53.73	1,175.83

# Alliance Regional Water Authority Profit Loss

For the One Month and Twelve Months Ended September 30, 2021

	September 2021	October 2020 September 2021
<b>7800 · Employee Expenses</b>		
7810 · Salaries and wages	36,447.45	328,983.05
7820 · Auto Allowance	1,453.86	13,084.74
7821 · Phone Allowance	311.55	2,803.95
7830 · Payroll taxes	3,209.43	24,491.37
7840 · Employee Insurance	2,299.83	29,351.46
7850 · Retirement	2,606.13	23,571.27
7860 · Licenses & Permits	0.00	1,123.75
<b>Total 7800 · Employee Expenses</b>	<b>46,328.25</b>	<b>423,409.59</b>
<b>Total Expenses</b>	<b>515,482.15</b>	<b>7,722,939.45</b>
<b>Net Ordinary Income</b>	<b>641,743.17</b>	<b>9,137,324.10</b>
<b>Net Income</b>	<b>641,743.17</b>	<b>9,137,324.10</b>



**Alliance Regional Water Authority**  
**Chase VISA Credit Card Transactions**  
**September 30, 2021**

Type	Date	Name	Split	Amount	Balance
<b>2006 · Chase Bank VISA Card</b>					2,872.76
Credit Card Charge	08/26/2021	UPS Store	7500 · Supplies	24.00	2,896.76
Credit Card Charge	08/26/2021	Squarespace Inc	7500 · Supplies	28.15	2,924.91
Credit Card Charge	08/26/2021	Sir Speedy Printing	7430 · Agency Mgm...	1,129.79	4,054.70
Credit Card Credit	08/26/2021	Top Gunn Equipment	6200 · Plant Operati...	-27.77	4,026.93
Credit Card Charge	08/26/2021	Chevron	6200 · Plant Operati...	37.05	4,063.98
Credit Card Charge	08/27/2021	Publication Resources	7430 · Agency Mgm...	548.00	4,611.98
Credit Card Charge	08/30/2021	Home Depot	6200 · Plant Operati...	426.22	5,038.20
Credit Card Charge	08/31/2021	Fedex	7500 · Supplies	23.52	5,061.72
Credit Card Charge	08/31/2021	Avery's Kitchen	7700 · Travel, Conf...	33.46	5,095.18
Credit Card Charge	09/01/2021	Stamps Com	7500 · Supplies	18.17	5,113.35
Credit Card Charge	09/01/2021	UPS Store	7500 · Supplies	12.00	5,125.35
Credit Card Charge	09/01/2021	Home Depot	6200 · Plant Operati...	45.14	5,170.49
Credit Card Charge	09/02/2021	Verizon	7600 · Telephone, T...	126.35	5,296.84
Credit Card Charge	09/02/2021	United Site Service	1440-05 · Phase 1A...	255.65	5,552.49
Credit Card Charge	09/02/2021	Printing Solutions	7500 · Supplies	61.94	5,614.43
Credit Card Charge	09/03/2021	Sir Speedy Printing	7430 · Agency Mgm...	283.32	5,897.75
Credit Card Charge	09/03/2021	Pedernales Electric	6200 · Plant Operati...	188.94	6,086.69
Credit Card Charge	09/03/2021	Home Depot	6200 · Plant Operati...	106.86	6,193.55
Credit Card Charge	09/04/2021	Mcafee	7500 · Supplies	108.24	6,301.79
Credit Card Charge	09/05/2021	Fedex	7500 · Supplies	26.35	6,328.14
Credit Card Charge	09/07/2021	USPS	7500 · Supplies	4.53	6,332.67
Credit Card Charge	09/07/2021	Aqua Water Supply	6200 · Plant Operati...	160.00	6,492.67
Credit Card Charge	09/08/2021	UPS Store	7500 · Supplies	6.00	6,498.67
Credit Card Charge	09/08/2021	Home Depot	6200 · Plant Operati...	97.76	6,596.43
Credit Card Charge	09/09/2021	Zoom.US	7500 · Supplies	29.98	6,626.41
Credit Card Charge	09/09/2021	Home Depot	6200 · Plant Operati...	30.62	6,657.03
Credit Card Charge	09/10/2021	UPS Store	7500 · Supplies	18.00	6,675.03
Credit Card Charge	09/10/2021	Rackspace	7500 · Supplies	232.00	6,907.03
Credit Card Charge	09/14/2021	Tejas Equipment Rental	6200 · Plant Operati...	180.00	7,087.03
Credit Card Charge	09/15/2021	ARC Lakeside Blueprint	7500 · Supplies	1,327.52	8,414.55
Credit Card Charge	09/15/2021	Mod Pizza	7700 · Travel, Conf...	28.43	8,442.98
Credit Card Charge	09/15/2021	Office Depot	7500 · Supplies	151.47	8,594.45
Credit Card Charge	09/15/2021	Home Depot	6200 · Plant Operati...	79.96	8,674.41
Check	09/16/2021	Chase	1005 · Broadway C...	-2,793.08	5,881.33
Credit Card Charge	09/16/2021	Rackspace	7500 · Supplies	117.24	5,998.57
Credit Card Charge	09/17/2021	Texaco	6200 · Plant Operati...	19.55	6,018.12
Credit Card Charge	09/20/2021	San Antonio Testing	1440-32 · Phase 1B...	2,505.00	8,523.12
Credit Card Charge	09/21/2021	Henry's Restaurant	7700 · Travel, Conf...	25.30	8,548.42
Credit Card Charge	09/22/2021	UPS Store	7500 · Supplies	12.00	8,560.42
Total 2006 · Chase Bank VISA Card				5,687.66	8,560.42
<b>TOTAL</b>				<b>5,687.66</b>	<b>8,560.42</b>

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**  
Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**F.1** Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*

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Background/Information

The Technical Committee did not meet in November.

**Board Decision(s) Needed:**

- None.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- F.2** Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and Capital Area Planning Group activities.

---

Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on November 9th. One of the items they continue to discuss is a large number of possible Carrizo wells that they have recently been made aware of in the western portion of their District. This could impact the amount of funds needed in the mitigation fund on that side of the District.

Plum Creek Conservation District (PCCD)

The PCCD is scheduled to meet on November 16<sup>th</sup>.

Groundwater Management Area 13

No update.

Region L Planning Group

Region L met on November 4th. No significant items impacting the Authority were discussed.

Guadalupe-Blanco River Authority; Hays County Activities; CAPCOG Activities

No update.

**Board Decision(s) Needed:**

- None.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS** - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

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**EXECUTIVE DIRECTOR**

- A reminder that the December Board meeting will be held the third Wednesday of the month on December 15<sup>th</sup>. The meeting will be a hybrid with both virtual and in-person options.
- Staff is continuing to work on the Request for Proposals for Operations of the infrastructure system.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.1** Update and discussion regarding the Authority's public relations activities possible direction to staff and consultants. ~ *CD&P*
- 

Background/Information

Representatives of CD&P will update the Board on their recent public relations activities.

Attachment(s)

- Public Relations Highlights – August – October 2021

**Board Decision(s) Needed:**

- None.

# Public Relations Highlights

August – October 2021



ALLIANCE WATER

## EVENTS

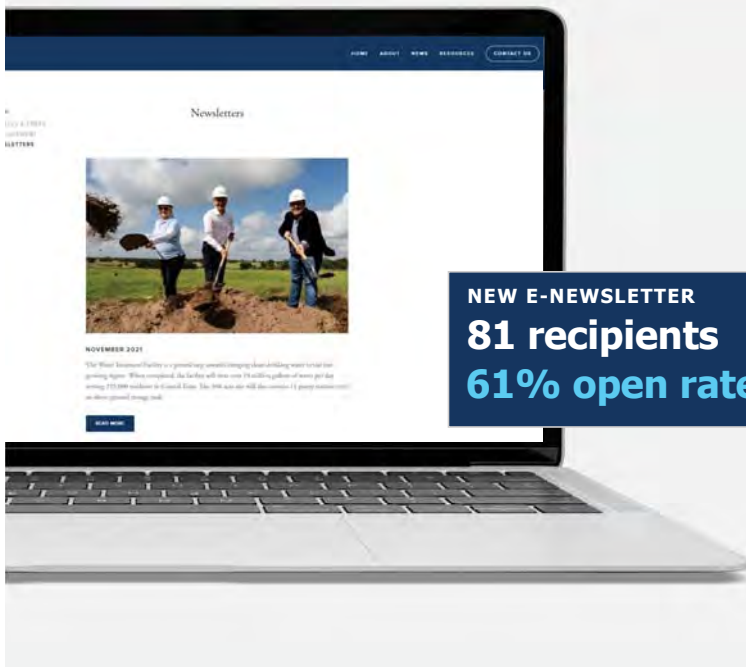
### Water Treatment Plant Groundbreaking



Virtual and Live Events



# ONLINE PRESENCE



## Regular News Updates, Videos, and Newsletters

**ALLIANCE WATER**

NEWSLETTER

*Water Solutions for Today and Tomorrow*

Quarterly Update | Volume 1, Issue 1

Hello,

We are pleased to share the first ever Alliance Water e-newsletter, a quarterly communication to provide project updates, important news, construction information and timelines, and more. In 2015 Alliance Water along with our member partners, developed the Camizo-Wilcox Water Supply project to provide a long-term, sustainable source of water from the Camizo-Wilcox Aquifer. To build the full water transmission system, Alliance Water is hard at work to complete multiple projects in order to provide clean, sustainable drinking water to member partners starting in 2023.

We're excited to share these updates with you and look forward to staying in touch regularly with news on our progress.

Sincerely,

Graham Moore

**Alliance Water Treatment Plant Groundbreaking**

On August 19, 2021 Alliance Water broke ground on a water treatment plant for the Camizo-Wilcox Water Supply Project to provide water from the Camizo-Wilcox Aquifer to the growing Buda, Kyle and San Marcos areas and the Canyon Regional Water Authority. Did you know? The Water Treatment Plant will...

- Clean over 19.5 million gallons of water per day
- Provide water for 225,000 people in San Marcos, Kyle, Buda, Lockhart & New Braunfels
- Treat water to blend seamlessly with existing Edwards Aquifer sources

Ensuring good, clean water for future generations of Central Texas.

**Proposed Transmission System**

**Proposed Timeline**

Activity	Start Date	End Date	Status
Water Treatment Plant Groundbreaking	8/19/21	8/19/21	Completed
Water Treatment Plant Construction	8/19/21	12/31/21	In Progress
Water Treatment Plant Commissioning	12/31/21	12/31/21	Planned
Water Treatment Plant Operation	12/31/21	12/31/21	Planned
Water Treatment Plant Maintenance	12/31/21	12/31/21	Planned
Water Treatment Plant Decommissioning	12/31/21	12/31/21	Planned

## INCREASED WEBSITE VISITS

August – October 2021

VISITS

**1.7K**

**+22%**

UNIQUE VISITORS

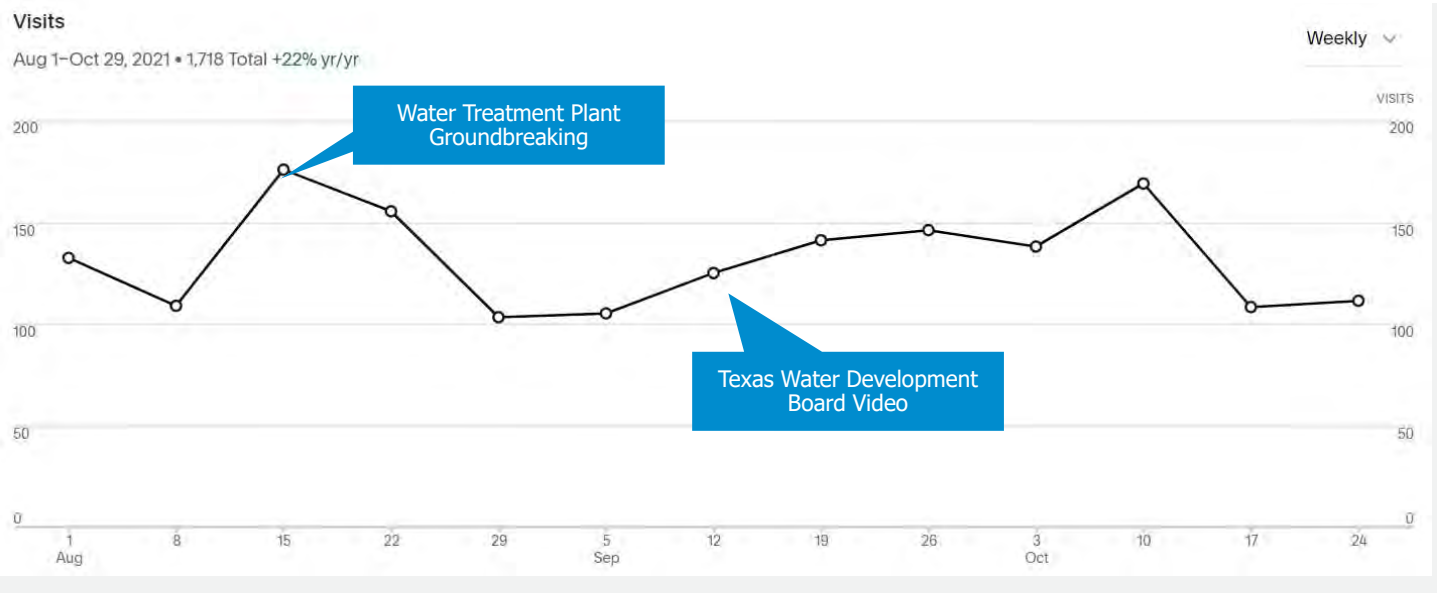
**1.3K**

**+14%**

PAGEVIEWS

**4K**

**+33%**





# SOCIAL MEDIA HIGHLIGHTS

FACEBOOK 

INSTAGRAM 

TWITTER 



## Celebrating Partnerships

+ 23 Likes/Comments    ↗ 2 Shares



## Sharing Milestones

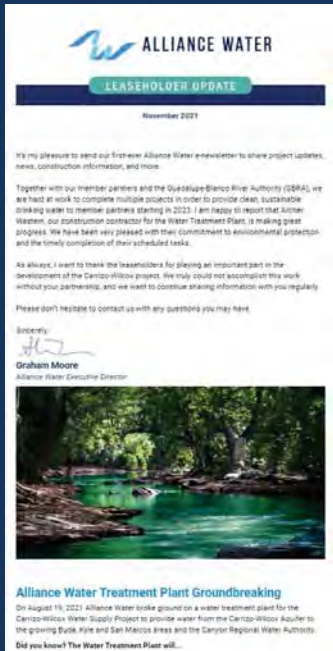
+ 13 Likes/Comments



## Educational Information

+ 25 Likes/Engagements    ↗ 1 Retweet

# Leaseholder Outreach



Leaseholder Update Email November 2021

## Mailed Handout – November 2021 Received 141 signups

A mailed handout titled "ALLIANCE WATER NEWSLETTER" for Volume 1, Issue 1, November 2021. It features a "Did you know?" section with three facts: "Clean over 19.5 million gallons of water each day", "Provide water for 225,000 people in San Marcos, Kyle, Buda, Lockhart & Hays Districts", and "Treat water to meet seamlessly with existing Edwards Aquifer sources". It also includes a "Watch a video" section and a "Project Timeline" table.

PROJECT	PROJECT START	PROJECT END	STATUS	CONSTRUCTION START	CONSTRUCTION END
Water Treatment Plant	2021-08-20	2023-08-20	On Track	2022-01-01	2023-08-20
Phase 1A	2021-08-20	2022-08-20	On Track	2022-01-01	2022-08-20
Phase 1B	2021-08-20	2023-08-20	On Track	2022-01-01	2023-08-20
Phase 2	2021-08-20	2024-08-20	On Track	2022-01-01	2024-08-20
Phase 3	2021-08-20	2025-08-20	On Track	2022-01-01	2025-08-20
Phase 4	2021-08-20	2026-08-20	On Track	2022-01-01	2026-08-20
Phase 5	2021-08-20	2027-08-20	On Track	2022-01-01	2027-08-20
Phase 6	2021-08-20	2028-08-20	On Track	2022-01-01	2028-08-20
Phase 7	2021-08-20	2029-08-20	On Track	2022-01-01	2029-08-20
Phase 8	2021-08-20	2030-08-20	On Track	2022-01-01	2030-08-20



# Water Treatment Plant Groundbreaking



## AUGUST 2021 Water Treatment Plant Groundbreaking

- 45+ Attendees
- 220+ YouTube views
- Social posts shared by TWDB, La Cima San Marcos, Walker Partners, CP&Y, Ardurra, Guadalupe Basin Coalition and Texas+Water
- Media coverage
  - Hays Free Press
  - Community Impact
  - Texas Contractor

## JANUARY 2022 Leaseholder Update Meeting

# ALLIANCE WATER IN THE NEWS

**Water Treatment Facility to Break Ground, serving 225,000 residents**  
Hays Free Press, September 1, 2021

**\$55M Water Plant to begin operation in 2023**

Community Impact | San Marcos – Buda – Kyle Edition, September 2021

**Alliance Regional Water Authority begins construction on Buda-Kyle segments of regional water supply project**

Community Impact | San Marcos – Buda – Kyle Edition, January 2020



## \$55M water plant to begin operation in 2023

BY TRENT THOMPSON

The Alliance Regional Water Authority is constructing a 358-acre water treatment plant set to begin operating in summer 2023.

The \$55 million plant will serve 19 million gallons of water per day to 230,000 residents throughout San Marcos, Buda, Kyle and the Canyon Regional Water Authority, according to a press release. In partnership with the Guadalupe-Blanco River Authority, the plant will also serve New Braunfels and Goforth Special Utility District, according to the release.

The site, located east of Lockhart in Rosanky, will have 11 pump stations and an aboveground storage tank. Other parts of the project include 8.5 miles of pipeline and four wells.

Even though each part of the project will be completed separately, the treatment plant is set to serve a portion of the recipients by 2023, and it is meant to serve the ever growing population between Austin and San Antonio, Alliance

Water Executive Director Graham Moore said.

"Our water treatment plant facility and other projects we have tied in with that are intended to be a new source of water supply as these communities continue to grow," Moore said.

The region has an adequate supply of water that meets the demand it is seeing now and in the coming years, Moore said. These areas primarily rely on Edwards Aquifer water, a local groundwater source, and surface water that originates out of Canyon Lake. However, it will not be enough to keep up with growing demand within the next decade, Moore said.

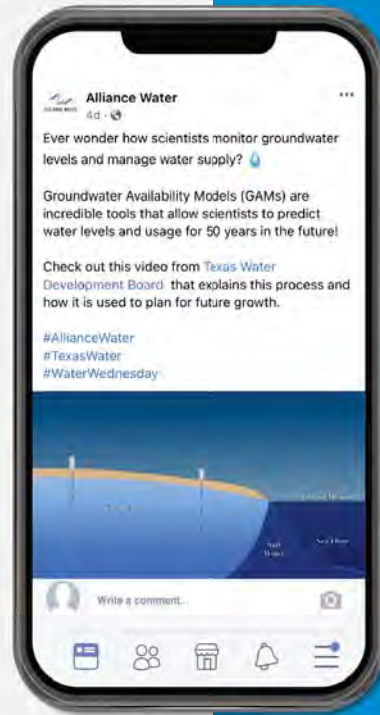
The water treatment plant's location is intended to source water from a different groundwater source known as the Carrizo-Wilcox Aquifer, Moore said.

"Our well fields are there, so we wanted to put the treatment plant in the well field so that we could pump treated potable water across to all of our customers," Moore said.



## UPCOMING ACTIVITIES

- Leaseholder event in January
- Proactive education and information sharing
- Share construction updates
- New FAQs on the website
- Continue newsletters and quarterly updates
- Continued media coordination



Facebook post from November 2021

# Thank You



ALLIANCE WATER

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**H.2** Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*

---

Background/Information

Chris Noe with Pape Dawson will update the Board on recent construction activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Construction Update – November 18, 2021

**Board Decision(s) Needed:**

- None.





# PHASE 1B CONSTRUCTION UPDATE

## BOARD MEETING

CMI Progress

November 17, 2021

Water Resources | Transportation | Land Development | Surveying | Environmental



## ONGOING PROGRESS



### Procurement / Construction Status

#### Water Treatment Plant & Raw Water Infrastructure

- Access Road (CO0001) near completion
- Flow EQ Basin excavated, mud slab placed, formwork complete
- Recycle PS excavated, mud slab placed, formwork in progress
- High Service Pump Station, Raw Water Tanks, and Clearwell excavation in progress

#### Booster Pump Station

- NTP issued to MWH on Oct. 25
- Submittal of RFIs and Shop Drawings has begun and are being processed
- Preliminary on site activities have begun

#### Segment A

- Awaiting NTP approval from TWDB
- Pre-Construction Kickoff scheduled for Nov 15<sup>th</sup>

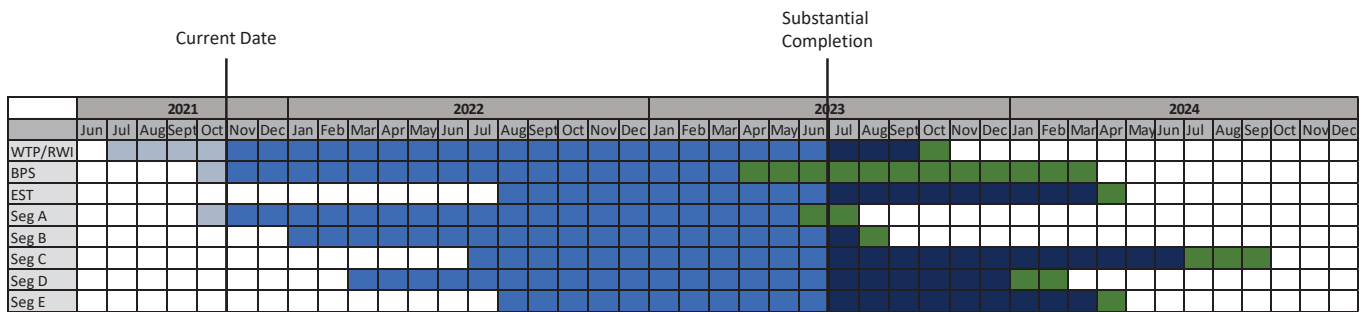


# CONTRACT VALUES

PROJECT	CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$54,599,281.00	\$2,164,968.00	\$52,434,313.00	3.97%
BPS	\$19,759,331.00	\$0.00	\$19,759,331.00	0.00%
EST	\$0.00	\$0.00	\$0.00	0.00%
Seg A	\$49,471,384.71	\$0.00	\$49,471,384.71	0.00%
Seg B	\$0.00	\$0.00	\$0.00	0.00%
Seg D	\$0.00	\$0.00	\$0.00	0.00%
Seg C	\$0.00	\$0.00	\$0.00	0.00%
Seg E	\$0.00	\$0.00	\$0.00	0.00%

3

# SCHEDULE DURATIONS



Project	Contract Status	Notice to Proceed	Substantial Completion	Sub Comp Delta (Days)	Sub Comp Status	Final Completion	Final Comp Delta (Days)
WTP/RWI	Awarded	7/16/2021	9/3/2023	49	Behind 3 mo	11/2/2023	49
BPS	Awarded	10/25/2021	3/19/2023	-4	On Time	3/18/2024	333
EST*	Pending						
Seg A	Awarded	10/15/2021	5/8/2023	0	On Time	7/7/2023	0
Seg B*	Pending						
Seg C*	Pending						
Seg D*	Pending						
Seg E*	Pending						

\* Tentative Dates  
Change from previous report

4



# PROGRESS PHOTOS



Recycle PS mud slab & formwork



Recycle PS mud slab & formwork



High Service PS excavation

5

# PROGRESS PHOTOS



Clearwell excavation



Temporary Access Road base



Spoil stockpiling

6

**QUESTIONS?**

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.3** Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
- 

Background/Information

Ryan Sowa with Kimley-Horn will update the Board on their recent activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Program Update – November 18, 2021
- Kimley-Horn Monthly Summary of Activities for October 2021

**Board Decision(s) Needed:**

- None.





# Phase 1B Program Update

Board of Directors Meeting  
November 18, 2021



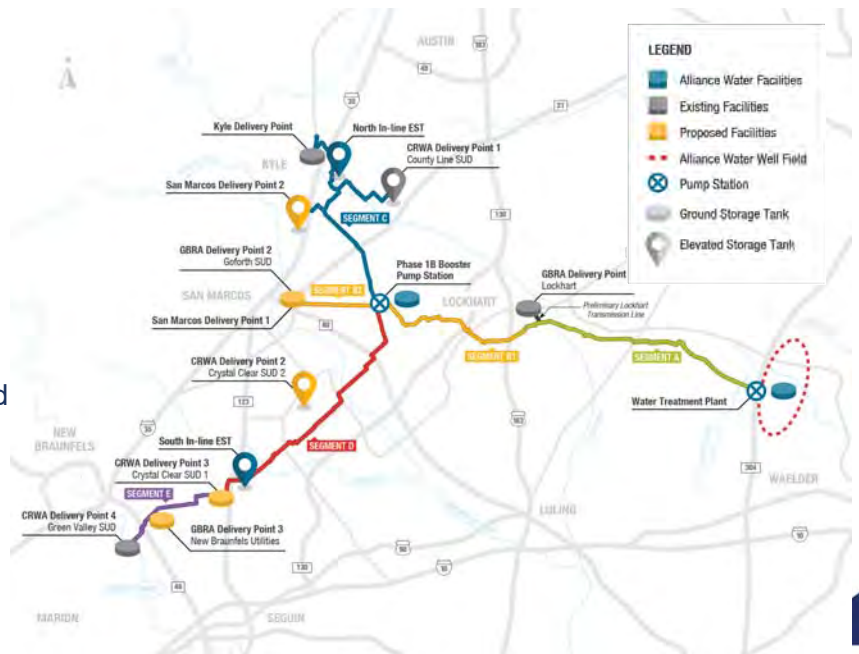
**ALLIANCE WATER**

PRESENTED BY **Kimley»Horn**  
Expect More. Experience Better.

## Ongoing Progress

### ► Design Milestone Status

- Design Submittals
  - Pipeline Segment C (100%) – December
- TWDB Reviews
  - Segment A
    - Approval for Construction Received
    - Construction Funding Release Approved
  - Booster Pump Station & Delivery Points
    - Approved for Construction
    - Construction Funding Release Approved
  - Segment B
    - Final Design, Procurement Funding Release in Preparation



# Ongoing Progress

## ► Procurement / Construction Status

- **Booster Pump Station & Delivery Points**
  - NTP Issued in Mid-October
  
- **Pipeline Segment A**
  - Pre-construction Meeting & NTP Issuance – November 15<sup>th</sup>
  
- **Pipeline Segment B**
  - Proposals Received & Under Evaluation
  - Technical Committee: December 8<sup>th</sup>
  - Board of Directors: December 15<sup>th</sup>



# Environmental Status

Project	Desktop Analysis	Field Work	Agency Coordination	TWDB Approval
Water Treatment Plant	C	C	C	C
Pipeline Segment A	C	C	C	C
Pipeline Segment B	C	C	C	C
Pipeline Segment D	C	C	U	NS
Pipeline Segment E	C	U	NS	NS
Pipeline Segment C	C	U	NS	NS
Booster Pump Station	C	C	C	C
Inline Elevated Storage Tanks	C	C	U	NS

NS = Not Started, U = Underway, C = Completed

- **Pipeline Segment D**
  - USACE – additional comments
    - Creek crossing
    - Waters of the US revisions
  - Additional field work
  
- **Pipeline Segment E**
  - USACE – avoidance anticipated
  - THC – buried remains



# Environmental Status

Project	Desktop Analysis	Field Work	Agency Coordination	TWDB Approval
Water Treatment Plant	C	C	C	C
Pipeline Segment A	C	C	C	C
Pipeline Segment B	C	C	C	C
Pipeline Segment D	C	C	U	NS
Pipeline Segment E	C	U	NS	NS
Pipeline Segment C	C	U	NS	NS
Booster Pump Station	C	C	C	C
Inline Elevated Storage Tanks	C	C	U	NS

NS = Not Started, U = Underway, C = Completed

- Pipeline Segment C
  - Realignment field work
  - USACE – additional field work for Waters of the US revisions
- Inline Elevated Storage Tanks
  - North Tank – included with Segment C environmental studies
  - South Tank – included with Segment D environmental studies



# Pipeline Easement Acquisition Status

Pipeline Segment	Number of Parcels	STATUS						
		(A) Appraisal/Offer in Development	(B) Negotiation (Initial Offer)	(C) Negotiation (Final Offer)	(D) = (A+B+C) Appraisal / Negotiation	(E) Condemnation in Process	(F) = (D+E) Possession Still Needed	(G) Purchase Agreement Signed / Possession Obtained
A	39	0	0	0	0	0	0	39
B	52	0	0	0	0	5	5	47
D	57	0	0	3	3	28	31	26
C	74	2	29	7	38	22	60	14
E	37	1	10	2	13	20	33	4
Well Field	20	17	0	0	17	0	17	3
<b>Total</b>	<b>279</b>						<b>146</b>	<b>133</b>



## COST UPDATES BASED ON NOVEMBER MILESTONE SUBMITTALS

		ORIGINAL (FEB. 2019)	REVISED	
	Construction Package	ARWA Total Projected Cost	ARWA Total Projected Cost	DIFFERENCE
<b>Submittal (%) Combined Program Infrastructure</b>				
Const.	Water Treatment Plant	\$ 25,200,000	\$ 29,600,000	\$ 4,400,000
Const.	Booster Pump Station & GBRA Meter Stations	\$ 12,100,000	\$ 13,300,000	\$ 1,200,000
30	Inline EST (South)	\$ 3,600,000	\$ 3,600,000	\$ 0
Const.	Pipeline Segment A	\$ 27,200,000	\$ 28,400,000	\$ 1,200,000
100	Pipeline Segment B	\$ 27,100,000	\$ 34,100,000	\$ 7,000,000
100	Pipeline Segment D	\$ 36,300,000	\$ 43,600,000	\$ 7,300,000
90	Pipeline Segment E	\$ 9,500,000	\$ 10,900,000	\$ 1,400,000
	<b>Subtotal</b>	<b>\$141,000,000</b>	<b>\$163,500,000</b>	<b>\$ 22,500,000</b>
<b>ARWA-Only Infrastructure</b>				
Const.	Well Drilling	\$ 3,800,000	\$ 3,300,000	(\$ 500,000)
Const.	Raw Water Infrastructure	\$ 7,000,000	\$ 10,700,000	\$ 3,700,000
Const.	ARWA Booster Pump Station & Delivery Points	\$ 7,700,000	\$ 4,800,000	(\$ 2,900,000)
30	Inline EST (North)	\$ 5,400,000	\$ 6,600,000	\$ 1,200,000
90	Pipeline Segment C	\$ 64,500,000	\$ 68,800,000	\$ 4,300,000
90	Pipeline Segment E (ARWA-Only)	\$ 6,700,000	\$ 12,600,000	\$ 5,900,000
No Design	Administration and Operations Building	\$ 4,300,000	\$ 4,200,000	(\$ 100,000)
	<b>Subtotal</b>	<b>\$ 99,400,000</b>	<b>\$111,000,000</b>	<b>\$ 11,600,000</b>
<b>Total</b>		<b>\$240,400,000</b>	<b>\$274,500,000</b>	<b>\$34,100,000</b>

NOVEMBER 2021 UPDATE

NO CHANGE FROM OCTOBER UPDATE



# Questions?



ALLIANCE REGIONAL WATER AUTHORITY  
 ATTN: GRAHAM MOORE  
 1040 HIGHWAY 123  
 SAN MARCOS, TX 78666

Please send payments to:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 P.O. BOX 951640  
 DALLAS, TX 75395-1640

Invoice No: 068706604-1021  
 Invoice Date: Oct 31, 2021  
 Invoice Amount: \$ 187,811.13  
 Project No: 068706604  
 Project Name: ARWA PROGRAM YEAR 4  
 Project Manager: SOWA, RYAN

Work Order No. 4  
 Duration: March 2021 - Feb. 2022

Invoice Duration: Oct. 1, 2021 to Oct. 31, 2021

Federal Tax Id: 56-0885615

### COST PLUS MAX

KHA Ref # 068706604.3-19974014

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	32,262.00	5,305.80	4,576.50	729.30
STAKEHOLDER COORDINATION	279,683.00	165,687.60	149,265.30	16,422.30
BUDGETING	110,861.00	98,212.09	93,070.69	5,141.40
SCHEDULE	81,192.00	55,831.32	47,762.82	8,068.50
REPORTING	47,110.00	40,262.50	34,882.50	5,380.00
DATA MANAGEMENT	91,576.00	56,263.91	51,231.26	5,032.65
ENVIRONMENTAL MANAGEMENT	84,390.00	70,466.00	62,551.50	7,914.50
LAND ACQUISITION MANAGEMENT	509,587.00	459,468.69	395,605.99	63,862.70
TWDB MANAGEMENT	83,558.00	60,299.11	47,500.61	12,798.50
DESIGN STANDARDS	84,403.00	52,015.47	49,647.97	2,367.50
ENGINEERING DESIGN MANAGEMENT	361,276.00	285,770.00	255,502.00	30,268.00
QUALITY ASSURANCE	17,966.00	8,952.75	8,952.75	0.00
ELECTRICAL POWER PLANNING	51,073.00	24,035.00	21,051.25	2,983.75
PERMIT COORDINATION/TRACKING	50,094.00	34,780.95	32,299.80	2,481.15
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	408,057.00	179,058.64	162,340.75	16,717.88
PROJECT ADMINISTRATION	52,870.00	25,044.61	23,213.73	1,830.87
OTHER SERVICES	78,995.00	34,207.51	29,241.01	4,966.50
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	260,480.00	6,199.49	5,353.87	845.63
Subtotal	2,685,433.00	1,661,861.41	1,474,050.28	187,811.13
Total COST PLUS MAX				187,811.13

Total Invoice: \$ 187,811.13

If you have questions regarding this invoice, please call Cecile Wells at (281) 612-9031.

November 15, 2021

## **Project Monthly Summary**

### **October 2021 Tasks Performed:**

- Task 2 – Stakeholder Coordination
  - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
  - Continued weekly task coordination with Alliance Water.
  - Prepared and presented the Technical Committee Update.
  - Prepared and presented the Board Meeting Update.
  - Prepared and presented the Project Advisory Committee Meeting Update.
  - Prepared for and held Monthly Status Meeting with Alliance Water.
  
- Task 3 – Budgeting
  - Prepared and presented the monthly Budget Update for the Board meeting.
  - Continued updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
  
- Task 4 – Schedule
  - Prepared and presented the quarterly Schedule Update for the October Board meeting.
  - Revised Project Deliverable Schedule based on the feedback received from ARWA and Design Consultants.
  - Coordinated with Program team to integrate each project schedule into overall Program schedule. Developed and distributed the monthly Program schedule summary.
  
- Task 6 – Data Management
  - Ongoing maintenance of Microsoft SharePoint Online program.
  - Continued updating of web-based GIS for easement acquisition process and alignment changes.
  
- Task 7 – Environmental Management
  - Continued coordination with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
  - Coordinated with the Program Environmental Consultant regarding Inline Elevated Storage Tank site field work.
  - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segments C and E.
  - Performed coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.

- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continued coordination between Program Environmental Consultant and Design Engineers.
- Reviewed Program Environmental invoices, schedule, and risk log.
- Task 8 – Land Acquisition Management
  - Coordinated the appraisal process for Segments C, D, E, and W parcels.
  - Coordinated with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
  - Performed weekly QC of parcel files in SharePoint, provided comments to Land Acquisition team.
  - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
  - Reviewed Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
  - Continued field work coordination to notify landowners of upcoming field work by consultants.
- Task 9 – Texas Water Development Board Management
  - Continued coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.
- Task 10 – Design Standards
  - Reviewed the Pipeline Construction Standards considering Contractor recommendations for cost savings.
- Task 11 – Engineering Design Management
  - Pipelines:
    - Segment A
      - Continued coordination with Design Consultant during project procurement.
    - Segment B
      - Continued coordination with Design Consultant for final design and preparation for procurement.
    - Segment C
      - Continued coordination with Design Consultant on 100% design.
      - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.
    - Segment D
      - Continued coordination with Design Consultant for final design and preparation for procurement.

- Segment E
      - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations. Continued coordination with Design Consultant for 100% design.
  - Wellfield:
    - Continued coordination regarding the completion of construction for Wells 6-9.
  - Raw Water Infrastructure:
    - Continued coordination with Design Consultant for construction phase services.
  - Water Treatment Plant:
    - Continued coordination with Design Consultant concerning Hydraulics/Surge development.
    - Continued coordination with Design Consultant for construction phase services.
  - Booster Pump Station:
    - Coordinated with Design Consultant during project procurement.
  - Inline Elevated Storage Tanks:
    - Reviewed the 60% design submittal prepared by the Design Consultant.
    - Attended the Inline Elevated Storage Tanks 60% Design Workshop.
    - Continued coordination with Design Consultant for 60% design development.
  - Other:
    - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield, booster pump station).
    - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
  - Continued coordination with ARWA and GVEC to develop agreement language for service to the well field.
  - Continued coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
  - Continued Permit coordination with Pipeline Consultants.
  - Continued coordination with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
  - Continued coordination with Caldwell, Guadalupe, and Hays Counties regarding on going permit reviews.
  - Continued General Coordination with GVEC and BBEC.
  - On-going Permit Tracking Log Updates.



- Task 15 – Procurement and Construction Phase Services
  - Continued coordinated with Segment A and BPS Design Consultants during the pre-construction phase.
  - Coordination with Segment B to prepare for procurement.
  - On-going coordination with WTP and RWI Design Consultants during the construction phase.
- Task 16 – Other Services
  - Commissioning Planning
    - Finalized the evaluation of the Phase 1B infrastructure commissioning for ARWA’s review and presented to the Technical Committee.

**November 2021 Projection:**

- Task 2 – Stakeholder Coordination
  - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, GVEC, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
  - Continue weekly task coordination with Alliance Water.
  - Prepare and present the Technical Committee Update.
  - Prepare and present Project Advisory Committee Meeting Update.
  - Prepare and present Board Meeting Update.
  - Prepare for and hold Monthly Status Meeting with Alliance Water.
- Task 3 – Budgeting
  - Prepare and present the quarterly Budget Update for the Board meeting.
  - Continue updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
  - Continue development of projected Operation and Maintenance costs and address feedback received from ARWA.
- Task 4 – Schedule
  - Revise the Project Deliverable Schedule based on the feedback received from ARWA and Design Consultants.
  - Coordinate with Program team to integrate each project schedule into overall Program schedule. Develop and distribute schedule update and memorandum.
- Task 6 – Data Management
  - Ongoing maintenance of Microsoft SharePoint Online program.
  - Continued updating of web-based GIS for easement acquisition process and alignment changes.
- Task 7 – Environmental Management

- Review the Segment C Hazmat Phase II and Technical Documents report prepared by the Environmental Consultant.
  - Continue coordination with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
  - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segment C and E.
  - Perform coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.
  - Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
  - Continue coordination between Program Environmental Consultant and Design Engineers.
  - Review Program Environmental invoices, schedule, and risk log.
- Task 8 – Land Acquisition Management
    - Coordinate the appraisal process for Segment C, D, E, and W parcels.
    - Coordinate with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
    - Perform weekly QC of parcel files in SharePoint, provide comments to Land Acquisition team.
    - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
    - Review Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
    - Continue field work coordination to notify landowners of upcoming field work by consultants.
- Task 9 – Texas Water Development Board Management
    - Continue coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.
- Task 10 – Design Standards
    - Review Pipeline Construction Standards considering Contractor recommendations for cost savings.
- Task 11 – Engineering Design Management
    - Pipelines:
      - Segment A
        - Continue coordination with Design Consultant for project procurement.
      - Segment B

- Continue coordination with Design Consultant for final design and preparation for procurement.
    - Segment C
      - Continue coordination with Design Consultant for final design.
      - Continue coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.
    - Segment D
      - Continue coordination with Design Consultant for final design and preparation for procurement.
    - Segment E
      - Begin review of the Segment E 100% design submittal prepared by the Design Consultant.
      - Continue coordination with Design Consultant for final design.
  - Wellfield:
    - Continue coordination regarding the completion of construction of Wells 6-9.
  - Raw Water Infrastructure:
    - Continued coordination with Design Consultant for construction phase services.
  - Water Treatment Plant:
    - Continue coordination with Design Consultant concerning Hydraulics/Surge development.
    - Continued coordination with Design Consultant for construction phase services.
  - Booster Pump Station:
    - Coordination with Design Consultant for final design and procurement development.
  - Inline Elevated Storage Tanks:
    - Coordination with Design Consultant for 90% design development.
  - Other:
    - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield).
    - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
    - Continue coordination with ARWA and GVEC to develop agreement language for service to the well field.
    - Continue coordination with GVEC regarding electric service to the WTP and wellfield.
  - Task 14 – Permit Coordination/Tracking
    - Continue Permit coordination with Pipeline consultants
    - Coordinate with Hays County concerning the Site Development Permit.

- General Coordination with TxDOT.
- Coordinate with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
- General Coordination with GVEC and BBEC.
- On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
  - On-going coordination with Segment A and BPS Design Consultants during the construction phase.
  - Coordination with Segment B to prepare for procurement.
  - On-going coordination with WTP and RWI Design Consultants during the construction phase.
- Task 16 – Other Services
  - Finalize and submit the City of San Marcos Watershed Protection Plan for the Booster Pump Station Plat.

**Scope Elements Added/Removed:**

None at this time.

**Outstanding Issues/Concerns:**

None at this time.

**HUB Participation:**

59.9 % allotted by Contract (based on contract total fee)

56.0% to date of Billing

Design Consultant Certifications: N/A

Sub Consultant	Sub Consultant Certifications	Task Description	Contract Value (\$)	Percent Complete to Date (%)	Amount Billed to Date (\$)	Amount Paid to Date (\$)
Foster CM Croup, Inc.	DBE; AABE; MBE; SBE	Budgeting, Schedule, and Data Management	\$170,814.00	72.7%	\$136,577.46	\$123,020.96
CP&Y, an STV Company	N/A*	Program Standards, Compliance, and Project Management	\$926,211.00	35.2%	\$358,168.92	\$358,168.92
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$44,200.00	45.2%	\$21,984.97	\$19,145.81
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$446,290.00	92.8%	\$381,147.02	\$327,303.85
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$22,015.00	0.0%	\$ -	\$2,680.00
		Subtotal	\$1,609,530.00	53.1%	\$897,878.37	\$830,319.54

\*Given recent ownership changes, CP&Y, an STV Company is no longer a HUB Certified.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**H.4** Update, discussion and possible direction to Staff regarding timing and financing of project cost increases. ~ *Graham Moore, P.E., Executive Director*

---

Background/Information

Attached is a short presentation on the timing and financing of project cost increases.

Attachment(s)

- Phase 1B Financing Update November 18, 2021.

**Board Decision(s) Needed:**

- Possible direction to Staff.

# ALLIANCE REGIONAL WATER AUTHORITY

## PHASE 1B FINANCING UPDATE

BOARD OF DIRECTORS MEETING  
NOVEMBER 18, 2021



## PHASE 1B TOTAL

Construction Package	Encumbered as of 10/31/2021	Budgeted Future Cost	Package Total
Well Drilling	\$3,300,000		\$3,300,000
Water Treatment Plant	\$ 29,600,000		\$29,600,000
Raw Water Infrastructure	\$ 10,700,000		\$10,700,000
Booster Pump Station & DPs	\$ 18,100,000		\$18,100,000
Segment A	\$ 28,400,000		\$28,400,000
Segment B	\$ 6,844,000	\$ 27,258,000	\$34,102,000
Segment D	\$ 6,544,000	\$ 37,056,000	\$43,600,000
Segment E	\$ 3,665,000	\$ 19,835,000	\$23,500,000
South Inline Tank	\$ 593,000	\$ 3,007,000	\$3,600,000
North Inline Tank	\$ 1,400,000	\$ 5,200,000	\$6,600,000
Segment C	\$ 17,100,000	\$ 51,700,000	\$68,800,000
Administration & Operation Bldg	\$ 50,000	\$ 4,150,000	\$4,200,000
<b>TOTAL</b>	<b>\$126,296,000</b>	<b>\$ 148,206,000</b>	<b>\$274,502,000</b>

# FUTURE EXPENDITURES

	<b>Phase 1B Program Cumulative Total</b>	<b>Future Cost Encumber Date</b>
<b>Encumbered as of 10/31/2021</b>	\$126,296,000	
Segment B	\$ 153,554,000	Dec-21
Segment D	\$ 190,610,000	Jun-22
Segment E	\$ 210,445,000	Oct-22
South Inline Tank	\$ 213,452,000	Oct-22
North Inline Tank	\$ 218,652,000	Oct-22
Segment C	\$ 270,352,000	Oct-22
Administration & Operation Bldg	\$ 274,502,000	TBD

## NEXT STEPS

1. Refine Budgets
2. Discuss Options with TWDB and Financial Advisors (SWIFT, other public and/or private options)
3. Review Purchasing Policy
4. Continue Discussions with Board throughout Process



# QUESTIONS

[www.alliancewater.org](http://www.alliancewater.org)

**Graham Moore, P.E.**

**Executive Director**

**(512) 294-3214**

**[gmoore@alliancewater.org](mailto:gmoore@alliancewater.org)**

ALLIANCE REGIONAL WATER AUTHORITY



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.5** Update, discussion and possible direction to Staff regarding results of initial raw water quality analyses from the Authority and Guadalupe-Blanco River Authority well fields. ~ *Maris Vergara, P.E., CP&Y*
- 

Background/Information

Marisa Vergara with CP&Y will update the Board on the results of the initial raw water quality analyses for the ARWA and GBRA well fields.

Attachment(s)

- Water Quality and TCEQ Update – November 18, 2021

**Board Decision(s) Needed:**

- None



# Alliance Regional Water Authority






Water Quality and TCEQ Update  
11/18/2021

Felipe Gutierrez, PE, PhD – CP&Y, Inc.  
Marisa Vergara, PE – CP&Y, Inc.



## Agenda



-  Water Drilling Update
-  Raw Water Quality
-  Finish Water Quality
-  TCEQ Corrosion Control Report
-  TCEQ Interconnect

# Well Drilling Update

- Drilling :
  - ARWA Wells (4) complete and WQ data obtained
  - GBRA Wells (7) complete and WQ data obtained.



# Raw Water Quality

- All wells exhibit similar water quality
- Primary Standards are within acceptable limits
- Radionuclide Standards are within acceptable limits
- Iron and Manganese removal by Oxidation/Filtration

# Raw Water Corrosivity Evaluation Acronyms



- Alkalinity (Alk)
- Calcium Hardness (Ca<sup>2+</sup>)
- Chloride (Cl<sup>-</sup>)
- Sulfate (SO<sub>4</sub>)
- Langelier Saturation Index (LSI)
- Ryznar Stability Index (RI)
- Aggressiveness Index (AI)
- Calcium Carbonate Precipitation Potential (CCPP)
- Chloride to Sulfate Mass Ratio (CSMR) – Indicates potential galvanic corrosion of solder

} Measure tendency to form protective Calcite scales inside the pipe

# Raw Water Corrosivity Evaluation



Criteria	(NC)	(SC)	(C)
Langelier Index (LSI)	LI ≥ -0.25	-0.25 > LI ≥ -1.0	LI < -1.0
Ryznar Index (RI)	RI < 7	7 ≤ RI ≤ 8.5	RI > 8.5
Aggressiveness Index (AI)	AI ≥ 12	10 ≤ AI < 12	AI < 10
CCPP	>0.0	-3>SC<0	C<-3.0
CSMR	<0.2	>0.2SC<0.5	C>.5 (TALK <50)

# Raw Water Corrosivity Evaluation



		Basis of Design Report Raw Water	ARWA Well 06	ARWA Well 07	ARWA Well 08	ARWA Well 09	GBRA Well 01	GBRA Well 02	GBRA Well 03	GBRA Well 04	GBRA Well 05	GBRA Well 06	GBRA Well 07
TDS	mg/L	262	187	200	133	155	202	182	274	236	230	236	254
pH	-	7.5	5.4	5.5	5.5	5.7	6.2	6.3	6.1	6.1	5.7	6.5	6.9
Alk	mg/L as CaCO <sub>3</sub>	118	5	9	9	9	28	24	20	13	20	20	24
Ca	mg/L as CaCO <sub>3</sub>	37.2	7	21	17	16	52	51	56	55	49	46	49
Cl	mg/L	13.2	33	43	20	22	50	51	51	53	43	70	47
SO <sub>4</sub>	mg/L	31.2	43	45	40	37	79	78	77	81	75	57	57

Temp	C	10	25	10	25	10	25	10	25	10	25	10	25	10	25	10	25	10	25	10	25	10	25		
LSI		-0.8	-0.6	-5	-4.8	-4.2	-4.0	-4.2	-4	-4	-3.7	-2.5	-2.3	-2.5	-2.3	-2.7	-2.5	-2.9	-2.7	-3.2	-3.0	-2.5	-2.2	-1.9	-1.7
RI		9.1	8.6	15.4	15.0	13.8	13.4	13.9	13.4	13.7	13.2	11.2	10.8	11.3	10.8	11.6	11.2	12.0	11.5	12.1	11.7	11.4	10.9	10.8	10.3
AI		11.1	11.1	6.9	6.9	7.7	7.7	7.7	7.7	7.9	7.9	9.4	9.4	9.4	9.4	9.2	9.2	9.0	9.0	8.7	8.7	9.5	9.5	10	10
CCPP		-14.7	-9.7	-90.4	-70.7	-136	-107	-133	-104	-81.3	-63.4	-72.3	-55.8	-59.8	-46.1	-69.9	-54	-47.9	-37.1	-160	-126	-31.4	-24.4	-15.7	-12.2
CSMR		0.4	0.4	0.8	0.8	1.0	1.0	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.6	0.6	0.6	0.6	1.2	1.2	0.8	0.8
Determination		Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive	Corrosive

# Finished Water Quality



- Corrosive Water adjustment with Lime and CO<sub>2</sub>

Temp (°C)	10	25
pH	8.55	8.50
Total Alk (mg/L)	101	101
Total Ca (mg/L)	50	50
AI	12.6	12.6
RI	7.26	6.89
LSI	0.64	0.8
CCPP	6.62	8.98
CSMR	0.65	0.65
Determination	NC	

# Finished Water Blend – 100% ARWA Blend



		Treatment Goals
TDS	mg/L	
Temp	C	
pH	-	7.8-8.2
Alk	mg/L as CaCO3	>120
Ca	mg/L as CaCO3	>95
Cl	mg/L	
SO4	mg/L	

Finished without CO2 100% ARWA – 0%GBRA		Finished with CO2 100% ARWA – 0%GBRA	
169	169	169	169
10	25	10	25
9.0	9.0	8.0	8.0
71	58	120	120
77	64	126	126
29	29	29	29
41	41	41	41

LSI	NC > -0.25
RI	NC < 7.0
AI	NC > 12.0
CCPP	NC > 0.0
CSMR	NC < 0.2
Determination	

0.8	0.9	0.3	0.5
7.3	7.2	7.4	7.0
12.7	12.6	12.2	12.2
6.3	7.0	4.5	8.5
0.7	0.7	0.7	0.7
Slightly Corrosive		Noncorrosive	

# Finished Water Blend – 100% GBRA Blend



		Treatment Goals
TDS	mg/L	
Temp	C	
pH	-	7.8-8.2
Alk	mg/L as CaCO3	>120
Ca	mg/L as CaCO3	>95
Cl	mg/L	
SO4	mg/L	

Finished without CO2 0% ARWA – 100%GBRA		Finished with CO2 0% ARWA – 100%GBRA	
231	231	231	231
10	25	10	25
9.0	9.0	8.0	8.0
60	52	120	120
88	81	148	148
52	52	52	52
77	77	77	77

LSI	NC > -0.25
RI	NC < 7.0
AI	NC > 12.0
CCPP	NC > 0.0
CSMR	NC < 0.2
Determination	

0.8	0.9	0.3	0.6
7.4	7.1	7.3	6.9
12.7	12.6	12.2	12.2
5.3	6.7	5.7	9.5
0.7	0.7	0.7	0.7
Slightly Corrosive		Noncorrosive	

# TCEQ Corrosion Control Engineering Report



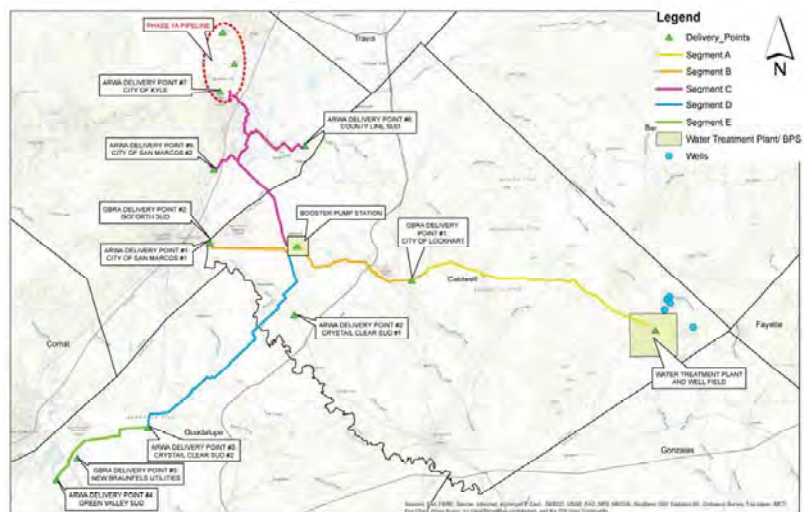
- Desktop Study required to demonstrate effectiveness of CC Treatment
- Study to TCEQ : December 2021
- Flow Scenarios:

Scenario 1	Scenario 2	Scenario 3	Scenario 4
Max Flow Phase 1B = 19.51 MGD	100% GBRA Flow = 18.75 MGD	100% ARWA Flow = 8 MGD	Low Flow Scenario = 4.64 MGD
ARWA Wells = 6.13 MGD GBRA Wells = 13.38 MGD	ARWA Wells = 0 MGD GBRA Wells = 18.75 MGD	ARWA Wells = 8 MGD GBRA Wells = 0 MGD	ARWA Wells = 4.64 MGD GBRA Wells = 0 MGD
	All 7 GBRA Wells Online	All 4 ARWA Wells Online	1 – High Service Pump Online

# TCEQ Interconnect Permit



- Location of Interconnect
- Purpose of Interconnect
  - Normally Open
  - Normally Closed (emergency)
  - Type of disinfection
  - System Capacity Calculation
  - Contract Agreement
  - ARWA CCER





## Summary



- Raw water is below required primary MCLs
- Raw water will be treated for corrosivity, iron and manganese
- TCEQ will evaluate four different blend scenarios for corrosivity
- TCEQ coordination for each individual interconnect will be required



## Questions?

### Initial Raw Water Quality and TCEQ Update

Felipe Gutierrez, PE, PhD – CP&Y, Inc.  
Marisa Vergara, PE – CP&Y, Inc.



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.6** Discussion and possible adoption of Resolution 2021-11-18-001 approving an Encroachment Agreement with the Guadalupe-Blanco River Authority for the crossing of an existing GBRA water pipeline and authorizing the Executive Director to execute all necessary documents related to the Agreement. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

The Guadalupe-Blanco River Authority has an existing pipeline (red line below) known as the Luling-Lockhart line to the east of Highway 183. The Alliance Water easement crosses the pipeline to the south of Lockhart. GBRA requires any utility that crosses its line with facilities to agree to an Encroachment Agreement that outlines the type of activities that are allowed in the crossing and notification requirements.



Additional encroachment agreements will be required for other crossings – those will be brought to the Board when the projects are moving forward to construction.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

Attachment(s)

- Resolution 2021-11-18-001
- Encroachment Agreement

**Board Decision(s) Needed:**

- Adoption of Resolution 2021-11-18-001 approving an Encroachment Agreement with GBRA and authorizing the Executive Director, Graham Moore, to execute all documents on behalf of Alliance Water.



**ALLIANCE WATER**

**RESOLUTION NO. 20211118-001**

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING AN ENCROACHMENT AGREEMENT WITH THE GUADALUPE-BLANCO RIVER AUTHORITY FOR THE CROSSING OF AN EXISTING GBRA WATER PIPELINE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS RELATED TO THE AGREEMENT, AND DECLARING AN EFFECTIVE DATE**

**RECITALS:**

1. The Alliance Regional Water Authority’s (“Alliance Water”) Phase 1B Segment B pipeline will cross under an existing waterline owned and operated by the Guadalupe-Blanco River Authority (“GBRA”).
2. GBRA requires an Encroachment Agreement be entered into by any utility that has facilities crossing its existing pipelines.
3. Attached is the standard GBRA Encroachment Agreement for such pipeline crossings – the agreement has been reviewed by Alliance Water’s Staff.

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.** The attached Encroachment Agreement between Alliance Water and the Guadalupe-Blanco River Authority is approved.

**SECTION 2.** Alliance Water’s Executive Director, Graham Moore, is authorized to execute the attached agreement on behalf of Alliance Water.

**SECTION 3.** This Resolution shall be in full force and effect immediately upon its passage.

**ADOPTED: November 18, 2021**

**ATTEST:**

\_\_\_\_\_  
Chris Betz  
Chair, Board of Directors

\_\_\_\_\_  
James Earp  
Secretary, Board of Directors

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**ENCROACHMENT AGREEMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF CALDWELL       §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Guadalupe-Blanco River Authority, a conservation and reclamation district (hereinafter referred to as "Permitter") with an address of 933 East Court Street, Seguin, TX 78155, is the owner of an existing twenty foot (20') wide easement as specified in Volume 389, Pages 229-241, recorded in Official Public Records of Real Property in Caldwell County, Texas (hereinafter referred to as "Permitter Easement");

WHEREAS, the Alliance Regional Water Authority, with a mailing address of 630 E. Hopkins, San Marcos, TX 78666 (hereinafter referred to as "Permittee") is the current owner of a Pipeline and Right-of-Way Easement Agreement, recorded as Document number 2021-006937 in the Real Property Records of Caldwell County, Texas;

WHEREAS, Permittee has requested permission to permanently encroach upon portions of Permitter's Easement. The exercise of such rights by Permittee within the Encroachment Area is hereinafter referred to as the "Encroachment".

WHEREAS, Permitter agrees to allow the Encroachment subject to the terms and conditions of this Encroachment Agreement ("Agreement").

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars, and of the premises and covenants hereof contained and incorporated herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do agree as follows:

1. The Encroachment granted herein shall be for the sole purpose of erection, construction, reconstruction, replacement, removal, and maintenance of one or more underground water distribution pipelines, fiber optic and other communications equipment (collectively "Facilities") for the transmission of water and communications. The route of the Facilities to be installed shall be substantially the same as depicted in Exhibit A or as otherwise agreed to in writing by Permittee and Permitter.
2. Permittee shall have all rights necessary for the full use granted herein including the installation

of necessary appurtenances, improving, reconstructing, upgrading, repairing, inspecting, patrolling, installing, said Facilities on Permittor's Easement. Ingress and egress to Permittor's Easement and movement within Permittor's Easement by Permittee is limited to the route of the Facilities erected hereunder.

3. Permittor may use the easement for any and all purposes not inconsistent with the purposes set forth in this agreement including without limitation the installation, operation, maintenance and removal of treated water pipelines.
4. Permittee shall give Permittor at least seven (7) business days' advance written notice before commencing any construction, maintenance, removal, or replacement of Permittee's Facilities in order that Permittor shall have an opportunity to have an inspector or representative present during the time such activities are carried out and so that Permittor's pipeline(s) and related facilities can be staked to minimize the possibility of damage. Such staking shall be at the cost of Permittee. Notice is to be given to the following individual at the listed address and phone number (which can be changed with prior notice to Permittee):

Guadalupe-Blanco River Authority  
Attn: Charlie Hickman, Executive Manager of Engineering  
933 E. Court St.  
Seguin, Texas 78155

5. Any changes in the nature or location of the Encroachment shall require the prior written approval of Permittor.
6. Any other encroachments on, disturbances of, or excavations within Permittor's Easement that are not part of the Encroachment contemplated under this Agreement, including any field changes or design modifications, are forbidden unless permitted by a separate fully executed agreement. Permittee shall at all times maintain the Encroachment in a condition which will not interfere with or endanger Permittor's pipeline and related facilities.
7. Permittee agrees that it is in compliance with and shall continue to comply with all applicable laws and regulations relating to its activities hereunder.
8. This Agreement shall be a covenant running with the land in which the Encroachment lies.
9. Permittee may not assign its rights hereunder without prior written notice to and consent of Permittor of such assignment. Such consent shall not be unreasonably withheld. The provisions hereof shall extend to, be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.
10. This Agreement shall be construed and applied under, and in accordance with, the laws of the State of Texas. Venue of any suit to construe and/or enforce this Agreement shall be in Guadalupe County or in the federal court with jurisdiction over such county if the suit involved federal laws.
11. Permittee accepts the property "AS IS" and "WITH ALL FAULTS" and Permittor specifically



By: \_\_\_\_\_  
Name: Kevin Patteson  
Title: General Manager/CEO

ACKNOWLEDGEMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF GUADALUPE       §

BEFORE ME, the undersigned authority, on this day personally appeared Kevin Patteson, General Manager/Chief Executive Officer of the Guadalupe-Blanco River Authority, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_  
2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
(Print Name of Notary Public Here)

PLEASE RETURN RECORDED ORIGINAL TO:  
Guadalupe-Blanco River Authority  
933 East Court Street  
Seguin, Texas 78155

ATTN: General Manager/CEO



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

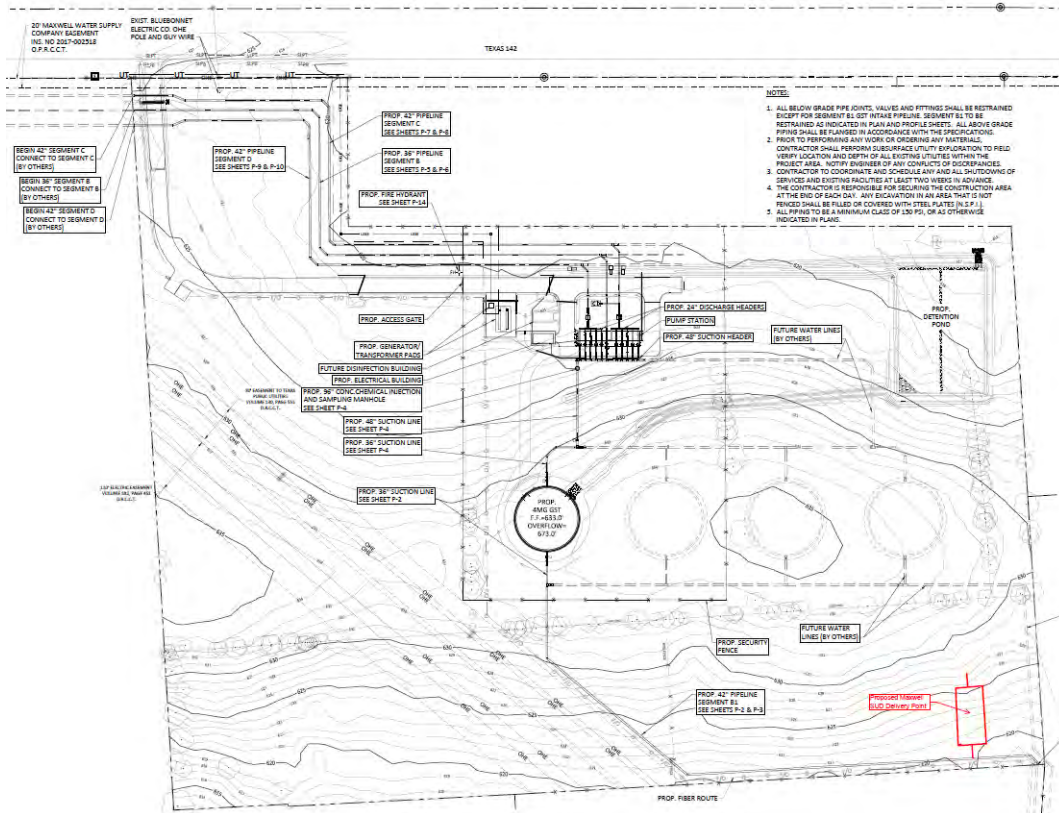
Thursday, November 18, 2021 at 3:00 P.M.  
 County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**H.7** Discussion and possible adoption of Resolution 2021-11-18-002 approving an Agreement for Addition of a Delivery Point with Canyon Regional Water Authority and authorizing the Executive Director to execute all necessary documents related to the Agreement. ~ *Graham Moore, P.E., Executive Director*

Background/Information

Canyon Regional Water Authority (CRWA) asked Alliance Water to add a new delivery point for the Maxwell Special Utility District (Maxwell) at the Phase 1B Booster Pump Station site. A delivery point has not been planned for Maxwell as they are not contracted with CRWA for any of the Carrizo water from the Phase 1B project.

For sizing purposes, CRWA requested 500 acre-feet per year be considered for the delivery point. CRWA noted that they will need to work to determine how the water will be “freed up” to allow Maxwell to potentially take the water at this location. Staff estimated the cost of the physical work to add the delivery point at \$300k - \$350k. Below is a crude location of the delivery point on the Booster Pump Station property. Maxwell would be responsible for obtaining easements to get to the property to connect to the delivery point.



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

Lloyd Gosselink drafted the attached agreement between Alliance Water and Canyon Regional Water Authority to describe the responsibilities for the new delivery point. In short, CRWA is responsible for paying for the infrastructure associated with the delivery point which they expect to recover from Maxwell SUD.

CRWA has reviewed the attached agreement and has no changes to it. They anticipate bringing it to their Board for approval at their next meeting in January 2022.

Attachment(s)

- Resolution 2021-11-18-002
- Agreement for Addition of Delivery Point between ARWA and CRWA

**Board Decision(s) Needed:**

- Adoption of Resolution 2021-11-18-002 approving the Agreement for Addition of Delivery Point between ARWA and CRWA.



**ALLIANCE WATER**

**RESOLUTION NO. 20211118-002**

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING AN AGREEMENT WITH THE CANYON REGIONAL WATER AUTHORITY FOR THE ADDITION OF A DELIVERY POINT, AND DECLARING AN EFFECTIVE DATE**

**RECITALS:**

1. The Alliance Regional Water Authority’s (“Alliance Water”) is developing a Carrizo-Wilcox Aquifer water supply project (the “Project”) for the public purposes of supplying wholesale water to its Sponsors, including the Canyon Regional Water Authority (“CRWA”), pursuant to Alliance Water’s enabling act, Chapter 11010 of the Texas Special District Local Laws Code.
2. CRWA desires for Alliance Water to add a delivery point that would enable CRWA to supply water from the Project to CRWA’s member entity, Maxwell Special Utility District (“Maxwell SUD”).
3. Alliance Water and CRWA desire to work together to facilitate the design and construction of the Delivery Point and have determined that it would be in the best interest of each party involved to enter into an agreement.

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.** The attached Agreement for Addition of Delivery Point between Alliance Water and the Canyon Regional Water Authority is approved.

**SECTION 2.** Alliance Water’s Executive Director, Graham Moore, is authorized to execute the attached agreement on behalf of Alliance Water.

**SECTION 3.** This Resolution shall be in full force and effect immediately upon its passage.

**ADOPTED: November 18, 2021**

**ATTEST:**

\_\_\_\_\_  
Chris Betz  
Chair, Board of Directors

\_\_\_\_\_  
James Earp  
Secretary, Board of Directors

**AGREEMENT FOR ADDITION OF DELIVERY POINT  
BETWEEN  
ALLIANCE REGIONAL WATER AUTHORITY  
AND  
CANYON REGIONAL WATER AUTHORITY**

This Agreement for the Addition of a Delivery Point (the “Agreement”) is made and entered into by and between Alliance Regional Water Authority (“ARWA”) and Canyon Regional Water Authority (“CRWA”) (cumulatively “Parties” and, individually “Party” depending upon the context), both which are Texas conservation and reclamation districts organized and operating under Article 16, Section 59 of the Texas Constitution and their respective enabling legislation and other applicable laws. The Effective Date of this Agreement is \_\_\_\_\_, 2021.

**RECITALS**

WHEREAS, ARWA is developing a Carrizo-Wilcox Aquifer water supply project (the “Project”) for the public purpose of supplying wholesale water to its Sponsors, including CRWA, pursuant to ARWA’s enabling act, Chapter 11010 of the Texas Special District Local Laws Code;

WHEREAS, CRWA desires for ARWA to add a delivery point that would enable CRWA to supply water from the Project (“Delivery Point”) to CRWA’s member entity, Maxwell Special Utility District (“Maxwell SUD”);

WHEREAS, the Parties desire to work together to facilitate the design and construction of the Delivery Point and have determined that it would be in the best interest of each Party to enter into this Agreement.

NOW, THEREFORE, ARWA and CRWA hereby agree as follows:

**ARTICLE I  
DEFINITIONS**

1.1 “Property” means the 49.26-acre booster-station site situated along State Highway 142 and southeast of Farm-to-Market Road 1966 and described more specifically in that deed recorded as Deed Number 2018-006688 in the Caldwell County Deed Records.

1.2 “Completion Date” means June 30, 2023.

1.3 “Delivery Point” means the valves, meters, pipe, electrical, instrumentation and controls and related appurtenances necessary to control and transmit water from the transmission pipeline to the member entity. The attached Exhibit A is a generic layout for the delivery point.

1.4 For purposes of this Agreement, when not inconsistent with the context, words used in the present tense include the future tense, words in the plural include the singular, and words in the singular include the plural. The words “shall” and “will” are mandatory and the word “may”

is permissive. Words not defined in this Agreement shall be given their common and ordinary meaning.

## **ARTICLE II ADDITION OF DELIVERY POINT**

2.1 **Specific Location and Engineering Design.** ARWA is responsible for determining the specific site of the Delivery Point on the Property and the engineering design of the Delivery Point with input from CRWA. CRWA will provide ARWA with specifications, recommendations, and other information as needed to complete the engineering design of the Delivery Point.

2.2 **Bids.** All components of the engineering design and construction of the Delivery Point will be bid out, or added to an existing construction contract through a change order, in accordance with applicable law.

2.3 **Construction of the Delivery Point and Responsibility for Design and Construction Costs.** ARWA is responsible for constructing the infrastructure for the Delivery Point on the Property in accordance with the engineering design. Prior to commencing construction of the Delivery Point, CRWA will make full payment to ARWA for any and all costs incurred in relation to the engineering design and construction of the Delivery Point as set forth in the construction contract that will be awarded by ARWA.

2.4 **Cooperation for Completion of Maxwell SUD Pipeline.** ARWA will cooperate with CRWA and/or Maxwell SUD for the completion of the pipeline from the Delivery Point to the Maxwell SUD storage tank to be located offsite. Cooperation will include coordination on the routing of the pipeline on the Property and will ultimately result in the dedication of an easement from ARWA to Maxwell SUD for the pipeline.

2.5 **Completion.** The Parties agree to meet their respective obligations to complete the engineering design and construction of the Delivery Point by the Completion Date.

## **ARTICLE III GENERAL PROVISIONS**

3.1 **Recitals.** The Parties agree that the recitals are correct and incorporated into the agreements of the Parties.

3.2 **Amendments.** The terms and conditions of this Agreement may not be modified except by the mutual consent of both Parties in writing and with the approval of the respective Boards of Directors of each Party.

3.3 **Term.** This Agreement will remain in effect from the Effective Date until the Completion Date.

3.4 **Performance.** If a Party has a concern about the adequacy of the other Party's performance under this Agreement, the concerned Party will notify the other party in writing by email and by direct communication by telephone using the following contact information:

ARWA: Graham M. Moore, P.E., Executive Director  
gmoore@alliancewater.org  
512.294.3214

CRWA: David J. Davenport, General Manager  
crwa@crwa.com  
210.240.2456

3.5 **Force Majeure.** The Parties recognize the possibility of Force Majeure events and agree to collaboratively work around Force Majeure events that arise to expedite the performance of all obligations required under this Agreement. Force Majeure events include acts of God, sabotage, civil disturbances, epidemics, pandemics, acts of domestic or foreign terrorism, lightning, fires, storms, and floods. With respect to the COVID-19 pandemic, the Parties have become aware of the effects of this pandemic on the water utility industry and will be proactive in selecting bidders and undertaking other actions to meet the obligations of this Agreement by the Completion Date.

3.6 **Execution in Counterparts.** This Agreement may be executed in multiple identical counterparts, each of which shall be deemed an original for all purposes.

3.7 **Entire Agreement.** This Agreement contains the entire agreement of the Parties and supersedes any and all prior agreements, arrangements, or understandings between the Parties related to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed, modified, or terminated orally. No verbal agreement or conversation with any officer, agent, or employee of either Party, either before or after the execution of this Agreement, shall modify or affect any terms or obligations hereunder.

3.8 **Third-party Beneficiaries.** Although the Parties recognize that Maxwell SUD and possibly one or more developers may contribute to the costs and/or may enter one or more contracts separately with one or more of the Parties, there are no third-party beneficiaries to this Agreement.

3.9 **Authority.** The Board of Directors of each Party has approved this Agreement and authorized the person signing this Agreement to act on behalf of each Party.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

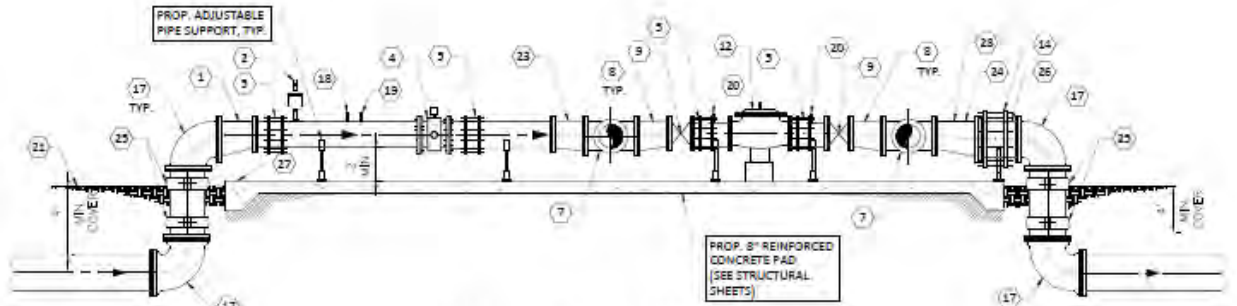
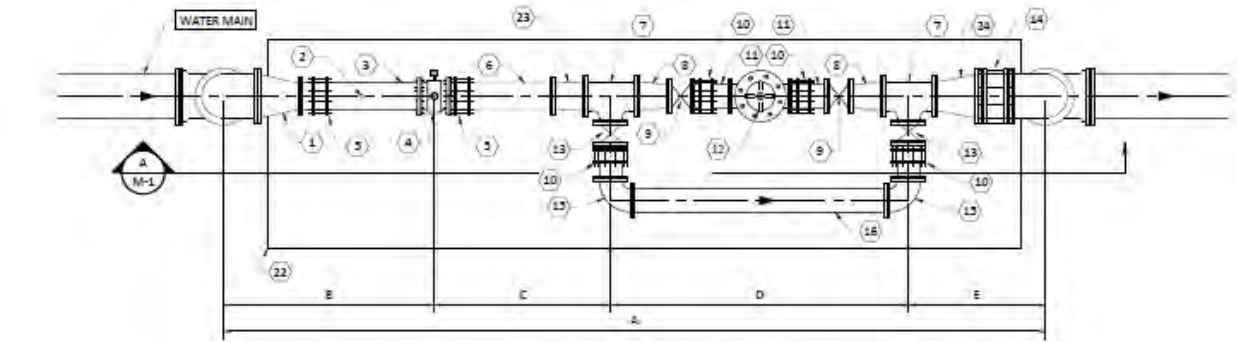
ALLIANCE REGIONAL WATER AUTHORITY

CANYON REGIONAL WATER AUTHORITY

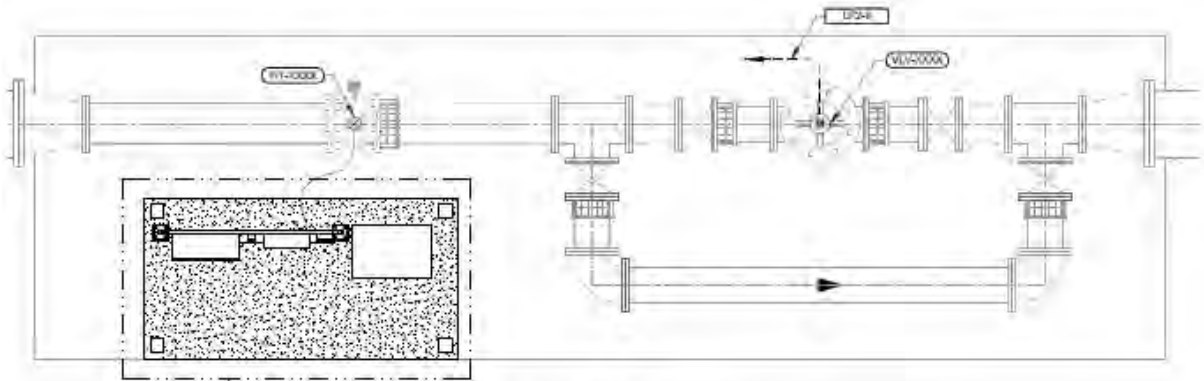
by: \_\_\_\_\_  
Graham M. Moore, P.E., Executive Director

by: \_\_\_\_\_  
David J. Davenport, General Manager

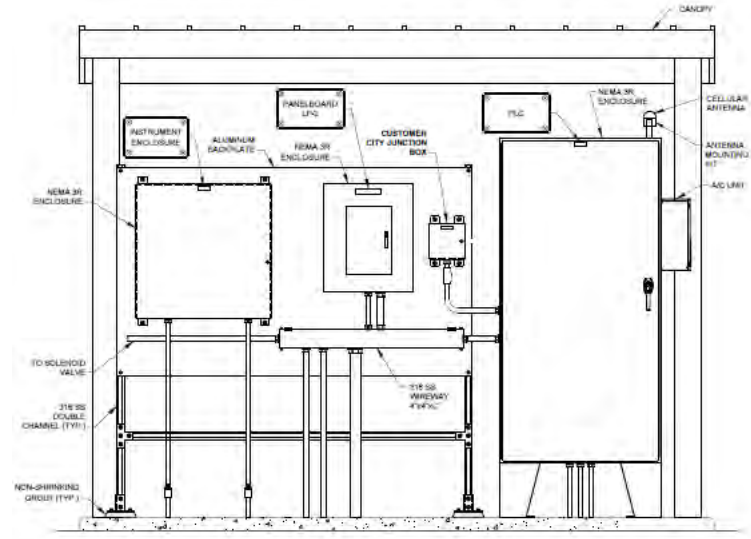
# EXHIBIT A – GENERIC DELIVERY POINT LAYOUT



**A** MECHANICAL SECTION  
1/4"=1'-0"



**1** TYPICAL STATION CONTROL STATION PLAN  
1/16"=1'-0"



**2** MOUNTING DETAIL  
N/A



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
- 

Background/Information

The Board Members have an opportunity to make announcements or to request that items be added to future Board or Committee agendas.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- J.1** *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
- A. Water supply partnership options*
  - B. Groundwater leases*
  - C. Acquisition of real property for water supply project purposes*
-

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**J.2** Action from Executive Session on the following matters:

- A. *Water supply partnership options*
  - B. *Groundwater leases*
  - C. *Acquisition of real property for water supply project purposes*
-

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- D. *Consideration of Resolution 2021-11-18-003 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

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Attachment(s)

- Resolution 2021-11-18-003

**Board Decision(s) Needed:**

- Adoption of Resolution 2021-11-18-003.



## ALLIANCE WATER

### RESOLUTION NO. 20211118-003

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS, TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS, PHASE 1 B WATER LINE PROJECT IN CONNECTION THEREWITH, OVER, ACROSS, UPON AND UNDER CERTAIN PRIVATELY OWNED REAL PROPERTIES; AUTHORIZING ALL APPROPRIATE ACTION BY THE BOARD OF DIRECTORS, STAFF, RETAINED ATTORNEYS AND ENGINEERING AND TECHNICAL CONSULTANTS IN THE INSTITUTION AND PROSECUTION OF CONDEMNATION PROCEEDINGS TO ACQUIRE ANY SUCH NEEDED FEE ESTATES AND EASEMENTS AND TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS AND RELATED RIGHTS OF INGRESS AND EGRESS THAT CANNOT BE ACQUIRED THROUGH NEGOTIATION; DECLARING FURTHER NEGOTIATIONS FUTILE; RATIFYING AND AFFIRMING ALL ACTS AND PROCEEDINGS HERETOFORE DONE OR INITIATED BY EMPLOYEES, AGENTS, AND ATTORNEYS OF ARWA TO ACQUIRE SUCH PROPERTY INTERESTS INCLUDING NECESSARY ACTS FOR ANY APPLICABLE LIENHOLDERS FOR SUCH PROPERTIES; AUTHORIZING ALL OTHER LAWFUL ACTION NECESSARY AND INCIDENTAL TO SUCH ACQUISITIONS OR EMINENT DOMAIN PROCEEDINGS TO SURVEY, SPECIFY, DEFINE, AND SECURE THE NECESSARY INTERESTS IN REAL PROPERTY; DECLARING THE SECTIONS OF THE RESOLUTION TO BE SEVERABLE ONE FROM THE OTHER IN THE EVENT ANY SECTION OF THE RESOLUTION IS DETERMINED TO BE INVALID; ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of permanent Pipeline and Right-of-Way Easements and, in some instances, temporary, and access easements (cumulatively, “Easements”) over, or fee simple title to certain tracts of land identified in the attached Exhibit being more specifically described by metes and bounds in Exhibit “A” for the public use to construct, reconstruct, operate, inspect, maintain and repair water transmission lines and related facilities and improvements of Phase 1 B of the project (the “Project”); and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that agents, representatives, or employees of ARWA lay out the Project, and acquire these property rights from properties for the purpose of construction, reconstruction, operation, inspection, maintenance and repair of the Project; and

WHEREAS, ARWA has entered into agreements with Guadalupe-Blanco Regional Authority (“GBRA”) for the installation of certain water pipelines within the Easements respectively in support of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies,

architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

WHEREAS, in order to acquire the necessary land rights, it will be or has been necessary for ARWA's agents, representatives, or employees to enter upon the above- described properties for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land rights, to conduct tests, and to negotiate with the owners thereof for the purchase of necessary land rights; and

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for the necessary land rights to be acquired for the Project; and

WHEREAS, as provided for by Texas Water Code, Chapter 65, including Sections 65.201, and the Texas Special District Local Laws Code Chapter 11010, including Sections 11010.101, 11010.102 and 11010.103, the Board finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the system of water pipelines to be constructed, reconstructed, operated, inspected, maintained, or repaired and it is necessary to acquire the Easements and fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits as part of the Project; and

WHEREAS, the Board finds and determines that the water pipeline facilities to be constructed or improved on the parcels identified and listed below and those property interests acquired; and

WHEREAS, the Board finds and determines that condemnation of the parcels is required; and

WHEREAS, the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the Board applies to all of the parcels.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.**

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of Easements, fee simple interests, and any such lesser property interests for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over those certain parcels of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

2. That ARWA's agents, representatives, or employees are hereby authorized to:

- a. Lay out the exact location of the land area needed for the necessary property interests described herein;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;

e. To purchase any necessary easements and rights-of-way on, over, under and across each of the Easements and execute all documents necessary to acquire such necessary land rights;

f. Initiate eminent domain proceedings against the owner(s) of each of the Easements for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase each of the respective Easements; and

g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by ARWA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for any of the Easements are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

**SECTION 2.** That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the \_\_\_\_ day of November 2021.

**ALLIANCE REGIONAL WATER AUTHORITY**

---

Chris Betz  
Chair of the Board of Directors of  
ALLIANCE REGIONAL WATER AUTHORITY

**ATTEST:**

---

James Earp  
Secretary of the Board of Directors of  
ALLIANCE REGIONAL WATER AUTHORITY

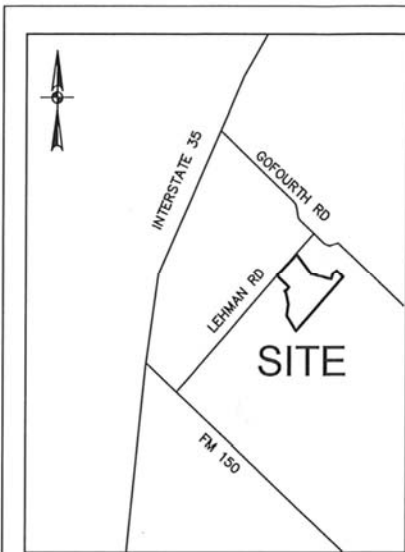
**EXHIBIT "A"**

<b><u>Parcel Number</u></b>	<b><u>Landowner</u></b>	<b><u>County</u></b>	<b><u>Survey</u></b>	<b><u>Abstract</u></b>	<b><u>Acres Owned</u></b>	<b><u>Property(ies)</u></b>
C039H	Jansen Equipment, Inc.	Hays	John Jones	No. 263	105.744	3.803 PE
C092H	RH & JS Land Development, LLC	Hays	John Stewart	No. 14	129.710	0.113 PE 0.227 TCE
C100H	Kyle Rancher LLC, a Texas Limited Liability Company	Hays	James W. Williams	No. 473	10.00	1.018 PE
D060G	Alfred Tijerina Nino and wife, Leticia Torres Nino	Guadalupe	John Jones	No. 189	10.300	1.326 PE



**Parcel C039H PE**

**PARCEL C039H  
JANSEN EQUIPMENT, INC.  
HAYS COUNTY, TEXAS  
ALLIANCE WATER PH 1B**



**LOCATION MAP**  
NOT TO SCALE

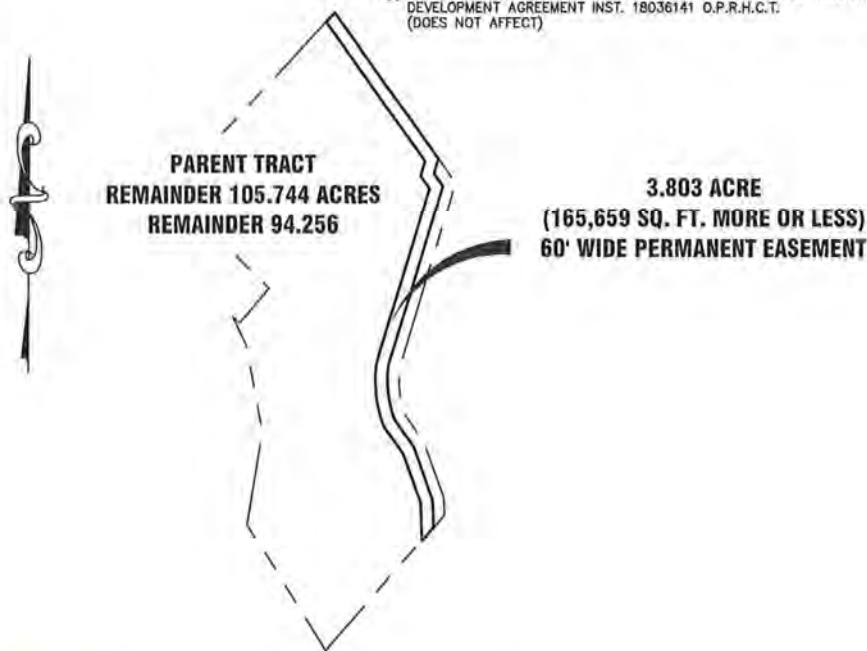
**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

**SCHEDULE B COMMENTS:**

CHICAGO TITLE INSURANCE COMPANY  
GF# CTA-21-CTA1900676G  
ISSUE DATE: JUNE 11, 2020

- 1.) RESTRICTIVE COVENANTS INST. 18036141 O.P.R.H.C.T.  
(DOES NOT AFFECT)
- 10f.) 20' WIDE ELECTRIC EASEMENT TO PEDERNALES ELECTRIC COOP,  
VOLUME 122, PAGE 28 D.R.H.C.T.  
(DOES AFFECT BLANKET BY NATURE)
- 10g.) 10' WIDE WATERLINE EASEMENT TO GOFORTH WATER SUPPLY,  
VOLUME 229, PAGE 172 D.R.H.C.T.  
(DOES AFFECT BLANKET BY NATURE)
- 10j.) TERM, CONDITIONS, AND STIPULATIONS IN AMENDED AND RESTATED  
DEVELOPMENT AGREEMENT INST. 18036141 O.P.R.H.C.T.  
(DOES NOT AFFECT)



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPLS 10194124

Date: Oct 14, 2020, 11:43am User ID: mboaling  
File: c:\projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C039H EASEMENT\C039H\_PE\_R01.dwg



Partners for a Better Quality of Life

**Legal Description  
3.803 Acre (165,659 Square Foot)  
60 Foot Wide Permanent Easement**

BEING A 3.803 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 263, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 105.744 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO JANSEN EQUIPMENT INC., AS RECORDED IN COUNTY CLERKS FILE NUMBER 20021955 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T. SAID 3.803 ACRE 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch capped iron rod found and stamped "Chaparral boundary" lying in the southeast Right of Way (ROW) line of Lehman Road (variable width ROW) and being the common easterly corner of that called 0.047 acre tract of land described in deed to the City of Kyle, as recorded in County Clerks File Number 17035669 of said O.P.R.H.C.T. and that called 0.116 acre tract of land described in deed to the City of Kyle, as recorded in County Clerks File Number 16031078 of said O.P.R.H.C.T. the same lying on the southwest line of Lot 1, Block A of the Lehman High School Subdivision according to the Final Plat thereof, as recorded in Volume 12, Page 324 of the Plat Records of Hays County, Texas (P.R.H.C.T.);

**THENCE** S 36° 42' 59" E, along the common line of the remainder of said 105.744 acre tract and Lot 1 a distance of 858.99 feet, to a point for corner. From which a 1/2 inch iron rod found being an angle point in the common line of said Lot 1 and that called 29.792 acre tract of land described in deed to Clayton Properties Group, Inc as recorded in Instrument number 20023441 bears, S 36° 42' 59" E, a distance of 148.41 feet,;

**THENCE** leaving said common line over and across said 105.744 acre tract the following seven (7) courses and distances:

1. S 17° 14' 42" W, a distance of 74.43 feet, to a point for corner.
2. S 36° 42' 55" E, a distance of 74.20 feet, to a point for corner.
3. S 17° 14' 42" W, a distance of 893.84 feet, to the beginning of a non-tangent curve to the left having a central angle of 29° 07' 45", a radius of 521.79 feet and chord bearing S 06° 52' 10" E, a chord distance of 262.43 feet;
4. Along said non-tangent curve to the left an arc distance of 265.28 feet, to a point for corner;
5. S 36° 14' 04" E, a distance of 156.54 feet, to a point for corner.
6. S 20° 40' 58" E, a distance of 268.83 feet, to a point for corner.
7. S 02° 21' 48" E, a distance of 165.15 feet, to a point for corner lying in the southeast line of said 105.744 acre tract also being the northwest line of the remainder of that called 342.14 acre tract of land described in deed to Walton Texas, LP, as recorded in Volume 4399, Page 786 of said O.P.R.H.C.T. From which a 1/2 inch iron rod found being the westerly common corner of said 342.14 acre tract and that called 47.214 acre tract of land described in deed to HLP Lehman Family Partnership, and Lehman Family Trust, as recorded in Volume 3352, Page 175 of said O.P.R.H.C.T., the same lying in the southeast line of said 83.3633 acre tract bears N 43° 57' 28" E, a distance of 1,318.05 feet.

**THENCE** S 43° 57' 28" W, along the common line of said 105.744 and 342.14 acre tracts a distance of 82.96 feet, to a point for corner. From which a 1/2 inch capped iron rod found and stamped "Carson and Bush" being the south corner of the remainder of said 105.744 acre tract bears S 43° 57' 28" W, a distance of 682.29 feet.

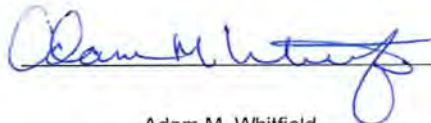


THENCE, leaving said common line, over and across said 105.744 acre tract the following eight (8) courses and distances:

1. N 02° 21' 48" W, a distance of 212.77 feet, to a point for corner.
2. N 20° 40' 58" W, a distance of 250.96 feet, to a point for corner.
3. N 36° 14' 04" W, a distance of 155.92 feet, to the beginning of a non-tangent curve to the right having a central angle of 30° 25' 27", a radius of 581.79 feet and chord bearing N 07° 00' 36" W, a chord distance of 305.32 feet;
4. Along said non-tangent curve to the right an arc distance of 308.93 feet, to a point for corner;
5. N 17° 14' 42" E, a distance of 868.17 feet, to a point for corner.
6. N 36° 42' 55" W, a distance of 74.20 feet, to a point for corner.
7. N 17° 14' 42" E, a distance of 74.43 feet, to a point for corner.
8. N 36° 42' 59" W, a distance of 819.83 feet, to a point for corner lying on the common line of the remainder of said 105.744 acre tract and said 0.047 acre tract. From which a 1/2 inch capped iron rod found and stamped "CP&Y" being the common south corner of said 105.744 and 0.047 acre tracts bears S 45° 06' 52" W, a distance of 343.75 feet.

THENCE N 45° 06' 52" E, along the common line of the remainder of said 105.744 acre tract and said 0.047 acre tract a distance of 60.61 feet, to the POINT OF BEGINNING and containing 3.803 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786



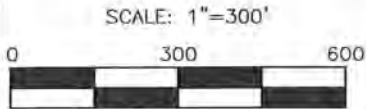
Date: 10/14/2020

June 9, 2020

Revised: October 14, 2020



PARCEL C039H  
HAYS COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A



- LEGEND**
- △ = Calculated Point
  - = 1/2" Capped Iron Rod Found "Payne 6064" unless otherwise noted
  - = Power Line
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - - - = Abstract Line (approx.)
  - - - = Barbed Wire Fence
  - - - = Chainlink Fence
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument

LEHMAN ROAD (VARIABLE WIDTH ROW) FOUND 1/2" CAPPED IRON ROD "CP&Y" FOUND 1/2" CAPPED IRON ROD "CHAPARRAL BOUNDARY"

REMAINDER OF CALLED 105.744 ACRES

REMAINDER OF A CALLED 105.744 ACRES

JANSEN EQUIPMENT, INC.  
INST. NO. 20021955  
O.P.R.H.C.T.

**3.803 ACRE  
(165,659 SQ. FT. MORE OR LESS)  
60' WIDE PERMANENT EASEMENT**

POINT OF BEGINNING  
N: 13913200.37  
E: 2331805.69  
SURFACE

CALLED 0.116 ACRE  
CITY OF KYLE  
INST # 16031078  
O.P.R.H.C.T.

LOT 1, BLOCK A  
LEHMAN HIGH SCHOOL SUBDIVISION  
HAYS CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT  
VOLUME 12, PAGE 324  
P.R.H.C.T.

CALLLED 29.792 ACRES  
CLAYTON PROPERTIES GROUP, INC  
INST. 20023441  
O.P.R.H.C.T.

JOHN JONES SURVEY  
ABSTRACT NO. 263

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°14'42" W	74.43'
L2	S 36°42'55" E	74.20'
L3	S 36°14'04" E	156.54'
L4	S 20°40'58" E	268.83'
L5	S 02°21'48" E	165.15'
L6	S 43°57'28" W	82.96'
L7	N 02°21'48" W	212.77'
L8	N 20°40'58" W	250.96'
L9	N 36°14'04" W	155.92'
L10	N 36°42'55" W	74.20'
L11	N 17°14'42" E	74.43'
L12	N 45°06'52" E	60.61'

CURVE TABLE						
CURVE	CH.	BEARING	CHORD	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S 06°52'10"	E	262.43'	521.79'	265.28'	29°07'45"
C2	N 07°00'36"	W	305.32'	581.79'	308.93'	30°25'27"

CALLLED 47.214 ACRES  
HLP LEHMAN FAMILY LIMITED  
PARTNERSHIP AND LEHMAN FAMILY  
TRUST  
VOLUME 3352, PAGE 175  
O.P.R.H.C.T.

APPROXIMATE SURVEY LINE

REMAINDER OF A CALLED 342.14 ACRES  
WALTON TEXAS LP,  
VOLUME 4399 PAGE 786  
O.P.R.H.C.T.

MILTON B ATKINSON  
SURVEY ABSTRACT NO. 21



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: October 14, 2020

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786



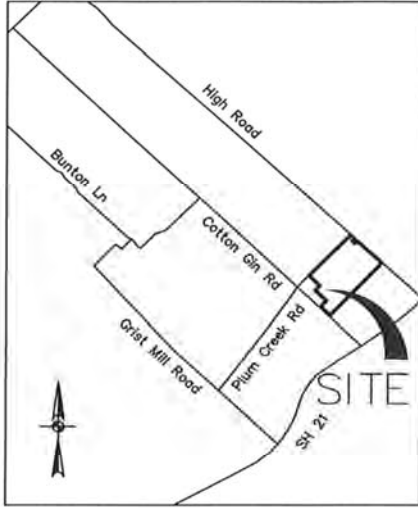
PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE C039H Easement.dwg Revision # 01 DRAWN BY MDH

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Parcel C092H PE

PARCEL C092H  
RH & JS LAND DEVELOPMENT, LLC  
HAYS COUNTY, TEXAS  
ALLIANCE WATER PH 1B



LOCATION MAP  
NOT TO SCALE

NOTES:

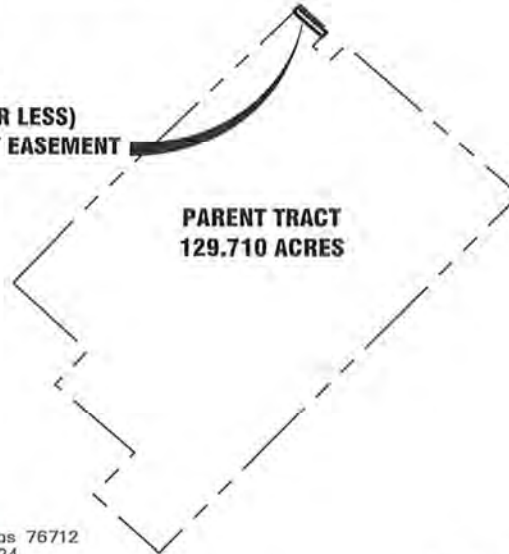
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY  
GF# T-151321  
ISSUE DATE: AUGUST 10, 2021

- 10.2) A water pipeline easement granted to Goforth Water Supply Corporation as described in Volume 229, Page 224, D.R.H.C.T. (DOES AFFECT BLANKET BY NATURE)
- 10.3) A water distribution lines and appurtenances easement granted to Countyline Water Supply Corporation as described in Volume 1997, Page 59 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.4) A water lines and appurtenances easement granted to County Line Water Supply Corp. as described in Volume 2011, Page 533 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.5) A public water services easement granted to County Line Special Utility District as described in Document No. 18023298 O.P.R.H.C.T. (DOES AFFECT AS SHOWN)
- 10.7) All terms, conditions and provisions of that certain Ordinance No. 229 of record in Document No. 19033004 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)
- 10.8) All terms, conditions and provisions of that certain Sullivan Planned Development District of record in Document No. 19033560 O.P.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT)

0.113 ACRE  
(4,922 SQ. FT. MORE OR LESS)  
20 FOOT WIDE PERMANENT EASEMENT



PARENT TRACT  
129.710 ACRES

Date: Aug 23, 2021, 1:15pm User ID: jsmith  
File C: Projects\ARWA\1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C092H\ORDINANCE EASEMENT\C092H PE\_R02.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPELS 10194124

PAGE 1 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C092H PE.dwg REVISION # 02 DRAWN BY MDH

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**Legal Description**  
**0.113 Acre (4,922 Square Foot, more or less)**  
**20 Foot Wide Permanent Easement**

BEING A 0.113 ACRE, 20 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 129.710 ACRE TRACT OF LAND DESCRIBED IN DEED TO RH & JS LAND DEVELOPMENT LLC, AS RECORDED IN VOLUME 3761, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.113 ACRE, 20 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** a 1/2 inch iron rod found being the north corner of said 129.710 acre tract and being the southerly intersection of the southeast Right of Way (ROW) line of North Plum Creek Road (variable width ROW) and the southwest ROW line of High Road (variable width ROW);

**THENCE** S 44° 40' 00" W, along the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road, a distance of 60.01 feet, to a point for the northwest corner hereof and the **POINT OF BEGINNING**;

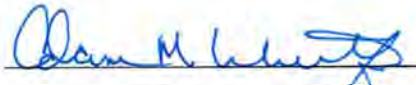
**THENCE** S 46° 34' 21" E, leaving said common line, over and across said 129.710 acre tract, a distance of 246.27 feet, to a point for the northeast corner hereof, lying in the northwest common line of said 129.710 acre tract and that called 0.500 acre tract of land described as "Tract One" in deed to County Line Water Supply Corporation, as recorded in Volume 1997, Page 59 of said O.P.R.H.C.T. From which a found concrete monument, being the easterly common corner of said 129.710 and 0.500 acre tracts bears S 68° 20' 12" E, a distance of 159.29 feet;

**THENCE** S 43° 44' 45" W, along the common line of said 129.710 and 0.500 acre tracts, a distance of 20.00 feet, to a point for the southwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Kent McMillian", being the southerly common corner of said 129.710 and 0.500 acre tracts bears S 21° 35' 23" E, a distance of 162.29 feet;

**THENCE** N 46° 34' 21" W, leaving said common line, over and across said 129.710 acre tract, a distance of 246.59 feet, to a point for the northwest corner hereof, lying in the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road. From which a railroad tie fence post found, being an angle point in said common line bears S 44° 40' 00" W, a distance of 1,905.88 feet;

**THENCE** N 44° 40' 00" E, along the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road a distance of 20.00 feet, to the **POINT OF BEGINNING** and containing 0.113 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-23-21

October 2, 2020

Revised: June 16, 2021

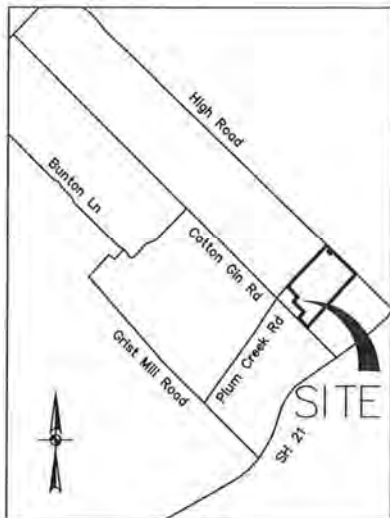
Revised: August 23, 2021





Parcel C092H TCE

PARCEL C092H  
 RH & JS LAND DEVELOPMENT, LLC  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

0.227 ACRE  
 (9,888 SQ. FT. MORE OR LESS)  
 40 FOOT WIDE TEMPORARY  
 CONSTRUCTION EASEMENT

20 FOOT WIDE PERMANENT EASEMENT  
 PROPOSED BY SEPARATE INSTRUMENT

PARENT TRACT  
 129.710 ACRES

Date: Jun 16, 2021, 1:53pm User: ID: smith  
 File: G:\Projects\ARWA1800532-Hiliana Water\Survey\SECURITY C TITLES - Hays County\C092H\CONTRIBUT EASEMENT\C092H TCE\_101.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124



**Legal Description**  
**0.227 Acre (9,888 Square Foot, more or less)**  
**40 Foot Wide Temporary Construction Easement**

BEING A 0.227 ACRE, 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 129.710 ACRE TRACT OF LAND DESCRIBED IN DEED TO RH & JS LAND DEVELOPMENT LLC, AS RECORDED IN VOLUME 3761, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 0.227 ACRE, 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** a 1/2 inch iron rod found being the north corner of said 129.710 acre tract and being the southerly intersection of the southeast Right of Way (ROW) line of North Plum Creek Road (variable width ROW) and the southwest ROW line of High Road (variable width ROW);

**THENCE** S 44° 40' 00" W, along the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road, a distance of 80.02 feet, to a point for the northwest corner hereof, being the northwest corner of a proposed 20 foot wide Permanent Easement (PE) to be dedicated by separate instrument and the **POINT OF BEGINNING** of the herein described tract;

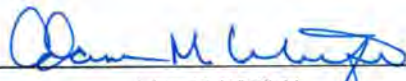
**THENCE** S 46° 34' 21" E, with the west line of said (PE), leaving said common line, over and across said 129.710 acre tract, a distance of 246.59 feet, to a point for the northeast corner hereof, lying in the northwest common line of said 129.710 acre tract and that called 0.500 acre tract of land described as "Tract One" in deed to County Line Water Supply Corporation, recorded in Volume 1997, Page 59 of said O.P.R.H.C.T. From which a found concrete monument, being the easterly common corner of said 129.710 and 0.500 acre tracts bears S 74° 40' 35" E, a distance of 167.84 feet.

**THENCE** S 43° 44' 45" W, along the common line of said 129.710 and 0.500 acre tracts, a distance of 40.00 feet, to a point for the southwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Kent McMillian", being the southerly common corner of said 129.710 and 0.500 acre tracts bears S 35° 36' 30" E, a distance of 150.07 feet.

**THENCE** N 46° 34' 21" W, leaving said common line, over and across said 129.710 acre tract, a distance of 247.24 feet, to a point for the northwest corner hereof, lying in the common line of said 129.710 acre tract and the southeast ROW line of North Plum Creek Road. From which a found railroad tie fence post, being an angle point in said common line bears S 44° 40' 00" W, a distance of 1,865.87 feet.

**THENCE** N 44° 40' 00" E, along the common line of said 129.710 acre tract and said southeast ROW line of North Plum Creek a distance of 40.01 feet, to the **POINT OF BEGINNING** and containing 0.227 acres, more or less.

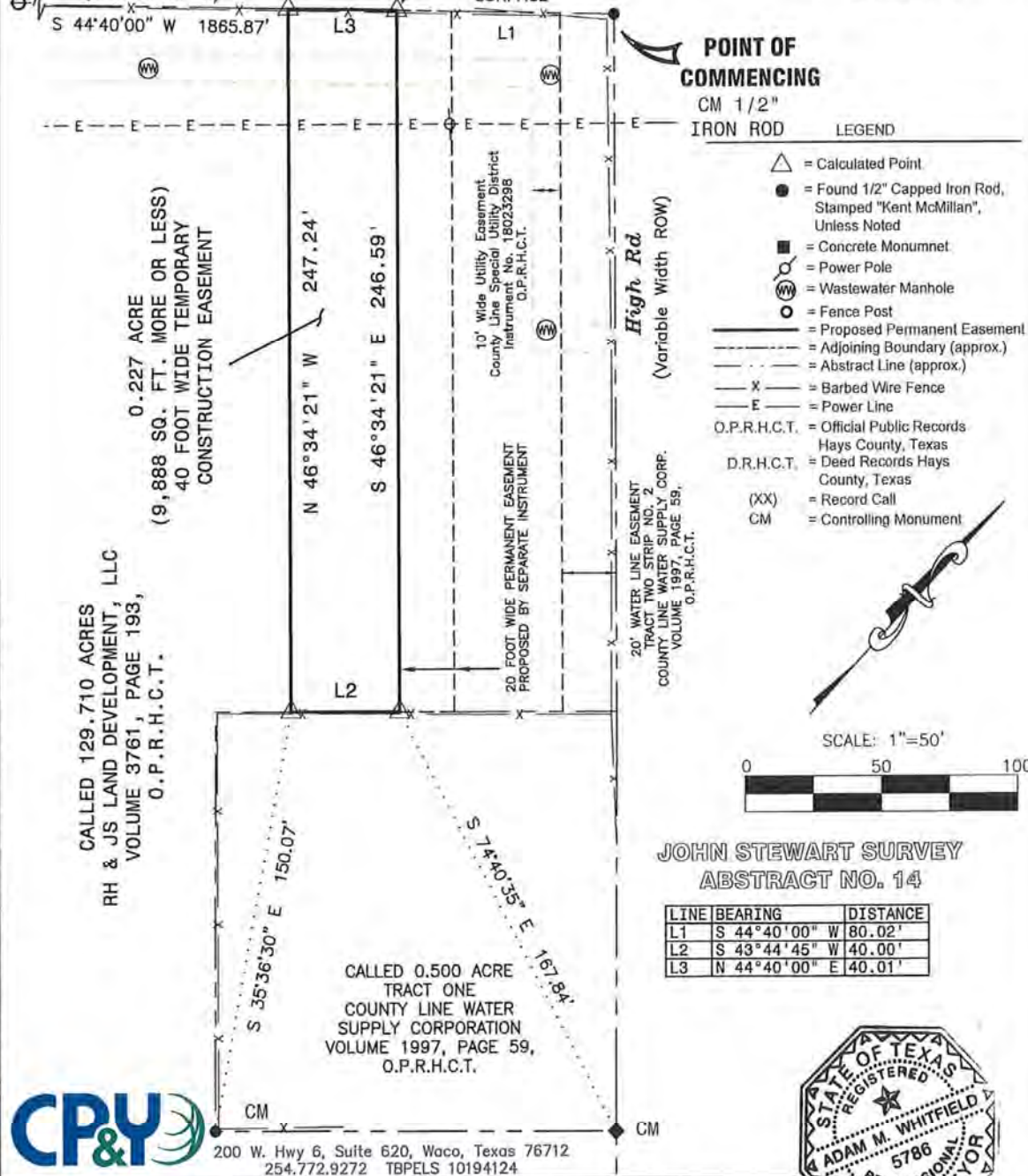
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

  
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786



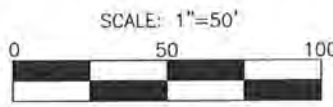
6-16-21  
Date: October 16, 2020  
Revised: June 16, 2021

CM FOUND RAILROAD TIE FENCE POST  
 N Plum Creek Rd. (Variable Width ROW)  
 POINT OF BEGINNING  
 N: 13904639.12  
 E: 2352531.77  
 SURFACE  
 PARCEL C092H  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A



POINT OF COMMENCING  
 CM 1/2" IRON ROD

- LEGEND
- △ = Calculated Point
  - = Found 1/2" Capped Iron Rod, Stamped "Kent McMillan", Unless Noted
  - = Concrete Monument
  - = Power Pole
  - ⊗ = Wastewater Manhole
  - = Fence Post
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - · · = Abstract Line (approx.)
  - x - = Barbed Wire Fence
  - E - = Power Line
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument



JOHN STEWART SURVEY  
 ABSTRACT NO. 14

LINE	BEARING	DISTANCE
L1	S 44°40'00" W	80.02'
L2	S 43°44'45" W	40.00'
L3	N 44°40'00" E	40.01'



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereof is a correct representation of the property as determined by a survey made on the ground January, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Adam M. Whitfield*  
 ADAM M. WHITFIELD, RPLS NO. 5786

Revised Date: June 16, 2021

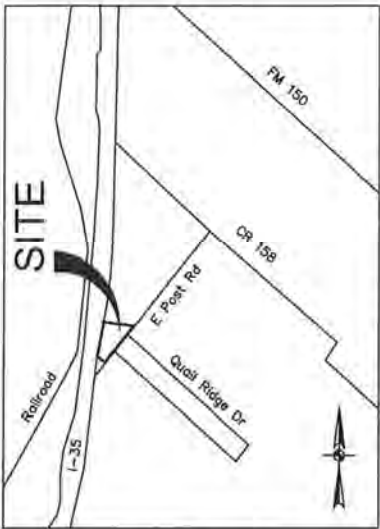
WORK ORDER ARWA1800532 DIGITAL FILE C092H TCE.dwg Revision # 01 DRAWN BY MDH

Date: Jun 16, 2021, 11:52am User: ID: smith  
 File: C:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C092H\EXHIBIT A\TCE.dwg



Parcel C100H PE

PARCEL C100H  
 KYLE RANCHER LLC, A TEXAS  
 LIMITED LIABILITY COMPANY  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

NOTES:

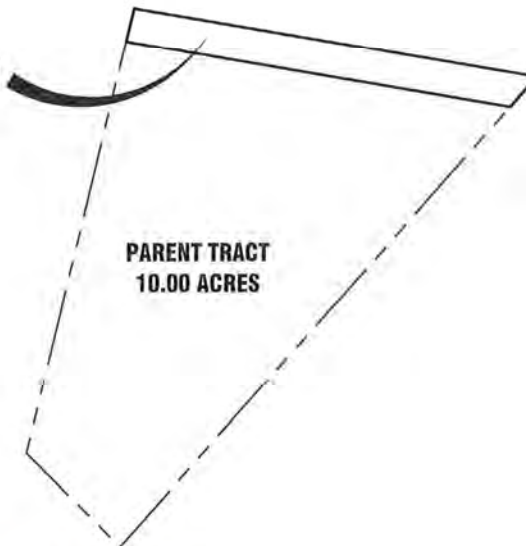
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

TITLE RESOURCES GUARANTY COMPANY  
 CF# T-149346  
 ISSUE DATE: JUNE 28, 2021

- 10.2.) AN ELECTRIC/TELEPHONE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 94, PAGE 478, DEED RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT BLANKET BY NATURE)
- 10.3.) A 30 FOOT WIDE PUBLIC UTILITY(IES) EASEMENT INSIDE AND ALONG THE ENTIRE WESTERN BOUNDARY (ALONG IH 35) OF SUBJECT TRACT; AS INDICATED ON THE PLAT OF PAYNE INDUSTRIAL PARK AS DESCRIBED IN (EVIDENCED IN PLAT FOR SUBDIVISION, NORTH OF SUBJECT TRACT) AS RECORDED IN VOLUME 5, PAGE 205, PLAT RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT)
- 10.4.) A WATER/WASTEWATER LINES EASEMENT GRANTED TO THE CITY OF KYLE AS DESCRIBED IN VOLUME 2090, PAGE 780, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES AFFECT, AS SHOWN)
- 10.5.) A SIGN LOCATION; AND MAINTENANCE/UTILITY/ACCESS AND VISIBILITY EASEMENT GRANTED TO TLC PROPERTIES, INC AS DESCRIBED IN VOLUME 3002, PAGE 616, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT BUT DOES AFFECT PARENT TRACT)

1.018 ACRE  
 (44,344 SQ. FT. MORE OR LESS)  
 60 FOOT WIDE PERMANENT EASEMENT



PARENT TRACT  
 10.00 ACRES



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124

PAGE 1 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C100H\_PE.dwg REVISION # XX DRAWN BY SOS

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Date: Jul 01, 2021, 9:11am User ID: rmmaling File: G:\Projects\ARWA1800532-Alliance Water\Survey\SEMDMT C TITLES - Hays County\C100H (New parcel South of cob3x)\EXHIBIT EASEMENT\C100H PE.dwg

**Legal Description**  
**1.018 Acre (44,344 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 1.018 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES W. WILLIAMS SURVEY, ABSTRACT NO. 473, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO KYLE RANCHER LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS INSTRUMENT NUMBER 21009810 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 1.018 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 3/8 inch iron rod found, being the east corner of said 10.00 acres and lying in the northwest Right of Way (ROW) line of County Road 140 (variable width ROW), commonly known as East Post Road for the northeast corner of the herein described tract;

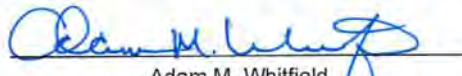
**THENCE** S 43° 16' 08" W, along the common line of said 10.00 acres and CR 140, a distance of 72.49 feet, to a point for the southeast corner hereof. From which, a 5/8 inch iron rod found, being the easterly common corner of said 10.00 acres and that called 1.18 acre tract of land described in deed to Aleena Noor Enterprise, Inc., a Texas Corporation, as recorded in County Clerks Instrument Number 2013-13006495 of said O.P.R.H.C.T., bears S 43° 16' 08" W, a distance of 1,051.14 feet;

**THENCE** N 80° 51' 46" W, leaving said common line, over and across said 10.00 acres, a distance of 721.34 feet, to a point lying in the common west line of said 10.00 acres and Interstate Highway 35 east ROW line (variable width ROW) for the southwest corner hereof. From which, a Type II TXDOT concrete monument found, being the southwest corner of said 1.18 acres and lying in said IH-35 ROW, being an extension of the west line of said 10.00 acres, bears S 14° 16' 38" W, a distance of 1,077.94 feet;

**THENCE** N 14° 16' 38" E, along the common line of said 10.00 acres and IH-35 ROW, a distance of 60.24 feet, to a point for the northwest corner hereof, being the approximate westerly common corner of said 10.00 acres and that called 1.37 acre tract of land described in deed to Tack Development LTD., a Texas Limited Partnership, as recorded in County Clerks Instrument Number 21033405 of said O.P.R.H.C.T. From which, a Type II TXDOT concrete monument found, lying in the east line of said IH-35 ROW, being an extension of the west line of said 10.00 acres, bears N 14° 16' 38" E, a distance of 163.01 feet;

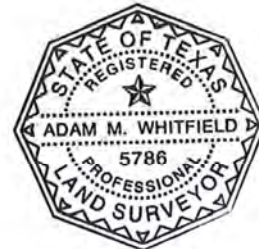
**THENCE** S 80° 51' 46" E, along the common line of said 10.00 and 1.37 acre tracts, passing at a distance of 747.55 feet the approximant southerly common corner of said 10.00 and 1.37 acre tracts and lying in the northwest line of County Road 140 ROW, and continuing along the common line of said 10.00 acre tract and CR 140 ROW, for a total distance of 756.61 feet, to the **POINT OF BEGINNING** and containing 1.018 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

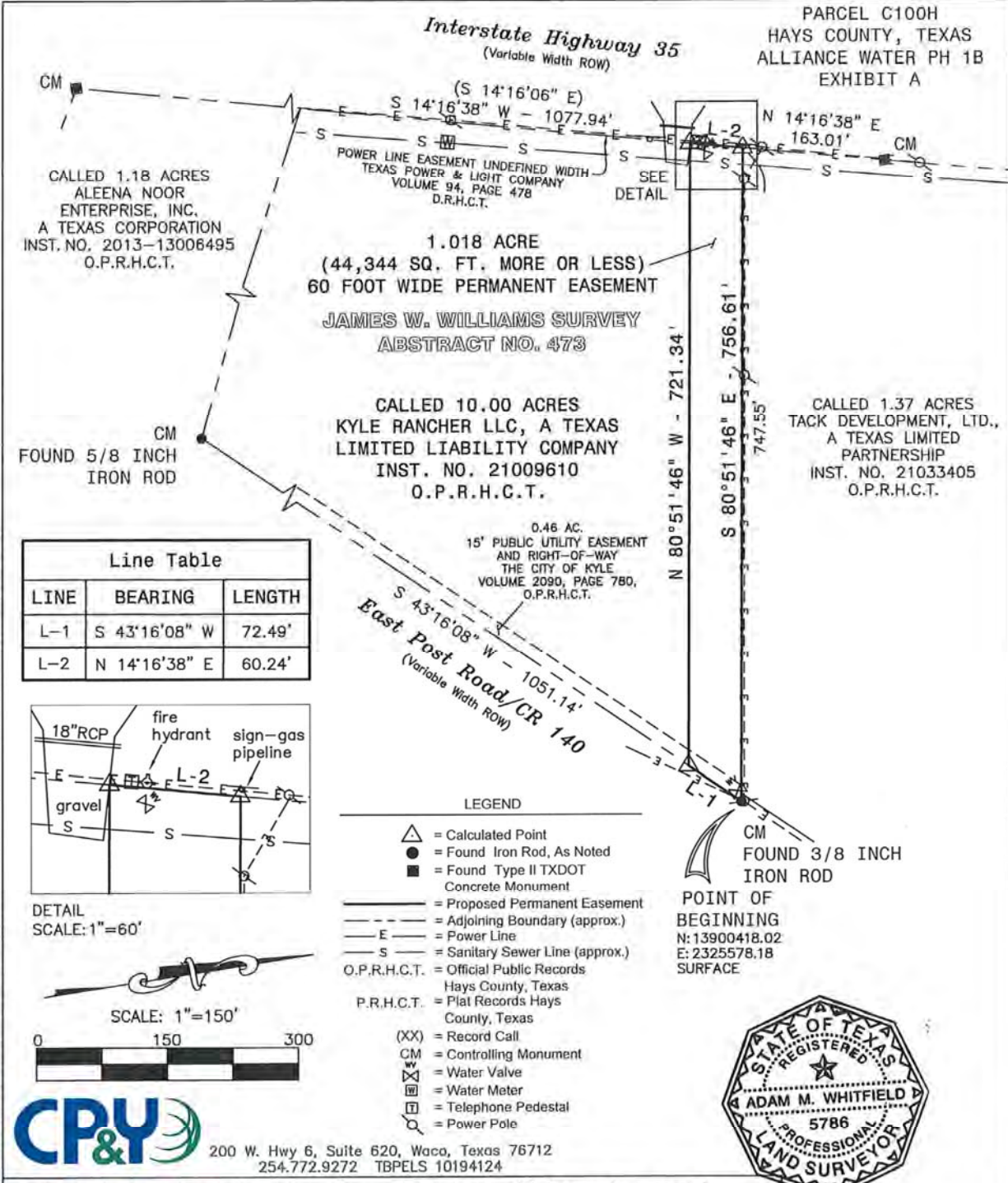


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

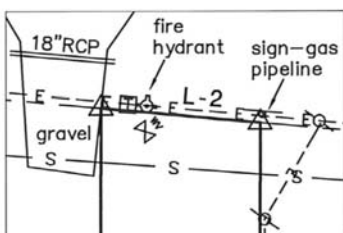
Date: 6-29-21  
June 29, 2021



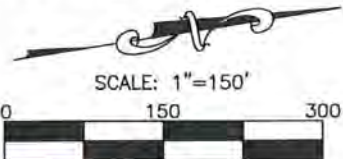




Line Table		
LINE	BEARING	LENGTH
L-1	S 43°16'08" W	72.49'
L-2	N 14°16'38" E	60.24'



DETAIL  
SCALE: 1"=60'



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPELS 10194124

- LEGEND**
- △ = Calculated Point
  - = Found Iron Rod, As Noted
  - = Found Type II TXDOT Concrete Monument
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - E = Power Line
  - S = Sanitary Sewer Line (approx.)
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - P.R.H.C.T. = Plat Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument
  - ⊗ = Water Valve
  - ⊕ = Water Meter
  - ⊞ = Telephone Pedestal
  - ⊙ = Power Pole

POINT OF BEGINNING  
N: 13900418.02  
E: 2325578.18  
SURFACE



Date: Jul 01, 2021, 9:11am User: mholling File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT C TITLES - Hays County\C100H (New parcel South of C663M)\EXHIBIT EASEMENT\C100H PE.dwg

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2021, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: June 29, 2021

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786

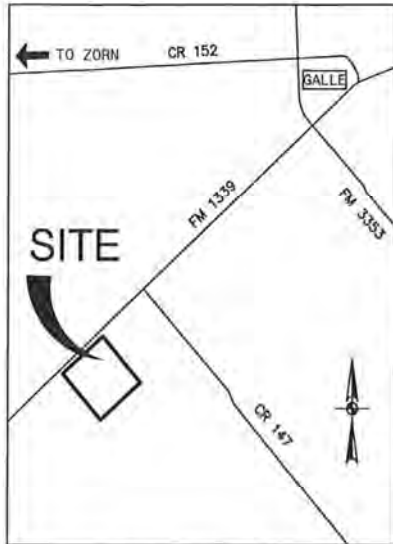
PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C100H PE.dwg Revision # XX DRAWN BY SOS

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**Parcel D060G**

**PARCEL D060G**  
**ALFREDO TIJERINA NINO AND WIFE,**  
**LETICIA TORRES NINO**  
**GUADALUPE COUNTY, TEXAS**  
**ALLIANCE WATER PH 1B**



**LOCATION MAP**  
 NOT TO SCALE

**NOTES:**

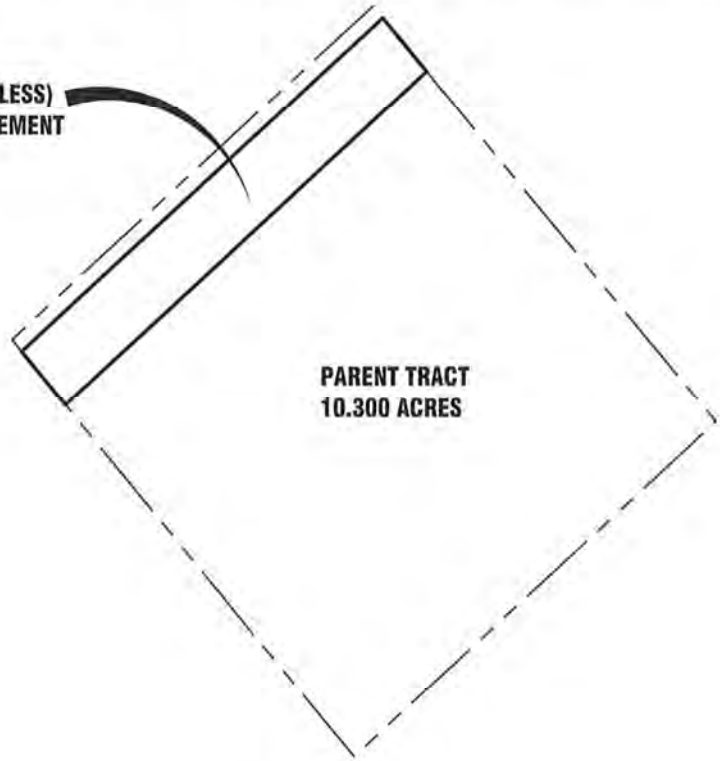
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

**SCHEDULE B COMMENTS:**

CHICAGO TITLE INSURANCE COMPANY  
 GF # CTA-21-CTA1900251G  
 ISSUE DATE: JUNE 26, 2019

- 10h.) TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS AND OPTIONS, VOLUME 1743, PAGE 102 O.P.R.G.C.T. (DOES AFFECT AS SHOWN) AND VOLUME 2009, PAGE 569 O.P.R.G.C.T. (DOES NOT AFFECT, NOT ON SUBJECT TRACT)
- 10i.) DEED BETWEEN W.M. ZIEGENHALS, SR. AND EMMA ZIEGENHALS AND W.M. ZIEGENHALS, JR. VOLUME 46, PAGE 491 D.R.G.C.T. (DOES NOT AFFECT, NOT ON SUBJECT TRACT)

**1.326 ACRES**  
**(57,761 SQ FT, MORE OR LESS)**  
**90' WIDE PERMANENT EASEMENT**



**PARENT TRACT**  
**10.300 ACRES**

Date: Feb 27, 2020, 8:17am User ID: asmith  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT D TITLES - Guadalupe County\D060G\EXHIBIT EASEMENT\D060G\_FE.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPLS 10194124



**Legal Description**  
**1.326 Acre (57,761 Square Foot)**  
**90' Wide Permanent Easement**

BEING A 1.326 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 10.300 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALFREDO TIJERINA NINO AND WIFE, LETICIA TORRES NINO, AS RECORDED IN VOLUME 2079, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 1.326 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found stamped "Austin Surveyors", being the northerly common corner of said 10.300 acre tract and that called 10.300 acre tract of land described in deed to Ralph Senn and wife, Julia Senn as recorded in Volume 1761, Page 204 of said O.P.R.G.C.T., and lying in the southeast R.O.W. line of Farm to Market Road 1339 (FM 1339, 80' wide R.O.W.) and the northwest line of that 20 foot wide utility, drainage, and cable TV easement described in a Declaration of Covenants, Conditions, and Restrictions, as recorded in Volume 1743, Page 102 of said O.P.R.G.C.T.;

**THENCE** S 41° 13' 21" E (record call is S 40° 38' 18" E), departing said R.O.W. line, along the northeast line of said 10.300 acre Nino tract and the southwest line of said 10.300 acre Senn tract, a distance of 20.00 feet, to a point lying in the southeast line of said easement for the **POINT OF BEGINNING** and the north corner of the herein described tract;

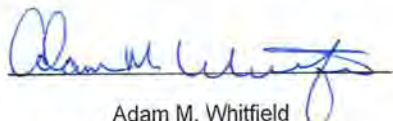
**THENCE** S 41° 13' 21" E, continuing along the common line of said 10.300 acre Nino and Senn tracts a distance of 90.00 feet, to a point for the east corner hereof;

**THENCE** S 48° 50' 04" W, over and across said 10.300 acre Nino tract a distance of 641.67 feet, to a point lying in the southwest line of said 10.300 acre Nino tract and the northeast line of that called 10.300 acre tract of land described in deed to Chris Jones and D'Lois Jones, husband and wife, as recorded in Volume 1745, Page 26 of said O.P.R.G.C.T. for the south corner hereof;

**THENCE** N 41° 08' 26" W, along the common line of said 10.300 acre Nino and Jones tracts a distance of 90.00 feet, to a point lying in said southeast easement line for the west corner hereof. From which a 1/2 inch capped iron rod found stamped "Austin Surveyors", being the northerly common corner of said 10.300 acre Nino and Jones tracts and lying in said FM 1339 southeast R.O.W. line bears N 41° 08' 26" W, a distance of 20.00 feet;

**THENCE** N 48° 50' 04" E, over and across said 10.300 acre Nino tract and the southerly line of said 20 foot wide utility easement a distance of 641.55 feet, to the **POINT OF BEGINNING** and containing 1.326 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



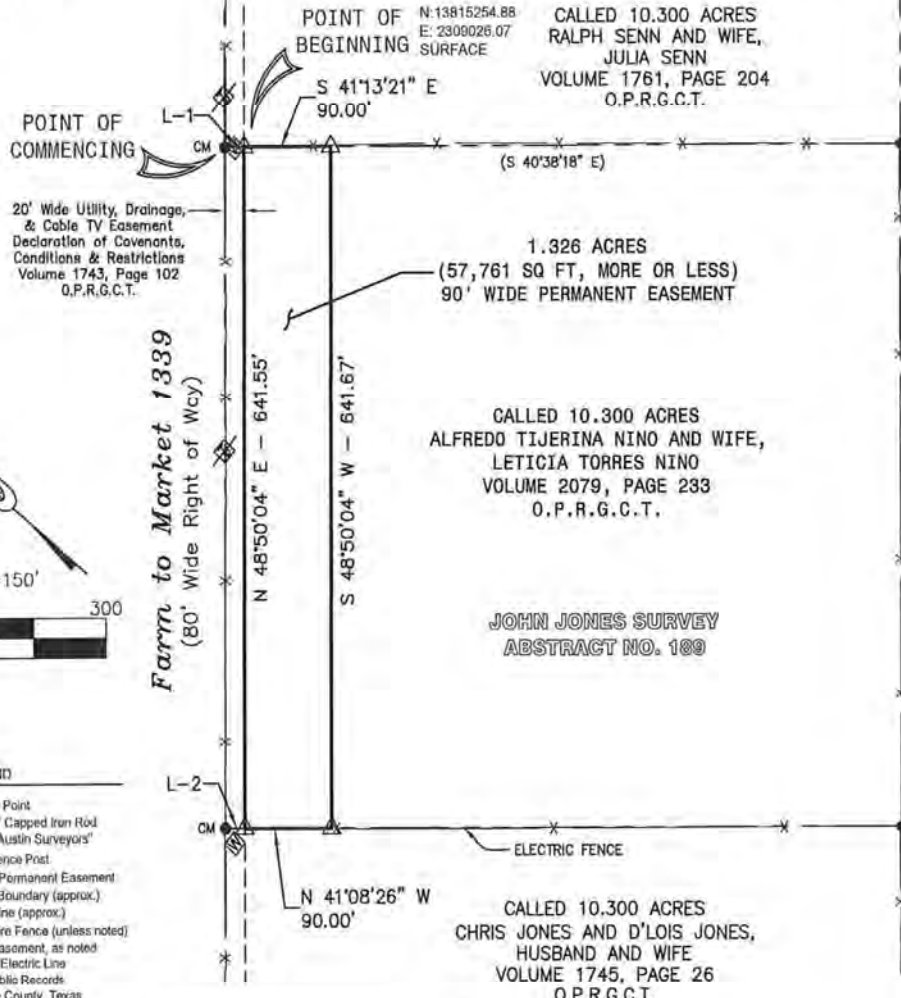
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 02-27-2020

February 27, 2020



PARCEL D060G  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A



- LEGEND**
- = Calculated Point
  - = Found 1/2\" Capped Iron Rod Stamped \"Austin Surveyors\"
  - = Existing Fence Post
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fence (unless noted)
  - = Existing Easement, as noted
  - = Overhead Electric Line
  - = Official Public Records
  - = O.P.R.G.C.T., Guadalupe County, Texas
  - = D.R.G.C.T., Deed Records Guadalupe County, Texas
  - = Controlling Monument
  - = Record Call
  - = Iron Rod Found
  - = Power Pole
  - = Guy Wire
  - = Sign / Marker
  - = Telephone Pedestal
  - = Water Meter

Line Table		
LINE	BEARING	DISTANCE
L-1	S 41°13'21\" E	20.00'
L-2	N 41°08'26\" W	20.00'



**CP&Y**  
 200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground June, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.  
 Date: February 27, 2020  
 ADAM M. WHITFIELD, RPLS NO. 5786



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**  
Thursday, November 18, 2021 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**K. ADJOURNMENT**

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